

TOWN OFFICE BUILDING COMMITTEE
MEETING NOTES
SEPTEMBER 11, 2019

Lee Knapp opened the meeting at 6:35 PM.

Present: Clint Furnald, Richard Verge, Carole McCarthy, Ed Campbell, Andrew Langlois, James van Bokkelen, Paul Kapela, Angela Racine, Don Sanborn, Bill Howe, Emily Kime, Eric Vichill, Lee Knapp, Barbara Knapp

Reports on Action Items

- ✓ Knapp (Meeting with Barnard Trustees) – James Kime, Barnard School Trustee, met with the Selectmen at their 9/9/19 meeting. Kime stated that it was the consensus of the Trustees that through some mechanism they will turn the Barnard building and land (.45 acre) over to the town. In the meantime and according to the contents of the lease dated March 28, 2005, the Town can spend up to \$5,000 for building maintenance; however, a plan must be presented to the Trustees for work to be done over \$5,000. Trustees agree that they will approve plans submitted by the Town. Knapp stated that the Selectmen voted at their 9/9 meeting to have Town Counsel will work on how to legally transfer the deed to the building and land to the Town. Racine added that research needs to be done to determine just where the church deed of easement sits on the Town's property.
- ✓ Van Bokkelen (Research the deed to the property upon which the Barnard building sits) – No progress to report.
- ✓ Krukonis (Space Needs Sub Committee Update) – Knapp shared a written report submitted by Krukonis with committee members. Krukonis suggests utilizing both floors of the original portion of the building, eliminating the need for an addition off of the back. He noted the need for an elevator and suggested comparing the cost of that with the cost of an addition. Knapp added that he contacted Steve Bibeau from Mobility and More who had installed a vertical wheelchair lift for the gym stage project in the new Barnard School which, in the old Barnard building would take up far less space than an elevator and be less expensive than an addition. The main building would then be ADA compliant. Committee members agreed that an architect should come up with a plan which the committee could then discuss.
- ✓ Gamble (Begin planning for temporary construction to be done in the town hall and secure an electrician) – In Gamble's absence Knapp reported that the Selectmen voted at their 9/9/19 meeting to authorize the expenditure of \$3,000 to build two rooms with suspended ceilings in the current Town Hall. Gamble is ordering materials and needs a key to begin work. McCarthy asked about legality of Gamble being paid since he holds the title of selectman. Van Bokkelen suggested that Gamble could submit a proposal for review, and the Selectmen could see if anyone else was interested in doing the project at that price. The Selectmen are aware of the conflict and will discuss it further. Knapp was asked to talk to Gamble about adhering to an agreed upon schedule if he is the chosen contractor.
- ✓ Kime (Meet with Condon and Racine to orchestrate cleanout and packing and get started) – Representatives from various groups are getting together to decide what to keep, what can be discarded, and where various items will be stored. Racine reported that she has met with the Recreation Committee. Some committee members strongly recommended hiring professional movers to move the contents of town offices.
- ✓ Van Bokkelen (See if NH Preservation Alliance knows if through LCHIP there is a good firm to hire architects, engineers, and/or construction companies and also ask historic preservation people for references) – No progress to report.

Suggestions for Architects / Professional Engineers / Contractors

- ✓ Knapp – Steve Wilson, Hampshire Development Corp.; Mark Wojcicki, Wojcicki Development; Brad Kutcher, Bradley M. Kutcher Construction; Gleason Architects, Exeter
 - ✓ Langlois – Kitter Wrecking, Cubicle Solutions (used furniture)
- Architects:

Laine Jones
<http://lainejonesdesign.com/>

Chris Crump
CWC Design
<https://www.cwc-design.com/>

Scott Brown
<http://www.scottbrownarchitect.com/>

Builders:

Red Phoenix Construction
<http://redphoenixconstruction.com/>

Wildwood Carpentry and Building
Matt Kenney
603-770-7205
mkenney52413@yahoo.com

Asbestos Abatement/Demolition

- ✓ Knapp has proposals from Advanced Building Systems and EnviroVantage. He will email these proposals to committee members and asks that they send him their feedback. In each proposal there is a fee to be paid to Desmarais Environmental to oversee the abatement project. One company does abatement, and the other does both abatement and demolition. Each describes hourly rates. See details in proposals. A structural engineer will need to be on site during selective demolition.
- ✓ All three companies who have done a walk through of the Barnard Building come recommended from Desmarais Environmental. One company has yet to submit a proposal despite reminders to do so.
- ✓ Further discussion brought forth a number of “*what if*’s.” There was somewhat of a shift in thinking from what was noted in the 8/14/19 meeting minutes. The demolition of the back of the building is temporarily on hold. The current thinking is, “Get the asbestos out, then explore.”

Action Items

- ✓ Van Bokkelen – (Past action items) – 1) follow up on LCHIP grant information, 2) see if NH Preservation Alliance knows if through LCHIP there is a good firm to hire architects, engineers, and/or construction companies and also ask historic preservation people for references
- ✓ Racine – Speak with Town Counsel regarding the wishes of the Barnard Trustees and the transfer of the building and land as well as the deed of easement for the church. Gamble needs a key.
- ✓ Selectmen – Review the decision to hire a Selectman to do town work.
- ✓ Knapp – Search for engineer and architect. Discuss a construction timeline for the building of the temporary offices with Gamble. Also, via email send committee members the asbestos abatement proposals.
- ✓ Langlois – Via email send B. Knapp the list of companies for consideration that was shared verbally at the meeting.

Next meeting date: October 9, 2019 at 6:30 PM

- ✓ **NB: The September 25 meeting has been cancelled.**

Meeting adjourned at 8:06 PM.

Respectfully submitted,
Barbara Knapp