

Dunbarton Town Hall Restoration Citizens Committee (DTHRC)
September 23, 2020 Meeting Notes
Virtually held via Zoom

Present: Margaret Watkins, Beth Boucher, Enid Larsen, Don Larsen, Sue Bracy, John Stevens, Dave Nault, Curt McDermott, Bob Martel

Guests: Dennis Mires, the architect from Dennis Mires, P.A., The Architects

Meeting was called to order by Margaret Watkins at 7:05 PM

The minutes of the last DTHRC committee meeting were read, a suggested edit was raised to add an "I" to Dave Nault's name.

Motion to approve the edits and minutes was moved by Curt McDermott and seconded by Enid Larsen. Unanimously approved.

Dennis provided visual updates to the restoration and build plan.

Additional drawings were included, detailing how all aspects of the restoration and building process will go together. The updates incorporated comments from the last meeting, and include:

- An added window in the second-floor bathroom- (high up with half a sash of the original window size)
- Awning type windows
- Detail on corner boards (not coins like the original building's corners, but ones with more detail)

Additional notes provided by committee related to grading and landscaping, and structural questions, such as roof drainage, parapet drainage for entryway roof, etc.

Important for Gary to put the cost estimate together for committee as soon as possible.

Aspects of the restoration still on the table: Need for any treatment on the front elevation on either side of the entry canopy? Ideas include banners, or possibly doing some different kind of trim or panel, but no real conclusion was made. Could something in that location serve an informational and decorative purpose?

Concern: if we make a panel and do some trim, we want to be sure it doesn't look like a screen waiting to be filled. Still opened to discussion and to explore.

Restoration Price Estimate: Estimate for construction from Gary subtotaled to be \$568, 979.00. This price for construction was updated by Dennis's group to total \$719, 758.44 (see Dennis's presentation for breakdown).

This figure includes \$85K for "contingency" (15% of project cost). There may be some additional costs, as for weather proofing for stairway to basement.

\$54,000 estimate from one LULU supplier plus wheelchair lift to stage = \$75,000 estimate from Dennis's group.

Landscaping can be added to the sides of the entryway.

Fresh-air system is included in the estimate, but not lighting for the 2nd floor room.

Some duct work is in the estimate, but it hasn't been determined what the duct work needs are.

The estimate doesn't include mold, asbestos, etc.

How long is the estimate good for? (No recorded response)

In addition to the construction costs are costs for owner's contingency (unforeseen conditions, market changes), additional architectural and engineering needed, equipment and furnishings, and miscellaneous expenses bring the total projected cost to: **\$890,000.**

Question: Town is covering the fire suppression and electrical costs for 2nd floor room, so wondering if that cost can be absorbed by the \$20,000 for electrical. Or is that in addition to what will be covered under town building maintenance?

Architect Response: Not sure.

Concern: In 2015, bonding the project for \$1M, with an additional 200,000 for the bonded amount total didn't pass. We need support for the cost, as people are thinking about how much a new home costs to build, and this far exceeds that.

Architect Response: You can't compare this restoration/addition to a single-family home cost estimate as this contains an elevator, it's being engineered and there's need for an architect. So, there are a few things that are different from building home. Also, things are needed for adding an extension and a foundation that wouldn't be needed for a run-of-the-mill home (i.e. accessibility) so, we're not in the same field. It's not an "apples to apples" comparison.

The price is based on the schematic level drawings. Dennis's group has tried to make as many notes and provide as much information for a good estimate as possible, but there was information Chicoine wasn't sure about. There are also contingencies to consider that the estimator may not have had in mind when coming up with the cost estimates.

Comment: The town has looked at what can be done as basic maintenance within a 3 years' time, i.e. fire suppression, electrical work, heating or improvement of heating, etc., and thereby limited project scope. Re. entry ways facing Stark Hwy: Bob is getting a quote on that concrete work.

Concern: The Committee needs to prepare compelling arguments for why we should add on to the building and be ready to respond to comments like, "We should be stewards, and not adding on to it." We need to address this thoughtful dissent.

Concern: Quite honestly, we tried to create momentum for this project with the concerts, but we haven't seen enough people through the concert series wanting to build on this space enough to really want to pay for it.

Response: Use testimonials: music show attendees concerned about where people are going to be during this pandemic. BUT the longer you put it off, the more it will cost.

Special election? Special meeting?

What message can we develop now to give in March 2021? How can we make the case for the town's need for the restoration?

Other Build-Specific Items to Discuss:

- Postpone sprinkler system install for 2021? Water system is ready so they can attach the new piping of the new system added to the building whenever.

- Horsehair plaster needs an overly to keep the structure from coming down.
- Redo floor on second floor at some point in time
- Need for minimal balancing of ducts can be done as a maintenance item
- Want to avoid a bond proposal to the town.

Next Steps:

Dave Nault to meet with Gary Chicoine to discuss Dennis's quote re. prices that may be misallocated.

Dennis is released at 8:39 PM

DTHRC mtg cont.

Status of Go-Fund-Me Campaign and Other Outreach:

Enid reported that Kevin Swanson quoted \$60,000 for the LULU.

For election days: Curt volunteered to make a video to talk about the project.

Unsure about where Rene is with tables being unmanned but with a video. Talk with Rene about his requests.

Beth will come up with a survey- 5-seconds- for a poll about folk's interest in the addition for the town hall (not new price but amenities).

Dave Nault is working with Mike on a less costly budget by next meeting.

Committee members should send Beth questions to put into the survey for the QR codes by October 23.

Roof top solar- John- solar on the town hall roof has been mentioned many times and updated the Committee with the following information. We can get 20-24 panels on the roof. At the same time, the transfer station presently has enough panels to cover all the Town's needs. Jeff Trexler said that mounting solar on slate roof raises significant issues.

Next meeting, October 27th, 2020 at 7 PM via Zoom.

Motion to adjourn, Don, second Curt.

Adjourned 8:49 PM