

20071218 WT TOWN HALL RENOVATION COMMITTEE MEETING

PRESENT: Bea Phear, Kate Warner, Jim Osmundsen, Chuck Hodgkinson, Virginia Jones, Kent Healy; Kathy Logue, Staff Liaison.

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Glenn Hearn, Rick Anderson, Ben Moore, Joe Eldredge, Bruce McNelly, Robert Potts

MINUTES of the meetings on 4 and 11 December, 2007 were MSV with minor revisions

BEA announced that the trip to Woods Hole to meet with Keenan & Kenny (K & K) and the Mechanical Engineers has been cancelled. Bea reported that she and Ginny met last week to work on interior arrangements (using information derived from the space needs committee) and that she had then given the material to Linda Hughes, who is a professional space designer of such interiors, who has volunteered to review the concept drawings and comment. She has also talked to a representative of WB Mason who sells office furniture and there is a plan to meeting during the week of January 14th. Linda Hughes told Bea that the best place to put money is in 5 drawer lateral filing cabinets, and that we need to maintain flexibility of spaces, to make sure that everyone and everything fits, and to start to plan for wiring needs

Ginny asked if the staff was given an option of storing material in a potential basement (thus eliminating the need for so many filing cabinets in work areas) – the answer is no. Ginny noted that in the process of working out interior accommodations Bea and Ginny were able to locate all work spaces around the periphery of the main building, with each desk near or next to a window.

Kathy: stated that she would like K & K to work on a conceptual interior design rather than presenting cursory sketches.

PUBLIC FORUM: feedback has been mostly positive and folks have volunteered to help. Bea was asked to give a presentation to Tad and Judy Crawford (who had been unable to attend the Public Forum), which she did, to about 8 – 10 people. They had comments such as “simple, appropriate and we like it.” “If bids come in too high, don’t just reduce scope, go back to the voters,” “need to make a more open, glassed in entrance, particularly in the interior wall between the ‘old part of the building’ and the new.”

Chuck: Had heard from Chuck Hughes that the YMCA committee had been through the bid process and got bids for the YMCA, which came in 10% or \$1 million over budget. They re-advertised, changing nothing, and the bids were \$600,000 lower.

Kent remarked that the basement and “super insulation” are not possible deletions, and Kate stated that once the building is designed incorporating those features, they cannot be undone as the building is designed around them.

Bea: One further idea from the mini forum was to pick “modular” sections of the project and solicit funds to help in paying for them, such as landscaping.

KATE: Kate presented a very detailed draft of a letter to K & K (written at their request) containing: 1. Goals of what we are looking for in the mechanical design. 2. Presenting what we need. 3. Giving information about choices for heating. 4. Urging them to present their approach on how to “condition” the building. She has spoken with Paul Pimental (vast experience in energy issues) who has agreed to review the designs and make comments. Similarly she has spoken to Mark Rosenbaum, and when we get proposals, specs and calculations from the Mechanical Engineers, he will review and comment. He does work for South Mountain Company (SOMOCO) and Kate has spoken to both John Abrams and Peter Rodegast about the project and their ideas.

The Committee MSV to have Kate send the complete package that she has prepared to K & K. We thanked her for her substantial contributions in effort, time, and research. She also suggested that we should revisit RENEWABLE ENERGY options since Anna Edey had raised this issue at the Public Forum. Kate is not sure that the Historical Commission will agree to the installation, but proposed possible installation on the S facing portion of the mansard roof of 12 modules which would provide 2.4 KW. This would cost \$20,300 using Kate (unpaid) and her energy group (minimal mark up) and a state subside of \$8,400 should be available plus \$4,600 given in memory of Patrick Phear to the Energy group which would bring the net cost to \$7,300. She thinks that this would be an appropriate use of the money and a fine memorial for Patrick. She stated that 16 modules (3.2 KW) would cost an additional \$9,775 rather than the net of \$7,300 for the 12 modules. Rick Anderson urged placing them flush on the roof and Kate responded that this would add \$1 million to the project. Ben believed that if the modules are on the roof that the Historic Commission might approve.

The Committee MSV to recommend installation of metal conduit in building specifications to accommodate wiring for future electrical panels.

BLOWN DOOR TEST: Testing for air tightness is a must and SOMOCO can perform this test for \$400.

Chuck left at 1700 (or thereabouts)

JOE ELDREDGE: introduced his current design concepts with proposed interior layout and a short letter “signed” by himself, Rick Anderson, Bruce MacNelly, James Weisman and Geoff White asking to be consulted on the project.

Bruce stated that he realizes that we’ve put in a lot of time and effort already but wants to help the process come up with the best solution. He urged further consideration of location of the stair as the current placement of the stair inside the old building may not be the best place, or up to code.

Ben: Favors central core – feels we can preserve ventilation, improve privacy, deal with heating issues, allow for improved delivery of services, and he likes the side stair on the east side. He also would like to provide protection for people on the bus. He agrees with the committee that a basement is a good idea and can't be done later.

Rick Anderson: agrees with Ben and Bruce.

Bea, Kathy and Ginny all spoke to the committee's decisions to date for the locations of certain elements of the design. The staff likes the cross ventilation, the light from the south side, and while they would like several small rooms for private conversations, they favor an open plan. The vault needs to be located so that it doesn't block light and ventilation. The committee informed the visitors that many hours of consideration had gone into the concept layout and that the meeting room may be on the second floor because it gets considerable use at night, but not in the day. We want to locate the heavy traffic departments on the lower floors. Further we want to locate the stairs so that at night the public does not need to wander through the building to get to a public meeting (no matter what floor the public meeting room is on).

The committee felt that both Ben and Bruce had made some valid points and asked Bea to direct K & K to consider relocating the stairs to a more central location on the N side of the building, running N/S rather than W/E. If this is not feasible, they need to confirm to us that the current location in the NW corner is legal. The committee strongly disagreed with the proposed location by Ben, Bruce and Joe of the stairs on the E side, and/or a vestibule and entrance. The members of the Committee really like the large windows on the E side, and feel that any sort of entrance would be deceptive, particularly to bus traffic as the entrance would be primarily only a fire entrance. Ginny stated that the main entrance door has been on the S side since the 40's and Kent stated that the placement of the door on the S side in fact dates back to the 20's/30's which is about half the life of the building so far.

Kent left the meeting at 1545.

Considerable discussion took place with Joe. Joe stated that, in his opinion, his recommendations and suggestions have been ignored, which the committee stated is both untrue and adversarial. The committee has considered, at every meeting since May, Joe's input. Just because we don't agree with everything, and have not adopted his plan doesn't mean that we've ignored him, or his input. In fact he has given us good information, good ideas, and good advice and some of his suggestions have been incorporated into the plan, however he cannot continue to harass and insult members of the committee, and members of the staff at K & K as he is "spending" our tax dollars and time and he is not the committee, or technically, the client.

The members of the committee will meet in Falmouth with K & K on the 27th.

Jim briefly reported that he has received information on the next round of funding for the MASSACHUSETTS HISTORICAL COMMISSION, which is in February of 2008.

Meeting adjourned 1815.

Respectfully submitted,

Virginia C. Jones

Approved 1/3/2008