

November 23, 2010
Workshop

Workshop began at 10:10 a.m.

Present: Bill Muse, Mayor; Dennis Bertucci, Gladys LeFevre, Council Members; Judi Davis, Clerk.

Absent: Sue Inman, Randy Ripplinger, Council Members.

Public Present: John Spendlove, Jones & DeMille; Bill McMurrin and Adam Jensen, MESA Consulting; Doug Hall.

The purpose of the workshop is to exchange ideas on the renovation project for the Community Center. John asked for clarification and our desires for the scope of the project. Schematic drawings will be prepared, which we will be able to review before the final plans are prepared.

The schedule of the process was discussed. There will be two more meetings with the Town and MESA, and Bill M. stated that they can come as they are needed. After the schematic drawings are prepared, they will have a pre-meeting with the Council, tweak the drawings after receiving our input, then have them ready to take to the townspeople.

They will try to be ready for the pre-meeting sometime in December and have the plans ready for the Town to present to the public at the January meeting. By the end of February the construction drawings should be ready to advertise for bids, with the contract awarded in May. We will plan for October, or six months after the contract is awarded, to have the construction completed.

John and Bill M. asked for our ideas for the project, and discussion was held on each point. The remodeling of the old part of the building should result in a more energy efficient building. If needed, we would like the floor under the south (library) room shored up. The windows need to be replaced, and we would like to convert the south closet so that it is accessible to the library. The electrical system needs to be redone, including providing infrastructure for microphones and audio-visual capacity in both rooms. Bill M. stated that the noise confusion in the rooms may be due to other factors and that there may be something they can do to improve the acoustics. The building needs a new heating system (probably electric rather than propane and taking advantage of passive solar opportunities) and perhaps a cooling system and lower ceilings. Ceiling fans might be considered.

The new addition should have restrooms with inside-outside access and a three-sink (but not commercial) kitchen. Further discussion of the kitchen involved the possibility of

placing it on the south side of the building for better access to the developed part of the property. The activities room as preliminarily designed is too small, making it not useful, so the building should be taken straight out to the west and possibly include a portable stage.

We will have to have a hazardous materials survey. It is probable that asbestos will be found, which, depending on whether we remove it or build over it, could result in considerable expense for the town.

We asked if we could use matching labor for such things as painting which don't require a licensed contractor for a commercial building. It is possible and will be decided when we get ready to prepare the bid documents. There will be no showers in the building, and 60% of the entrances have to be ADA accessible.

It was agreed that, while we want to maintain the look of the original building, that will be secondary to the need to have the building be energy efficient.

The Council members left, and the engineer and architects stayed to take measurements and to study the accessible construction of the original building.

Everyone was finished by 2:00.

Minutes prepared by Judith Davis, Town Clerk