

Minutes from the Randall Building Committee for the Restoration of the 2nd Floor Historic Interior

Date: Monday, November 14th, 2016

Location: Randall Library

Members Present: Peter McManus, Kathleen O'Brien, Sharon Brownfield, Barbie Wolfenden, Steve Jelinik, Tom Lam, Peter McManus

Members Absent: None

Visitors Present: Marianne Sharin, Doug Hyde, Jim Cleveland, Ferzin Engineer, Wendall Kalsow

Notes taken by: Melissa Fournier

The meeting was called to order at 7:30pm.

Sharon Brownfield announced that among other agenda items the primary focus of the night's meeting was to provide an opportunity to have representatives from McKinley Kalsow and Associates (MKA) present a Design Development Cost Estimate Summary as well as provide additional data to qualify the Cost Estimate Summary by presenting an updated set of Design Development drawings.

Wendall Kalsow spoke in detail about the Cost Estimate Summary and how it related to the design plans. As part of an initial detail to a proposed construction timeline he made clear his recommendation to have the chimney repair take place in the summer of 2017 with the interior work to take place during the winter of 2017-2018.

Jim Salvie asked if the cost estimates took into consideration prevailing wage standards and Mr. Kalsow assured the committee that they did. Mr. Salvie also asked about the cost of additional furniture as he did not see that as part of the cost estimate, and was informed by Ms. Fournier and members of the Board of Trustees who were also present (Marianne Sharin, Kathleen O'Brien and Barbie Wolfenden) that funding for furniture was coming from sources outside of the CPC which included, the Randall Library Friends Association and Randall Library Second Century Fund.

Barbie Wolfenden questioned the decision on the flooring options as she wanted to be sure that the cost estimates took into consideration the possibility of using one of the other options that did not entail adding completely new hardwood flooring across the whole surface of the historic areas. Ms. Wolfenden was assured by Mr. Kalsow that the installation of all new flooring was the slightly more expensive estimate of the 3 options but would allow financial flexibility to the design plans since until all the carpeting was removed from the historic area of the library no real knowledge of the condition of the remaining hardwood floors in that area could be ascertained. Depending on the condition of the existing floors, the construction costs might be slightly lower but the design team would have to remain on a "will see" basis until all the carpeting was removed.

Doug Hyde questioned the possibility of dealing with lead in the paint or woodwork. Mr. Kalsow assured all the members present that in his experience in doing historic restorations that lead was not an issue in any of the historic clear varnish on the woodwork. He also stated that he was confident that the existing paint, currently on the surface of the walls in the historic areas of the library had been added in years when lead was not an issue and had sealed in any possible lead-based paint if it was present. Mr. Kalsow instructed Mr. Hyde that the Building Department personnel and the General Contractor should

still be sure to insist that the construction personnel working on the final project would be asked to take all precautions to abate any painted areas first before doing any restoration work.

Ferzin Engineer moved forward into an explanation of how the building plans correlated to the cost estimates.

Jim Cleveland presented an alternate to the historic gray paint color(as the Committee has initial rejected the somberness of the historic gray color for the final restoration) . Mr. Cleveland presented a color that was more of a blue-gray color scheme that he recommended as a final color choice. Mr. Cleveland also presented two slightly different cream-colored ceiling colors to be used to subtly differentiate the uses of the various areas of the finished project the variation of the ceiling colors was proposed as they would work better with the both the blue-gray and salmon-colored wall colors. Mr. Cleveland will present more color options at the next meeting.

Mr. Kalsow mentioned that the cleaning and restoration of the historic antique carpets currently stored in the attic were not part of the cost estimates since it was more of a “building maintenance cost” and would fall outside the restrictions of funding available from the CPC. Ms. Fournier, mentioned that she have contacted a carpeting company who had given her a quote on the restoration and cleaning of those carpets and would use other funding sources for those repairs that would not be using CPC funding.

Sharon Brownfield then moved on to a discussion by representatives from the Randall Board of Trustees present who wished to discuss advertising and community input on the project. It was decided that members of the Restoration Committee and Randall Board of Trustees would initiate a community “open house” on the project at the library before the Spring Town meeting. It was also decided that various member of both the Restoration Committee, the Board of Trustees, Library Director and Kalsow Associates, would meet in the near future with the Historical Society, Historical Commission, CPC, Finance Committee and Board of Selectmen at one or more of their committee meetings before the Spring Town meeting at which the CPC funding of the project would be voted on.

Melissa Fournier was tasked with completing the application materials to the CPC on this project before the end of December as well as drafting the initial warrant article on the project for Spring Town meeting. Ms. Fournier was also tasked with making sure that the restoration project was part of the agenda for the December 12th meeting of the CPC.

Meetings will be scheduled to present the project at the regularly scheduled meetings of the following committees :

- CPC-December 12th, 2016
- Capital Planning and the Finance Committee - January
- Town Selectmen - February,
- Historical Commission and Historical Society February or March.
- Public- wide “open house” (co-ordinated by the Board of Trustees, Randall Library Friends Associated and Wendall Kalsow and Associates)-February or March

It was decided that depending on the schedules of Restoration Committee members their attendance at one or more of these meeting would vary.

Steve Jelinek proposed that the Committee vote on accepting the Recommended Appropriation for Base Bid and Alternate No. 1 and 2 which was part of Cost Estimate Summary (total cost \$363,395.00) as the

basis of the request for funding to the CPC. That request was seconded by Kathleen O'Brien. The Committee vote unanimously to accept that proposal .

Peter McManus moved to adjourn the meeting that was seconded by Steve Jelinik.

Meeting adjourned at 9:30pm

Approved and voted 4/19/2017: