

Newbold Building Committee Minute

October 12, 2020 Newbold Town Hall 6 PM

Present: Jim Staskiewicz, Chairperson, Kim Gauthier, Kim Harron and Jackie Cody, Secretary
Melody Hamlin, Funktion Design Consultant

Absent: Mike McKenzie

Meeting Called to Order: 6:02 PM by Jim Staskiewicz.

1. Chairperson Staskiewicz verified the meeting had been properly noticed to the public.
2. Kim Gauthier moved to accept the 9.1.2020 meeting minutes as printed. Seconded by Kim Harron. Approved.
3. Melody Hamlin, Consultant, Funktion Design led a renovation discussion of the present town hall. The renovation plan presented is on the basic building footprint with an addition of a two stall bathroom addition to the north east corner of the present town hall. Through discussion the following changes were suggested:
 - a. The vestibule be enlarged leading to the downstairs,
 - b. A bathroom accessible to people using the playground, bike trail and outdoor area at the townhall would be added with electric heaters with outdoor access only,
 - c. Parking lot on the west of the building be reduced from 26 to 16 spaces leaving more green space,
 - d. Parking on the east side of the building would be closer, but a green space would be maintained between parking and the building,
 - e. A larger set of entrance doors on the east side leading from the community meeting room to the green space behind the town hall,
 - f. Larger set of entrance doors on the east side will be striped for temporary loading for foods or other items used by a group,
 - g. A sidewalk would lead from the community room doors to the green space,
 - h. The green space would include a pavilion, landscape enhancements which could include an upgrade to and inclusion of the playground, and
 - i. Outside building rendering.
4. The renovated town hall highlights:
 - a. Essentially be an entirely new outside envelope,
 - b. Includes a second entrance to the basement is provided,
 - c. Outside basement walls will be waterproofed and drainage system provided,
 - d. Exterior will be in keeping with the fire station for continuity and aesthetics,
 - e. Two entry points to the townhall: one for office area and community room,
 - f. Analyze the current structure for load capacity in respect to the roof,
 - g. Air flow as well as furnace issues will be addressed and remedied,
 - h. Budget for the renovated town hall \$1.3 million and slightly under.
5. A grant costing proposal were sent to Mr. Verdoorn, OC Economic Development Council for grant consideration at the January, 2021 meeting.

- a. The cost for the addition to the present town hall for two (2) bathrooms is \$187,691.
 - b. The cost for renovating four (4) bathrooms at the elementary school is \$138,695.
6. Reviewed the recommended town shop and elementary school plans as agreed upon at the September 1, 2020 meeting.
7. The release of documents to the town website will take place **following** the first public presentation on Tuesday, March 9th at 3 PM.
 - a. Public presentation dates agreed upon by the members are: Tuesday, March 9th at 3 PM and 6:30 PM
 - i. Tuesday, March 16th at 3 PM and 6:30 PM
 - b. The committee changed from 6 public presentations to 4 public presentations afternoon at 3 PM and evening at 6:30 PM.
 - c. One (1) presentation will be recorded and will be placed on the web.
 - i. There needs to be further discussion on how residents will be able to remit questions and receive answers.
 - d. Suggested was notification in the tax envelope of the public meeting dates and times and/or a special mailer before the meetings.
8. Melody presented three (3) possible questions for the committee to consider for referendum:
 - a. (1) Present town hall renovation and recommended shop for a total of \$4 million.
 - b. (2) Recommended Elementary school without energy efficiency upgrades and recommended town shop for \$5.1 million.
 - c. (3) Recommended Elementary school with energy efficiency upgrades and recommended town shop for \$5.4 million.
 - d. Melody stressed the committee to be thinking ahead to the next meeting on Thursday, December 3 at 6 PM to the exact wording, and
 - i. Whether any levy information is to be part of the questions.
 - e. Approximate energy cost for the school is \$.90-\$1.22 and \$.90-\$1.18 for the town hall.
9. Much discussion, but no action was on Items 5 and 6 of the September 12 agenda.
10. December 3, 2020, 6 PM Building Committee focus is:
 - a. Final review of existing town hall option
 - b. Speakers for the public meeting and flow
 - c. Location of public meetings
 - d. Dollars per \$100,000
 - e. Wording of Referendum questions

Submitted: Jackie Cody