

**Community Preservation Committee  
Meeting Minutes  
April 24, 2017**

**PRESENT:** Barry Johnson, Andrew Cooney, Richard Anderson, Penny Myers, Fred Bartholomew, Daniel Doucette, Peter Holmes

**EXCUSED:** Neil Langille, George Sala

**ALSO PRESENT:** Wayne DePico, Allison Bizer-Knox, Meredith Chase, Michael Rausch, Paul Gately

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Recording Clerk, Ann Gutterson

B. Johnson called the meeting to order at 5:30pm.

FY2018 Historic Applications:

- Hoxie Center - Review of the Committees consultant report on cost estimates related to the FY2018 application.

Wayne DePico: Independent cost consultant. I toured the space on 3/24. The Fire, sprinkler and fire alarm system are partially completed. Two ADA bathrooms, plans not fully developed. 2017 cost data adjusted for Buzzards Bay. A couple of assumptions I made: Contractor markups, 15% overhead and a GC. Plumbing, electrical, HVAC, finish work, etc. Exempt from tax and prevailing wage act. Open shop wages. Normal business hours – no premium OT in estimate. Continue until completed. Coordinate so not to impede. Provided prices. Each bathroom will require a handrail, drain and electric strip heat in each toilet. Ceramic tile floor and floor drains if required.

P. Holmes: Heat each toilet? Central heating in the room?

Wayne: It's a steam system, more expensive to have a radiator. This is a more economical option. Permit costs not included, not sure if it will be waived. Assume work will start reasonably soon. I'm familiar with Eagle and Glen Services, both are good. Eagle intimately familiar with the project. Thought the price was slightly higher than it should have been. Glenn proposed a silent night system, I'm not familiar with that. I urge the proposal to be reviewed thoroughly. Kneeland Construction \$68-\$78K. Ambiguous in some areas, also referenced a drawing I haven't seen. I've included a 15-20% contingency for construction - \$5,000. Admin and management costs are extra. \$257,830 is their total budget. 10 weeks with another 2-3 for punch list items. 6-8 hours a week for oversight at \$125/hour.

Allyson: Oversight that's the Town's side?

B. Johnson: Yes.

Allyson: We have an architect. Money set aside for the two doorways, not sure about painting, etc. in the bathroom. We've been using the Sheriff's Dept. to save costs.

A. Cooney: Your estimates based on in-kind labor?

Allyson: Yes.

A. Cooney: 15% overhead markup in the bathrooms.

Wayne: Not individualized. The GC will not oversee the sprinkler/fire alarm.

B. Johnson: 20% contingency is on the high side.

Wayne: Leave it that way now, once get firm quotes from contractor it can be reduced significantly.

A. Cooney: The GC will oversee?

Wayne: No GC on sprinkler/alarm. They know what's going on and operate independently. I'm sure Hoxie will have a coordinator. Once trades are onsite, oversee their work. Have a GC from beginning to completion. The extra sprinkler for the bathrooms is in my estimate but not on Eagle's.

A. Cooney: \$5,000 for patching?

Wayne: The alarm work isn't complete. The big hall, attic, very little cut and patch, the pass-thru's between the classrooms need a ceiling.

Allyson: The ceilings you're talking about are aren't part of the performance center.

Wayne: The holes drilled from the sprinkler system need patching.

A. Cooney: Is there asbestos in there?

Allyson: The front of the building has all new ceilings, the second set of ceilings there is no asbestos, it's been remediated already. When we get to that part of the building we'll figure out what to do.

B. Johnson: Budget original estimate \$203,541. Wayne's budget: \$257,830 (round up to \$258,000). That's a \$54,379 difference.

Eagle Sprinkler, it'd be difficult to have someone new come in when a lot of the work is done by a different company. \$168,000 will be going back into the fund. An additional \$90,000 is being requested. How much if anything do we want to recommend?

- Discussion and vote of the Committee's funding recommendation for the project that will be reported to the BOS and the Finance Committee for the Hoxie Article in the May 1, 2017 Annual Town Meeting.

A. Cooney made a Motion to recommend \$258,000 from the undesignated fund balance to complete this phase of the project. The Motion was seconded by R. Anderson.

A. Cooney: My concern is the building, as it is, is unfinished, I think it's irresponsible. Give them the opportunity to start earning money.

VOTE: 6 in favor, 1 opposed.

B. Johnson: If FinCom has a negative motion at town meeting, someone from the floor or committee needs a positive motion. The motion will only have the total number.

P. Holmes: Excellent job by our consultant.

D. Doucette made a MOTION to adjourn seconded by A. Cooney with all in favor.

With no further business before the Committee, the meeting was adjourned at 6:30pm.

Respectfully submitted,  
Ann Gutterson

Community Preservation Committee  
4/24/17 minutes