

DRAFT, SUBJECT TO REVIEW, CORRECTION AND APPROVAL

**DUNBARTON BOARD OF SELECTMEN
MINUTES OF PUBLIC HEARING FOR TOWN HALL THEATRE RESTORATION WARRANT
ARTICLE
THURSDAY, FEBRUARY 12, 2015
TOWN OFFICES – 7:30 P.M.**

The Dunbarton Board of Selectmen held the scheduled Public Hearing for the Town Hall Theatre Restoration Warrant Article at the above time, date and place with Ted Vallieres, Chairman, presiding.

The following were present:

**Ted Vallieres, Chairman
Brian Pike, Selectman
Tom Groleau, Selectman
Line Comeau, Town Administrator
Alison Vallieres, Recording Secretary**

Members of the Town Hall Theatre Restoration Committee:

**Tiffany Dodd
Travis James
Margaret Watkins
Shelley Westenberg
Clem Madden
Jeff Trexler, Advisor
Mark Antonia, Advisor
Don Larsen, Friends of Town Hall Theatre Restoration Committee
Enid Larsen, " " " " " " "
Phil Kimball, Library Trustee
Bill Zeller
David Baer, Construction Manager
Steven Peach, Architect for Dennis Mires**

Members of other Boards/Committees:

**John Stevens, Energy Committee and Advisor to Town Hall Theatre Restoration Committee
Fred Mullen, Town Moderator
Brad Connelly, Energy Committee
Patrick Bowne, Transfer Station Manager**

Members of the Public:

**Ron Slocum
Leo Martel
Gail Martel
David Stilson
Susan Koerber
Stephanie Herlihy
Joyce Ray
Janet Casey
Larry Petersen
Annette Kuhn
Scott Kuhn
Steve Saka**

**Cindy Saka
Shaun Milano
Anne Zeller
Bernard Piwczyk
Carol Piwczyk**

Ted Vallieres, Chairman, opened the Public Hearing at 7:30 p.m. He immediately turned the Presentation for the Warrant Article over to Tiffany Dodd, Chairman of the Town Hall Theatre Restoration Committee.

Tiffany Dodd, Chairman, of the Town Hall Theatre Restoration Committee, presented a synopsis of the project going back to when it started in 2009 at the 100th year celebration of the Town Library. She noted the following:

- 1. The Town Hall closed in 1986 due to safety concerns.**
- 2. Board of Selectmen appointed herself and other Committee members to work on this project.**
- 3. It is five years from the time we were appointed and now we are having a Bond Public Hearing.**
- 4. Stated that we all pay for the maintenance of the Town Hall, pay to put a roof on, painting, etc. and yet we are not able to use the Town Hall except for the Library.**
- 5. All town groups are clamoring for meeting space.**
- 6. In 1989 there was a space issue going on and the Community Center was built into the School. Over the years, gym and other school activities have taken over the gym and most evenings, the Recreation Committee has it all spoken for with school sports.**
- 7. Now is the best time to renovate due to the low interest rate for bonds at 3.75%**
- 8. Many people are involved in this project.**
- 9. Phase I was to find out what we needed to do in order to use the upstairs of the Town Hall.**
- 10. Phase II has been putting together fund raising events.**
- 11. Had a team of construction advisors.**
- 12. Needed legal assistance and someone came forward.**
- 13. Phase I raised \$10,000 in donations.**
- 14. Phase II raised \$33,750. In addition we received grant money as well as an appropriation at Town Meeting two years ago in the amount of \$25,000.**
- 15. The Construction Advisors have been looking at all the different options. We have to put an elevator in. Also have to put in a sprinkler system. Considered putting the elevator inside the building but this would not work. Considered picking the building up and turning it around.**

At this point in the Public Hearing, a Power Point Presentation was made showing a floor plan of the proposed addition, both upstairs and downstairs.

It was noted that the old staircase will not be taken down. It does not meet the current building code but it will be left untouched. There will be a small meeting room in the upstairs. There will also be two ADA bathrooms. There will also be a loula lift to get handicap access to the stage area.

Have to bring the entire building up to code. A small generator will be installed. New electrical wiring for the second floor. Will be upgrading the entire building with a three phase electrical system. At this point, Clem Madden presented a Project Cost Summary regarding the Construction Manager's Guaranteed Maximum Price of \$1,147,000. Clem Madden introduced David Baer, Milestone Engineering and Construction, as the Construction Manager for this project. Clem Madden explained the Construction Manager position. (attached) In addition, he presented a Project Cost Summary as follows:

PROJECT COST SUMMARY

Construction Manager's Guarantee Maximum Price:

1	General Requirements	79,530	
2	Sitework	108,562	
2A	Demolition	16,874	
3	Concrete	26,169	
4	Masonry	2,500	
5	Metals	5,661	
6	Rough Carpentry	63,575	
6A	Finish Carpentry	48,709	
7	Moisture Protection	57,759	
8	Doors & Windows	30,622	
9	Finishes	57,997	
10	Specialties	2,301	
14	Conveying Systems	74,000	
15	Mechanical	173,230	
16	Electrical	<u>145,000</u>	
	Construction Subtotal	892,489	
	Add Pre-Construction Fee	2,500	
	Add Payment/Performance Bond	10,156	
	Add CM Fee 5%	45,257	
	Add Contingency 7.5%	67,888	
	Total GMP	1,018,290	1,018,290
	Owner Contingency +/-5%		50,000
	Architectural & Engineering Fees		46,350
	Furniture Allowance		15,000
	Owner Expenses:		
	Construction Testing	1,800	
	Insurance	560	
	Bond Bank Fee	7,500	
	Bond Legal Fee	<u>7,500</u>	
	Subtotal	17,360	<u>17,360</u>
	TOTAL PROJECT COST		1,147,000

PROJECT PAYMENT SUMMARY

Other Funding Sources:	
TH&TRC Grant (Minimum)	70,900
Library Grant	6,500
Existing Roofing Warrantee Rebate	<u>34,600</u>

Subtotal	112,000	112,000
Raised from 2015 Taxation		100,000
Bond Principal		<u>935,000</u>
TOTAL PROJECT PAYMENT		1,147,000

Clem Madden stated that there were two separate legal advisors for the review of the Construction Manager Contract i.e. Andrew Dunn and Town Counsel.

At this point in the Public Hearing, Jeff Trexler, explained the Bond funding. He presented a Bond Payment Schedule listing payment for tax years (15 years) 2016 - 2030.

Total Principal Payment	935,000.00
Total Interest to be Paid	<u>277,986.75</u>
Raised from Taxation 2015	<u>100,000.00</u>
Total Public Dollar Cost	1,312,986.75

The first year, 2015, tax rate impact will be .32/thousand. Tax Rate impact from 2016 - 2030 ranges from .33/thousand to .20/thousand. (attached)

Questions from the Public:

Ron Slocum asked about what provisions have been made for parking.

Tiffany Dodd stated that the Highway Safety Committee recently met and actually counted the number of parking spaces available between the School, Town Office, and Library. They amounted to 141 spaces. If you have an event for 250 people, there will be 141 spaces plus street parking. Should be able to take care of the parking. There will also be parking along one side of Robert Rogers Road. In addition, we will be reconfiguring the existing parking lot and add a couple of spaces. On School Street can allow parking on one side of the road so safety vehicles can get through.

Margaret Watkins stated that there could be parking on Route 13 as long as you park off the road.

It was noted they could set up shuttle vans from the Highway Department. It was suggested that the Board of Selectmen work with the Trustees to devise a plan for usage of the building. Will not be having huge concerts during the snow season.

With regard to Arts on the Common, how is this going to impact what is going on this summer?

David Bair, Construction Manager, stated that they will be having a fenced off area. It is a matter of scheduling. Any large construction work would not begin until after the Arts on the Common. They will look at the calendar. If there is a big weekend event, will adjust the schedule accordingly.

Shawn Millano stated that when he looked at the cost list, it amounts to \$800/square foot. This seems like a lot of money for what we are getting. Regarding site work, \$108,562, how confident are you with these numbers? Seems like a lot of money to be moving dirt around. Stated he previously lived in a high tax town. A project like this did not go well at Town Meeting.

Steve Saka, Flintlock Farm, What happens when you open something up in the building and it is more than you planned on, how does that work regarding contingency money? Is it enough money?

Jeff Trexler noted that Phase I was a complete review of the existing building. We looked at the building for what we have. Have good knowledge of the existing building. The contingency monies are within the budget. If it is over and above, we would have to back something out of the project. We would still finish the project.

Tiffany Dodd stated they have looked at everything. Have looked at asbestos. Have determined there is no asbestos. We have put in a two stop elevator instead of a three stop. By having a Construction Manager, it guarantees the scope of work can be done at the maximum price. If it is less, it comes back to the Town.

Regarding the septic concerns, Jeff Trexler stated they would be putting a flow meter to determine gallons per day for up to six months or a year. Taking the flow number from 1970, they had established flow. Septic rules allow you to use flow meters for a year and would probably show a lower number.

David Stilson asked if this gets approved, who is responsible to determine if this is acceptable. It would be up to the Board of Selectmen and the Board of Trustees to manage and keep up to date. Board of Selectmen will be responsible.

David Stilson stated the idea of putting a flow meter is basically saying you are not going to touch this system. Isn't it a rule that you have to have a system before you start the project? You are saying let the taxpayers go ahead and okay the project and after a year you need a new septic system. What if we need one in 5 years, we hire six more people to work in the Town Office, now you are limiting the Town in hiring employees. You need to have an accepted plan from the State and the Board of Selectmen should not allow you to go ahead with the present plan. What if it fails? Who replaces it?

Tiffany Dodd stated the septic system was designed for 80 years. Then it stopped in 1986 and now we are going back to what it was.

Leo Martel stated he was here when Jacques Belanger was making his recommendation. The system is borderline with the Town Hall project but that you are never going to have 250 people in one day.

David Stilson asked who pays for everything when you have to open up the end and add pipes. You have to open them up and dry them out. I know what the Enviro System is all about. This is an increase of use and you have to upgrade the system to 850 gallons/day equal to a four bedroom house.

Fred Mullen stated we used to have 200 people at Town Meetings in the upstairs and the bathrooms were downstairs with urinals on the floor, etc. We have not changed the use. When there was a sewage smell, it was determined that water had evaporated out of the traps.

Fred Mullen stated regarding the artesian well, it feeds the Fire Department and the Police Department. Also there is a 2" line down Robert Rogers Road. They are probably still there. At one time the artesian well fed ten houses. The regulations changed and now any water supply which feeds ten or more houses is considered a public water supply and there are more restrictive rules. At this time, houses on this system were told they had to put in their own well.

Bill Zeller stated there used to be school in the building with between 45-50 students in that building. The proposed use is actually less than it used to be plus there was a full kitchen used for serving hot lunch.

Jeff Trexler stated that measuring the flow makes a lot of sense.

Brad Connelly stated he was living in Dunbarton for the second time. Back in the day, there was a birthday party for Webster Burnham when he turned 80. Because he could not climb the stairs, he sat down on the first floor and enjoyed the party.

Scott Kuhn asked if we were certain there is no asbestos.

It was noted there is absolutely no asbestos in the building.

Scott Kuhn asked what the capacity of the school gym was. It was noted between 500 - 550 and it was filled for the School District Meeting for the decision for students going to Bow. Would not think we could hold the Town Meeting in the upstairs Town Hall anyway. Would have to have an auxiliary location.

Larry Petersen asked about the foundation and are you going to have construction equipment in preparing the base? That vehicle is going to affect the old building. By expanding out, how is that going to affect the rubble of the old building? What is the cost of preparing the foundation?

Jeff Trexler stated there are actually two foundations. In 1936 there was a WPA project and they created a new foundation. Some of these rocks are going to fall out of the old foundation.

Ron Slocum asked if there was any consideration for going with geo-thermal or solar?

It was noted they checked into this and it was cost prohibitive.

Clem Madden noted there would be heat pumps for the heating system. Will address the heating on the second floor.

Tom Groleau asked if this building had a lot of public use. Are there any requirements for water testing? It was noted that the Town Office does an annual water test @ \$100/test. Would this building require this testing.

Brian Pike stated that with regard to the well, it may be considered a public water supply.

Tom Groleau stated that with regard to the septic system, Jacques Belanger stated it needed to be a 2,000 gallon septic tank. We know that it is a 1,000 gallon septic tank. If the flow meter determines we need a 2,000 gallon tank, we would have to replace the tank.

Jeff Trexler stated he did not think we should plan to spend money to replace the tank until we get the results of the flow meter.

Tom Groleau stated he felt they were putting the Town at risk.

Jeff Trexler asked why do it now when you don't have to.

Tiffany Dodd stated this will be resolved within the calendar year.

David Stilson stated that the septic tank has nothing to do with the water flow. Jacques Belanger did say you needed a 2,000 gallon septic tank. The leach bed should be increased by 5%.

Margaret Watkins stated that the Arts on the Common will raise more than \$5,000 if there are costs. We will fund raise to make that happen.

At this point in the discussion, Line Comeau, Town Administrator, asked if the wording of the Warrant Article had changed from her version. Jeff Trexler stated they had minor changes.

There being no further discussion, the Public Hearing closed at 9:15 p.m.

The Board of Selectmen reconvened the regular Selectmen's Meeting at 9:25 p.m. after a short recess.

Respectfully submitted,

Alison R. Vallieres, Recording Secretary

Ted Vallieres, Chairman

Brian Pike, Selectman

Tom Groleau, Selectman