

Town Hall Building Committee
March 29, 2023
Virtual Meeting via Zoom at 8:00pm

Members Present: Phil Lehr-Chairman, Wayne Sawchuk-Vice Chairman, Carolyn Coffey, Mark Cameron, Gerhard Lubitz, Josiah Stevenson,

Members Absent: Tucker Meehan

Also attending: Jon Lemieux (Vertex), Philip O'Brien (JRA – Architects), Steven Kirby (Vertex), Michelle Leary, David Farrag (39 Beechwood Street)

Agenda

1. Provide an update to the committee on presentations to Select Board, Capital, Advisory, & CPC
- ~~2. Review and discuss funding strategy outlined by the Select Board~~
3. Public relations update and forthcoming public relations efforts
4. Design Update
5. Bidding update from Vertex

Chairman Phil Lehr called the meeting to order at 8:15 p.m.

Update on Presentation to the Select Board, Capital, Advisory, and CPC

Presentations were made to the Capital, Advisory, and CPC boards and were very well taken however there were different reactions. The Advisory Board was very much interested in supporting the project. The CPC was disappointing as the Town Hall Building Committee (THBC) asked for \$4-6Million but the CPC only offered \$1Million. The Capital Board had some concerns about the cost. The Select Board did not want to make a decision after the initial presentation and postponed presenting the project to a Town Meeting to be scheduled for the fall.

Public Relations update and forthcoming public relations efforts

Guilfoyle PR was placed on hold as they have not been responding as needed. Justin Shrair has offered to work full time for the THBC and will be handling PR for the THBC.

Design Update

Philip O' Brien said that there were no design updates. The Design is already wrapped up and out to bid

The recent decision by the Select Board to postpone presenting the Town Hall project until a Town Meeting in the fall would probably have some impacts. The Energy code has recently changed and the cutoff for getting a building permit without the new codes is June 30 (which originally was not an issue).

Many building permits are valid for 1-2 years however the Committee would need to consult with Counsel to see if this option was viable and get agreement from the builders to pull the building permit ahead of the vote.

However, if new Designs are needed there is currently no money available for this purpose and it would essentially stop the project.

Bidding Update from Vertex

Some trade bids are due in later in the week which will give us some data points to see how they come in versus the estimate.

Even if no Design changes are made construction costs will go up and the current bids will become useless by the fall so the Committee would have to restart the process. The Committee would have to requalify the builders and then get updated bids in order to present the project in the fall with updated costs which will likely go up by at least 2.5%

Committee members expressed a desire to have the Select Board reaffirm the charge that was given to them 3 years ago – to design a project on the common that includes renovating the historic structure and building something in keeping with the other buildings on the Common.

Adjournment

Carolyn Coffey moved that the meeting be adjourned at 9:07 p.m., seconded by Phil Lehr and approved unanimously.

Summary of Motions

No motions were made at this meeting

Respectfully submitted by: Leontina R. Marcotulli