

Chatham Building Committee Meeting Notes
August 17, 2015 7 pm
Patricia Pitman's Offices

PLEASE NOTE: IT HAS BEEN STATED FOR THE RECORD BY THE SELECTMEN OF THE TOWN THAT RON BRIGGS HAS DONE AND IS DOING THE SITE WORK PLANS FOR THE PORPOSED NEW BUILDING PRO BONO. NO MONEY HAS BEEN PAID TO RON BRIGGS. THERE IS NO CONFLICT OF INTEREST.

ALL MEETINGS OF THE BUILDING COMMITTEE ARE OPEN TO THE PUBLIC AND HAVE BEEN SO SINCE OUR FIRST MEETING. ALL MEETINGS ARE POSTED AT THE DAM IN SOUTH CHATHAM, AT THE TOWN HOUSE IN CENTER CHATHAM, AT THE LIBRARY IN CENTER CHATHAM, AND ON LINE ON THE CHATHAM WEBSITE. EVERYONE IS WELCOME TO ATTEND.

Present: Ron Briggs (chair), Bill Perry (selectman), Jason Eastman (selectman), Barbara Eastman, Maryann Eastman, Dick Mardigian

Guests: Sue Crowley, Patsy Jordan, Bill Briggs, Lisa Lewis

Meeting called to order at 7 pm by Ron Briggs
Notes from last meeting accepted as written.

Proposal from S. Bergeron to review with us as we go, to keep us to code and to work with the contractor. Cost \$3600 (billed at \$125/hour). No money was paid, this was a consultation only.

Another contractor, Andy Chalmers, bills out at half that, and is experienced in this type of building. \$1800 for job (\$60 per hour). He also had some recommendations for us to consider as we go along:

- the contractor must have OSHA 10 hour card, be on site every day, fillout all paperwork daily, and be bondable.
- contractor must hire legal workers just as though they were doing a federal job/worksite
- Andy will email Ron a format for us to use to specify as much as possible (ie: type of doors, type of windows, siding materials, roofing materials, flooring materials) to use when requesting contractors to submit a proposal for costs.
- Andy suggested we use Mike Reese or Addison Mason as general contractors
- If we choose to have Andy act as overseer to the contractors the cost is 7.5% of the project.
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Heating proposals:

AccuTemp came back with gas fired forced hot air at \$14,600.

B&L Oil, White Mtn Oil, Frechette Oil, Tim Savard, and Jesse Lyman were all contacted, we hope to have heard back from them by next meeting (August 31, 2015).

Apex Plumbing offered 3 different options ranging from \$10,750 to \$13,445

McGrath came in at \$13,375.

All proposals/quotes are within the same price range, we need to decide which heating type we are going to use. All proposals will be posted on the website with these meeting notes.

It was noted that after we actually decide what heating unit we are using, we can get proposed

projected costs directly from the manufacturers.

Roofing: Bill Perry spoke to Dwight & Sons and to Perry Builders...both said that steel or shingles work out to about the same cost...shingles are cheaper but more costly to install, steel is more expensive but saves costs on installation. Suggested to have Everlast Steel in Bridgton supply the roofing, if we go that way.

Siding: current product being used is Certainteed Fiber boards, rated for 50 years (similar concept as cement board). Suggested that we just do quality cedar clapboards and paint them every 5 to 7 years. Most members thought this was the best idea, as it keeps the look of the building in line with the other buildings.

Bill Perry reported on last Selectman's meeting with Christine Frost and Ron Briggs to address some of the concerns brought up by townspeople. Frost suggested, as we had also decided, that it is best to offer a couple of options for the town to vote on in March 2016. The Selectmen have gathered all the information needed from the Insurance Company, the Fire Marshall, the State RSA's to make a list of all criterion needed for the building. This list will be presented to the Townspeople for voting. The list of criterion includes, but is not limited to the following:

- Safe and Secure storage of all Town Records in one place, and in compliance with State RSA's
- a place for various town committees to meet, and a working office for the Town Clerk, meeting all ADA and RSA's
- A facility to hold Annual Town Meetings in that also meets Federal Voting Requirements.

NOTE: the current proposal(s) meet these criteria.

Due to needing 400 feet of line of sight in both directions, it has been determined that the site north of the cemetery is not acceptable. Proposed putting building on Parsonage site, where there is plenty of room for building and parking. Also, there is room to add on to building if and when needed by the Town. Ron Briggs has a site plan already. **(NOTE: RON BRIGGS IS DOING THE SITEPLANS FOR THE PROPOSED BUILDING(S) PRO BONO. NO MONEY HAS BEEN PAID TO HIM FOR HIS WORK. THERE IS NO CONFLICT OF INTEREST.)**

Proposal Building Number Two:

Building that is 34x36, containing Town Clerk Office, Treasurer Office, meeting room for various town committees, storage vault for records, and bathrooms. This building does not have a Town Meeting space, effectively cutting the size of building in half, as well as lowering the costs. Voter events could be held here rather than in the town hall, and would meet all requirements by State and Federal laws. The smaller building would be 1224 square feet and should cost under \$200K, using the 150\$ per square foot cost. Town Meetings would still be held in the current Town Hall.

The current Town Hall could be used as a meeting place for Town meeting in the future, if we create a 5 year plan to bring it to code and do so within that time frame. By addressing the fire safety issues (lighted exit signs, crash bars on doors, two exits, changing the stove or fixing the chimney and replacing the stove with a safer type, possibly a pellet stove) we could continue to use the existing building for Town Meetings. The selectmen will draft a Usage Policy for the Building, based on the current RSA's.

This is being worked on now, it is a work in progress. With regards to the chimney, by removing the podium, which was added to the town hall at a later date, (it is NOT part of the original building) we could free up some space and put the stove closer to the chimney, thereby satisfying the laws with regards to Fire Safety.

Suggested that Year One be focused on Life Safety issues (see above Fire Marshall's list)
Year Two through Five to be determined, including the sill work needed, roof repair, etc.

Regardless of what we as a Town decide to do, we will have to borrow money to do it. Voting will require a 2/3 majority of voters present, and we must keep the balloting open for at least 1 hour.

The Selectmen will draft a list of Allowable Usage and Non-Allowable Usage for each building. We expect to have firm quotes of the costs for each in plenty of time for the voting at Town Meeting.

Barbara Eastman mentioned that Harold Andrews got water across the road from the well to the Library...and that the line was sleeved. This means that in the future, if we decide to put water in the Library, the under road line is already in place.

Ron Briggs will attend the Selectman's meeting on September 1, 2015 to present both proposed building plans.

In the meantime, Ron will email the current site plans to Bill Perry.

Ron will also get specific prices for Life Safety issues in old Town hall from contractors, as well as the needed sill work and roof work. (suggested that Larry Butters has painted it in the past and can quote us a price.)

We will have plans and options available for people to read by the Town picnic in September. We continue to gather information so that whatever we, as a Town, decide to do it will allow the Town to operate legally and efficiently.

Next meeting is August 31, 2015 7 pm at Patricia Pitman's Office

Meeting adjourned at 8:28 pm

Respectfully submitted by Maryann Eastman. Please let me know if there are errors or omissions.
Thank you.