

Board of Selectmen
Memorial Town Hall Conference Room

March 20, 2018 @ 1:00 p.m.
Approved: March 29, 2018

Selectman Edmund Jaworski
Selectman Cindy Doty
Marlene Michonski, Town Administrator

Selectman Jaworski announced that this would be an informal meeting.

Kevin Shea and Brendan Stratton of Architecture EL conducted a presentation of Phase II Memorial Town Hall Renovation plans at 80% completion as required. They answered several questions from those attending the presentation.

Mr. Shea said next steps would be the:

- Demolition and reconstruction of the ramp
- New entry stairs
- Elevator access
- Fire suppression sprinklers
- New electric service

These steps will take much coordination as packing and moving, electrical shutdowns and temporary closures of spaces will be necessary. He distributed a handout of updates to attendees. He said every room will be impacted by the water pipes for the sprinklers. He described water room in a corner of the basement currently utilized for Recreation Committee equipment storage. The Council on Aging (COA) space will be the most disrupted. Mr. Shea described the 5 rows of sprinkler heads per floor layout. Some of the fire protection piping will be exposed and painted and some will be hidden within the drop ceiling.

Material staging was briefly discussed as the Smith Academy Park landscaping may be happening at the same time as the Town Hall renovations. Steel containers on site may provide a solution to temporary storage of COA items.

Lydia Szych, Town Clerk, listed town election and state primary days for which the Memorial Town Hall conference room must be available. These dates can be communicated to the contractor.

Kerry Flaherty, COA said the COA needs to have one of the storage units so they can pack and store items. Responding to a question from Selectman Jaworski, Mr. Stratton said the July 1 date was not set in stone and could vary 2-4 weeks in either direction. Mr. Shea also responded to a question from an attendee regarding a blower door test by stating that the boiler and heating system are not being done.

Mr. Stratton mentioned that an independent estimator will be involved in the bidding process. The 10% discovery contingency amount was briefly discussed. Mr. Shea said there is always the unknown and

things are usually discovered at the demolition phase. Mr. Genovese said the front stairs project will be done within a month and will not impact the front entrance as a means of egress.

Noise and dust from the demolition and construction were also discussed. Mr. Stratton said he believed the noise from the demo of the existing ramps would make more noise than the jackhammering of the elevator pit. Plastic sheeting and possible temporary wooden wall-type barriers might possibly be used to reduce dust.

Fire Chief Gaughan is to check on the equipment in the former Police Department Office. The 35kilowatt generator was said to be inadequate to allow the Memorial Town Hall to be called a shelter.

The presentation ended at 2:30 p.m.

Respectfully Submitted,

Ki. J. Eno
Executive Assistant