

WT TOWN HALL RENOVATION COMMITTEE MEETING MINUTES 20070925

PRESENT: Bea Phear, Kent Healy, Virginia Jones, Jim Osmundsen, Chuck Hodgkinson, Kate Warner

STAFF LIAISON: Kathy Logue, Jen Rand

ALSO PRESENT for all, or part of the meeting: Jamie Doyle (OPM), John Keenan, John Bologna, Liz Catipovic, Glenn Hearn, Joe Eldredge

Meeting was convened at 1630

Bea outlined three agenda items for discussion: 1. The Architectural brief and program – including the architectural goals – voted by the committee on 9/18/2007.

2. Project development schedule (Bea's version dated today)
3. Decisions about whether to have a basement

John Keenan of K & K introduced John Bologna, from Coastal Engineering in Orleans, who will be the engineering consultant, and Liz Catipovic, who is a licensed architect with K & K. John B is highly experienced in matters of code compliance.

1. The Architectural goals which were voted on at the 18 September meeting were outlined for the benefit of the team from K & K, and committee members were asked to flesh out any additional issues. One concern was whether a sprinkler system is necessary. According to John Bologna it will be up to the Fire Chief and the Building Inspector to decide but appears not to be necessary.

2. Basement: members of the committee expressed their opinions about the basement issue. John Kenney advised us that each of their team has different opinions but all are in agreement that they do not recommend a slab. He himself would find it very hard to recommend the renovation of the building without a full basement. John and Liz both favor a crawl space under the main building and a full basement under the small addition. John Bologna also suggested a "Cape Cod" cellar which would be a smaller basement centered inside the facing granite blocks that currently support the building. All three members of the team are very pro-granite blocks. Most of us do not have strong feelings.

Kent feels that since there will have to be basic support for the building during construction no matter what foundation is chosen, a full basement is the best option. Ginny agrees and raised the issue of it being a cheaper and low maintenance option for long term storage. Kate: basement will be invaluable for storage in the long run but on the fence about whether to recommend. Chuck: we have a finite budget and a full basement will cost \$200K more; we might have to sacrifice something on the other end. Jim: we owe it to the Town to come in on time and on budget with a highly energy efficient building. Jamie stated that technically he is on the fence about a basement

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but personally he favors it. John B. suggested that a full basement which is not open to access by the public and not completely finished is a viable option. It could be finished off in the future.

Jim moved that the committee request the architects to proceed with schematic designs which include a full basement and provide cost estimates, so that we can make an informed decision in several weeks. This was voted unanimously by the committee. John Kenney assured the committee that, if the basement option is too expensive, it can be easily removed from the evolving plans.

John Kenney queried the committee about the vault and its location. Kathy responded that there is a need for a larger archival vault for long term storage as well as a “day vault”; John responded that the larger vault could be in the basement and a “day vault” could be stacked over it on the ground floor where it would be accessible to the Town Clerk and other staff.

2. The schedule – Bea’s version dated 9/25/2007 was discussed and accepted, with minor tweaking.

Respectfully submitted

Virginia C. Jones

Approved October 2, 2007