

20080212 WT TOWN HALL RENOVATION COMMITTEE MEETING MINUTES

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

Also present: Kathy Logue, Staff Liaison, Jamie Doyle, OPM, Antonia Kenny and John Keenan

Absent: Chuck Hodgkinson

Bea opened the meeting at 1700 and referred to two agendas, one from K & K and one prepared by Bea. We discussed items from each agenda in tandem.

SITE PLAN: K & K presented some information on the Site Plan, and showed handicapped ramps on the plans which would be satisfactory (1 in 20 slope) and not require ugly railings except for railings around the area at the top next to the door. It was suggested that perhaps the granite foundation blocks could be used as “curbs” along side the ramps (on which they propose to use a “green” recycled product called Procell) which would provide a shield to the side of the ramps as well as a curbing. Kent asked some questions to resolve issues that he has that affect the final Site Plan. Electrical wiring and service as well as conduit information was discussed. The final height of the building is anticipated to be 41.5 feet. Jamie will prepare final Site Specs.

PLANS AND SPECS: K & K presented a set of plans – they commented that they had had problems with their computer program and would resolve any discrepancies of scale and content and provide us with a coherent copy ASAP – which they referred to during the meeting. They had provided a first draft of a set of specs by e-mail last Friday. Kate commented that she was very disappointed with the content of the specs (a sentiment echoed, in part, by Bea) and felt that they were so incomplete that she could not review or comment on some of them, while others were either incorrect or unsatisfactory. John replied that during the initial spec writing process they normally get a draft copy which they review and comment on (which he is doing), sometimes going over and revising the draft 4 or 5 times. This is the first draft which they are still reviewing for the first time, and revising. Kate was invited to comment specifically on the areas of her expertise (energy efficiency, insulation, etc.) so that her input can be included. Bea provided copies of her comments. K & K commented that they have, in fact, caught a number of things which Kate feels are erroneous or unsatisfactory and will revise. Other items may be mandated by code and will be checked. K & K commented that these specs will evolve and change constantly until they are finally sent out. Kathy suggested that the specs be split up and divvied out to committee members according to their areas of expertise for reading and review. Jamie commented that he will, in fact, carefully review all the specs before they are finalized. Kathy has a complete set of the first draft of the specs which are at Town Hall for all to read.

WINDOWS: Kate expressed her concern about the brands of windows (three are required to meet bidding requirements) selected and reiterated her refusal to accept Pella windows. Bea needs window specs to present to the Historic Commission for their

review and decision by the end of the week. Discussion took place about whether to specify three brands or include performance criteria.

TRIM: John explained how they will deal with repairing, restoring, replicating or replacing trim, and where they might use a synthetic material such as AZEK. A piece of every type of trim on the building will be saved so that missing pieces can be replicated in section and in the same dimensions.

HISTORIC COMMISSION: Bea attended a meeting on the 11th with the Historic Commission. Bea reported on the meeting and that one member expressed her reservations about the granite foundation, the trim, windows, solar panels, etc. No votes were taken. Another meeting is planned next week.

VAPOR BARRIER & INSULATION: Extensive discussion took place about the installation and type of insulation, vapor barrier, etc.

CUSTOM FRONT DOOR: Ginny had spoken with Will Parry of Middle Road about his willingness and ability to do a custom front door (and side lights) – he crafted the main entry door and side lights in Chilmark Town Hall. He is eager to be involved.

FINISHES AND FITTINGS: The committee looked at Armstrong “sheet goods” which are lovely but not suitable for wet areas. A slate floor was discussed, with “purple” (a dark grayish color) being selected for heavy traffic and potentially wet areas.

HOLD OPENS: For the doors to the stairs on the W side and the main building, electric hand open hardware will be specified.

BASEMENT FLOOR and DRAINS: The basement floor will be sloped slightly towards two large drain holes, which will be lined with gravel.

At the next meeting we will discuss the next public meeting and Town Meeting presentations.

Adjourned at 1840.

Respectfully submitted, Virginia C. Jones

Approved February 19, 2008