

Town of Stow
Town Hall Renovation Committee
Meeting Minutes: Mtg #61 August 25 2021

Attendance:

Committee; Doug Hyde, Ed DeLuca, Andy Crosby, Cortni Frecha, Atli Thorarensen (arrived 7:13pm),

Others Attending: Don Mills, Mills-Whitaker

All participants attending remotely via zoom.

Called to Order at 7:03pm

Motion to approve the minutes of MTG#60 by Frecha, 2nd by Crosby.

Vote:

In Favor: Hyde, Crosby, Frecha. Abstained: DeLuca;

Absent: Thorarensen absent.

Motion Passed

Motion to approve invoices, 7:07pm

Invoice #CN229-01-2020-08 \$6,000 & invoice #CN229-01-2020-09 \$39,200

Motion by Crosby, 2nd by DeLuca.

Don Mills reviewed the expenses for each invoice.

Invoice #CN229-01-2020-08 covered the production of Construction Documents during the month of June 2021

Invoice #CN229-01-2020-09 covered the production of Construction Documents during the month of July 2021

Committee discussed the items, no concerns were raised.

Vote:

In Favor: Doug Hyde, Ed DeLuca, Andy Crosby, Cortni Frech

Absent: Atli Thorarensen

Motion passed.

Discussion of strategy for moving forward

Mills gave a summary of the cost status. See attached presentation
“STH Cost 01-04 210825.pdf”

Cost is broken down into four cost centers: building system upgrades, accessibility requirements, improved support facilities, restoration & repairs

Total estimation is \$4183,963 of the construction costs, not the project costs.
Total Project: \$4,799,921

7:13pm Atli. Thorarensen arrived.

Committee discussed the background to this cost, discussing with Mills the scope of each cost center.

Mills outlined an example base bid plus four alternates: Great hall AV system; great hall lighting, exterior illumination and improved accessible parking and Crescent st improvements. Base cost is A\$3,649,763

Addition project costs were described: Contingency; testing, all-risk insurance, misc expenses; & Arch/eng Fees for bidding & Construction admin Total: \$615,958 for the full project.

Mills outlined possible scope reductions: eliminating all the alternates and making additional reductions to cost centers 2, 3 and 4.
Constructions cost drops to \$3,349,798
Total Project: \$3,999,782

Mills compared the prior study costs with the current cost estimates.

Mills provide more details in the attached presentation:
“Stow Town Hall Restoration CD Aug 23.pdf”

The committee discussed the removal of the landscaping work. There was strong interest in returning the outside view of the building to the original view. They ask Don Mills to include the outside landscaping work in the baseline costing.

The committee felt that there is a great need to engage the community on the work done, what the options are and that a full restoration will be the greatest benefit to the town. The committee will work to have public meetings, likely via zoom as the pandemic continues.

If there continues to be strong opposition to the restoration due to the high cost, the committee will need to address interim measure that will keep the building secure until such time as a restoration is secure.

The committee discussed to put together a package for presentations at a town forum.

Motion to add the landscaping to the baseline cost in to include the electrical feeds for the Audio/Visual system to the baseline. Moved by Frecha, 2nd by DeLuca, passed unanimously.

Motion to adjourn at 8:05pm.

Motion by Frecha, 2nd by Crosby,

Vote:

In favor: Doug Hyde, Ed DeLuca, Andy Crosby, Cortni Frecha, Atli Thorarensen

Motion Passed

Minutes prepared by Ed DeLuca. Approved Sept 22 2021