

TAFT BUILDING COMMITTEE MEETING

SEP. 23, 2014

Attending: Joe Cronin, Susan Darnell, Amy Fahey, Jay Washburn, Chuck Noel, Dan Labastie, Kevin Rudden

Also: Andrew Jenrich, Bill McHenry, Mary Bulso

Meeting called to order at 7:12, subsequent to a tour of 29 North Ave

Motion to approve the agenda was made by Kevin, seconded by Jay, and passed unanimously

Motion to approve the minutes of August 27 made by Jay, seconded by Kevin, and passed unanimously

Bill McHenry:

Bill successfully applied for a \$6,000 Technical Assistance Grant from DOER which will fund the design and bid specs for the HVAC system. The grant has been signed both by the Town Administrator and the Board of Selectmen. Permission has been given to use Abacus as the vendor. Abacus will need to submit individual invoices for this work in order to document expenses specific to this grant. The grant funds must be spent in FY 15. Mary would like to review the specific language of the grant to ensure compliance with the requirements.

Bill participated in a conference call with National Grid with Mary and David to investigate incentives. Incentives for lighting and equipment will be researched. Mary will ask David to provide information on specific fixtures and then National Grid will identify possible incentives for those fixtures. Bill will communicate the results of the research to the Committee by email.

Mary Bulso

Joe read the letter accompanying the invoice from ADC Septic documenting the invasion of roots into the leech field and D Box. Mary will contact the BOH to see if they will approve the use of the existing septic system design as the system was approved in 2009. The repair work will need three bids.

Dave Darling has begun the work to bring the well exterior up to code, which includes raising the wellhead, encasing the electrical wires, and filling the void with sand. National Grid is reviewing how to bring power into the site. Currently, there is one existing pole for power and a second pole for cable and phone.

Financial Updates

Susan contacted Senator Moore's office for an update on the capital authorization bill which includes 1.2 million for the renovation. Senator Moore has met with A&F and strongly voiced his support for this borrowing. Support from the MBLC is seen as lacking.

The Trustees have developed a list of potential fundraising/awareness activities. The list will be vetted at the Oct 1 meeting.

Budget Review

Abacus has not yet provided an updated cost estimate as the demolition work has uncovered new conditions that need to be considered. Mary was commended for all her work with the prisoners and the Sheriff's Dept. Republic still has a big pile of materials to pick up; which is scheduled to be removed this week, and they will be credited for their donation.

Invoices

Two invoices had been received. The first was from ADC Septic for \$500. A motion to approve was made by Chuck, seconded by Kevin, and passed unanimously. An invoice for Project Management for the month of August for \$960 was billed by Lamoreaux Pagano. Kevin made a motion to approve, seconded by Jay and passed unanimously.

Update

Jay had circulated an article for the Town Crier thanking people and organizations for their contribution to the project. Amy added information on how people could make donations. Jay will finish up the letter and submit it to the Town Crier for publication.

Items No Reasonably Anticipated

Mary noted that Fred Lapham (civil engineer of record) is concerned about water potentially infiltrating the basement as the water table comes up in the fall and winter. Digging test pits have created a problem with drainage at two corners of the building. One corner has not been properly filled and the second has a crushed pipe. Mary will review the contract with Yankee, specifically around liability for damage for repairing the damage.

An unknown neighbor has volunteered his assistance, perhaps with landscaping. This could also be an Eagle Scout project with a focus on removing shrubbery around the Rectory.

Mary has not been able to obtain specific information from Representative Fernandes' office about the \$50,000 for window replacements included in the state budget. Kevin will contact Rep. Fernandes for the official language to coordinate with the bid specs.

Next Meeting

Scheduled for Wednesday October 8 to review drawings and cost estimate from Abacus.

The meeting was adjourned at 8:46 upon a motion from Dan, seconded by Amy, and passed unanimously.

Minutes by Susan Darnell