

Town Hall Building Committee
Temporary Trailer
September 14, 2018

Present: Colleen Morris, Marilyn Miller, Jason Balboni, Jim Dearing, Joan Hughes, Walter Vail, Steve Auerbach, Bill McGrath, Ian Aichitson, Alice Butler, Karen Finley.

Also present: Town Administrator Robert Whritenour, K&K Architects, Inc. Selectmen Gregory Coogan, Brian Packish, Gail Barmakian, plus Travis Larson and Richard Combra.

Meeting called to order at 9:32 a.m.

Chairman Bill McGrath announced that two competitive bids had been received. Both were over budget by approximately \$1.3M.

These were the original two bidders. Despite the fact that the original building design had been modified considerably, by eliminating the basement level, using more Spartan finishes and generally simplifying the building, the second bids were also over budget. Despite careful cost estimation, the “Island factor” plays a very large role. Other factors are a booming economy, the increase in the cost of goods, etc. Cutting the budget is not feasible, we will compromise the building that was promised to the town.

One suggestion is to put an Article on the Special Town Meeting in November asking to increase the budget for the new Town Hall by \$1.3M. The current Town Hall is in very poor condition and replacing it will only get more expensive.

It was suggested that if that is done, consideration should be given to including a basement. This would require a new bidding process.

Moving the vault or moving into the temporary building is not possible before approval at the Special Town Meeting.

Selectman Packish said that he could not support asking for \$1.3M at the Special Town Meeting, However, he could support asking for an additional \$2M at the Annual Town Meeting and re-bidding the original plan.

Several suggestions were put forth, leaving town hall where it is, despite its condition. Put off a new building. However, it would cost more money to renovate than to build. Consider buying or leasing the trailers.

It might be possible under debt exclusion to exclude all but \$640,000.

Walter Vail motioned to put an Article on the Special Town Meeting Warrant, November 13, 2018 for \$1.3M using the current design, seconded by Marilyn Miller. Vote was unanimous. The Building Committee can only recommend. The consensus is to ask for \$1.3M more and to move temporarily into the trailer.

Joan Hughes motioned to move the Town Hall to the trailer and determine the cost to rent or lease long term, seconded by Walter Vail. Vote was unanimous.

Chairman Bill McGrath will contact Modulease to the numbers.

Bills

Andrew Johnson	printing	\$5,889.07
		62.20

Jim Daring motioned to approve the two invoices for payment, seconded by Colleen Morris. Vote was unanimous.

Minutes

August 29, 2018

Karen Finley motioned to accept the Minutes of August 29, 2018, seconded by Walter Vail. Vote was unanimous.

Next meeting is September 19, 2018 at 9:30 a.m. in the trailer.

Walter Vail motioned to adjourn at 10:39a.m.

Respectfully submitted,

Alice Ryan Butler
Clerk

Approved 9/19/18