

Southampton Building Reuse Committee Meeting No. 26

Committee Members Present:

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

Others Present: Dennis Sullivan, DA Sullivan (DAS)
Dan Colli, Design Partnership of Cambridge (DPC)
Dick Dumont, Lions Club
Bob Seher, Lions Club

From: Libby Baldwin

Meeting Date: September 10, 2009

Date Minutes Issued: September 29, 2009

On September 10, 2009, Southampton's BRC Meeting No. 26 opened at 7:00 pm. The following are discussion items from the meeting.

1. General

- a. Minutes from Meeting No. 23 (July 9, 2009) were accepted.
- b. Lions Club members were present at the meeting to discuss the gazebo that is in front of the Larrabee building. BRC members expressed concerns that others had noted that there may be structural issues with the gazebo and that it may not be sound. Also, there are concerns that the gazebo may be in the way of construction activities during the building renovation. The Lions Club members noted that they believe the structure to be sound. Possibilities for relocating the gazebo to a different location (Conant Park?) were discussed, as were cost concerns and potential difficulties with moving the structure. The Lion's Club will discuss options at their next meeting and will report back to the BRC by the end of October. The BRC will request that the building inspector check the gazebo to determine if it is structurally sound.
- c. A motion was made and seconded to approve Warrant No. 20090901 in the amount of \$56,001.90 for payments to both DAS and DPC. Gary Swanson provided preliminary approval of the invoices. The motion carried unanimously.
- d. There are 2 appropriations for the project: one for the design and project management portions of the project, and the other for the construction. DAS should submit separate invoices for OPM services and Clerk of the Works, as these services are under different appropriations.

2. Asbestos/Demolition Contract

- a. The asbestos/demolition contract will be complete in 4 weeks. The project walk-through was held earlier this week and ECS will perform background air quality testing tomorrow (9/11/09). Demolition will start on Monday, 9/14/09 and the asbestos abatement will start on 9/21/09.
- b. Concerns with the possibility of exceeding the budget for the asbestos work due to unforeseen conditions were discussed. A motion was made and seconded that the BRC would authorize changes in scope up to \$10,000 (approximately 10% of the value of the work). \$5,000 can be authorized for changes that are required to be approved on-site (such as for unforeseen conditions) and a total of \$10,000 can be authorized before the BRC needs to request additional funds from the Selectboard. The motion carried unanimously.
- c. New furniture for the Norris School was recently moved into the Larrabee building. The furniture must be removed before the demolition work can begin.

3. Building Renovation Contract

- a. DPC presented a list of 6 possible items and associated costs that can be removed from the base bid to reduce the scope and cost of the work. These items can be included as "add alternates" but must be accepted in the order they are presented on the bid form. The suggested add alternates and the BRC's ranking of bidding priorities is shown below:

Order on bid form	Alternate	Approximate cost
1	Replace un-insulated windows in original building (front portion of building)	\$75,000
2	Replace roof over building addition (back portion of building)	\$45,000
3	Add kitchen in senior center	\$60,000
4	Construct entrance canopy over new main entrance door	\$45,000 - \$50,000
5	Add miscellaneous items including tile, closets, display cases, marker boards, etc.	\$45,000
6	Add 6-hour fire rated file storage room in basement (base bid is 2-hour rated room)	\$45,000 - \$50,000
7	Fire/smoke detection in every room	\$25,000

- b. Verizon owns the panel on Route 10 that is in front of the Larrabee building and they are unwilling to move it. They also have an easement for access to the panel. Verizon will allow a sign to be erected in front of the panel, and the trees around the panel can be trimmed or removed.
- c. DPC confirmed that a 6-inch water service to the building will be required for fire flows. The BRC will see if the Town can install the 6-inch service.

- d. BRC members reviewed the septic system design and noted that it is the responsibility of the Professional Engineer who stamps the drawings to adequately design the system.

4. Energy Committee Issues

- a. If the energy committee obtains a grant for PV panels on the Larrabee building roof, a separate construction contract for the panel installation will be required. However, the roof will be structurally enhanced so the panels can be added to the roof at a later date, if desired.

5. Miscellaneous

- a. The next meeting will be on October 1, 2009 @ 7 pm.
- b. The BRC meeting dissolved at 9:20 pm.

6. Action Items

Item No.	Responsibility	Item
26-1	Doug Blanchard	Ask Building Inspector to inspect gazebo
26-2	Gary Swanson	Determine if Town can install 6" water service to building

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