

## 20090310 WT TOWN HALL RENOVATION COMMITTEE MEETING MINUTES

5 pm Howes House, present: Bea Phear, Kent Healy, Chuck Hodgkinson, Virginia Jones; Kathy Logue, Staff Liaison. Absent: Bruce MacNelly, Jim Osmundsen

**LANDSCAPING:** Chuck Wiley was present to present further information about the landscaping. He has seen the site plan and the landscaping suggestions from Carlos Montoya: he emphasized that although the plantings have been very carefully selected for durability and are native species, they will represent a sizeable investment in plant material, and that they will need several years of some care in order to be well established. They will need to be watered – at least 1 inch a week during any drought periods – and he presented options for both hand watering (which he does not recommend as too labor intensive and potentially expensive) versus some form of irrigation system. He made suggestions for how to install a cost effective and efficient irrigation system, and was asked to work up some rough estimates for the cost of materials and installation for a system utilizing an “octopus” valve feeding hoses, and a more sophisticated system which would also require some electrical wiring for the timers and system which control distribution hoses.

**PLAYGROUND:** Bea met with the Park and Rec Committee and encouraged them to proceed expeditiously with plans for the play area. Their committee has decided on a surface (ADA approved) of rubberized wood chips. The current budget for equipment is \$65,000. A Public Forum to discuss both landscaping and playground installations has been scheduled for April 27<sup>th</sup> at 7 pm, location is still to be determined. Chuck will prepare some estimates for costs and will make sure that appropriate visual aid material is prepared.

**PARKING LOT SURFACE:** Kent contacted Terry Gelinas about colored asphalt...it can be colored and Terry will report back. Cement paving would present additional issues and would not be favored.

**CAPE LIGHT COMPACT:** Enthalpy upgrade (to make HVAC system more efficient) is still on hold due to lack of information.

**SHINGLES:** On roof there are three different roofing materials depending upon location. Top is rubber membrane, currently rated at 60 mph. We were given an option of increasing the mil thickness of the membrane which would achieve a rating of 100 mph. We agreed to request the upgrade pending further information concerning the price (installation cost should remain the same). Asphalt shingles (mansard section) were specified as either architectural or 3 tab which is less expensive but carries same warranty. We agreed to 3 tab, but are soliciting information about an option with a longer warranty (40 years).

CONFERENCE TABLE: We agreed to tell Carleton Sprague to proceed with his plan to build a conference table from elm salvaged from the tree on east side, at a cost not to exceed \$3000.

CHANGE ORDERS:

Window surrounds – were not specified adequately. They must match other trims and committee agreed that this will be accomplished via a change order.

We agreed that an ice/water shield shall be installed on mansard skirt.

DRIVEWAY APRONS: Mike and Scanlan are to make sure that the aprons meet State standards and are approved by the Commonwealth.

INVOICES:	Scotsman	\$	716.00
	Briggs Eng.		852.00
	K & K		5,022.14
	Scanlan		120,296.32 (Feb) which may change slightly

THE COMMITTEE M, S AND VOTED TO APPROVE THE INVOICES, with the K & K invoice pending receipt of revised interior drawings, and to be paid at end of March.

MINUTES OF 20090224 M,S and voted to approve

MEETINGS: March 17 and 24, April 7 and 21

Adjourned at 6:05 pm

Respectfully submitted

Virginia C. Jones

*Approved March 24, 2009*