

Southampton Building Reuse Committee Meeting No. 22

Committee Members Present:

Libby Baldwin Gary Swanson
Doug Blanchard Angela Valinski
Bruce Coombs Margaret Walden
Paula Maak

Others Present: Dennis Sullivan, DA Sullivan (DAS)
Dan Colli, Design Partnership of Cambridge (DPC)
Kurt Boisjolie, Southampton Energy Committee

From: Libby Baldwin & Paula Maak

Meeting Date: June 26, 2009

**Date Minutes
Issued:** July 8, 2009

On June 26, 2009, Southampton's BRC Meeting No. 22 opened at 7:05 pm at the Larrabee building. The following are discussion items from the meeting.

1. General

- a. Minutes from the May 19th, May 27th, and June 11th meetings were accepted.
- b. The BRC voted to approve Warrant No. 20090601 for payment to DAS.

2. Architect Agreement

- a. Discussion was held regarding the AIA contract between DPC and the Town. Doug Blanchard moved to approve the contract, with a second by Paula Maak. The BRC approved the contract. Doug will have the Board of Selectmen sign the contract at the next meeting.

3. Design Considerations

- a. DPC obtained copies of the original design drawings for the Larrabee building from the Massachusetts State archives, and was able to verify the location of walls, etc. in the building.
- b. The most recent layout drawings were discussed and conceptually approved by the BRC with minor modifications. The BRC also agreed to samples for roof and window materials recommended by DPC. DPC will now send out the drawings for cost estimating purposes. DPC will provide a narrative on mechanical design considerations shortly.
- c. DPC will have an updated set of drawings and pricing for the work by the next meeting.
- d. The existing drawings do not show adequate survey information in the front of the building and additional site survey is needed for DPC to complete the design work in this area. DPC provided a cost of \$2,000 for this work. A motion was made to

authorize DPC to work with Holmburg to perform the site survey. All members were in approval with Bruce Coombs abstaining.

- e. A discussion was held regarding whether or not M/WBE participation is required for this project. DPC will confirm & report back to the committee. Subsequent to the meeting, DPC confirmed that M/WBE participation is required only for state funded projects.

4. Asbestos Abatement

- a. DPC handed out a report from CDW Consultants regarding asbestos that is present in the building and the estimated cost for this portion of the work. Asbestos was found in the window caulk, floor tile, cove base and glue, pipe insulation, boiler insulation and roof flashing.
- b. DPC will finalize the asbestos abatement contract for bidding. Demolition of certain interior building components that the BRC is certain will be demolished will be included in the asbestos abatement contract in order to take advantage of the current bidding climate.
- c. The suggested dates for bidding the asbestos contract are as follows:
 - July 9th – asbestos contract available
 - July 28th – open bids
 - 1st week of August – start abatement
 - 1st week September – complete abatement work
 - Mid-September – advertise for building renovation contract
- d. Minor changes to the drawings for the asbestos abatement work will be made by DPC but the BRC does not need to approve the changes. Drawings will be posted on the Newforma website.

5. Energy Needs Committee

- a. Kurt Boisjolie from the Town’s Energy Committee discussed the goals of the Energy Committee. Specifically the committee may be able to get a grant for \$150,000 to install photovoltaic power at the Larrabee building. The BRC agreed to have the Energy Committee talk directly with DPC about the conceptual plans for this option.

6. Miscellaneous

- a. A decision was made to put a lock box on the back door of the Larrabee building so there will be easy access into the building.
- b. The next two meetings will be on July 9th and July 30th at 7 pm.
- c. The BRC meeting dissolved at 9:25 pm.

7. Action Items

Item No.	Responsibility	Item
12-6	BRC members	Review “buy local” information