

Town Hall Building Committee
Town Hall Meeting Room

March 2, 2017

Present: Jim Dearing, Chuck Sullivan, Bill McGrath, Ian Aitchison, Karen Finley
Joan Hughes, Jason Balboni, Marilyn Miller, Alice Ryan Butler, Richard Toole, Colleen
Morris. Absent: Steve Auerbach, Kris Chvatal, Walter Vail, Gail Barmakian,

Meeting called to order at 3:33 p.m.

Bill McGrath reported on the Open House held at the Fire House on March 1, 2017, the turnout was smaller but very enthusiastic. Chief John Rose gave an excellent tour of the Fire House, so people could see how well designed and functional it is.

K&K displayed the latest set of plans and discussed the cost. The base cost is \$5.3M, with design contingencies, about \$6.76 M. Including the basement would add about \$1.M to a Building cost of \$7.84 M. Every 6 month delay in starting the building would add another \$400 K. The building now costs 7.6% to 7.8% more than it did when it was brought to Town Meeting in 2014. Project costs will add another 20-30%.

There was a lengthy discussion on adding a basement. Its main purpose would be for storage and necessary mechanical equipment. One question was whether having a basement would encourage saving and storing more “stuff”. Consensus of the committee was to include the basement so long as costs to the taxpayer is below threshold of \$10 M.

The effect on the tax rate would be about \$0.37 per thousand of assessed value to finance a million dollars per year. The declining debt will result in a much smaller increase, if any to the tax rate.

Karen Finley discussed the Pacific Avenue view, she feels that it needs more of a presence since it is the most visible part of the building. She also suggested that the entrances needed more details. K&K said that would be something to look at during the next “Design Development” phase, after approval by the Taxpayers.

There will be a Public Hearing on March 28, 2017 at 4:00 p.m. in the Library Meeting Room.

Next meeting is March 23, 2017 at 3:30 p.m. in the Town Hall lower level meeting room.

Minutes

February 23, 2017

Richard Toole motioned to accept the Minutes of February 23, 2017, seconded by Colleen Morris. Vote was unanimous.

Respectfully submitted,

Alice Ryan Butler

Approved 3/23/17