4/11/24 – Minutes from Addison Town Hall Building Committee

Present: John Spencer, Levi Barrett, Chris Stackhouse, Bob Schatz, Cheri Waterman, Geoffe Nelson, and Elizabeth Armstrong.

John opened the meeting at 2:07, A motion to approve the minutes from 4/5/24 was made by Levi, second by Bob, 5 yes, 0 no.

No public comment was heard.

Chris discussed the latest feedback from Jenna regarding the probability that new, insulated glass windows would be accepted, if the dimensions could be close enough. Chris was optimistic the window line called Elevate, by Marvin would have a thin bottom sash, bottom rail, like the unusual windows in the Town Hall.

All agreed that was good news but recognized the large bank of “school windows” in the Clerk’s office would likely need exterior storms, perhaps interior storms, and maybe even sound deadening curtains. The result being little light passing in or out. This being the result of the committee accepting the NPS choosing the “Plan B” design, with the vault on the south side.

Cheri said the architect’s contract is being signed, and she will send a second check for a Jan. invoice, since the first check is perhaps lost in the mail. She will cancel the first check.

John explained we should release Laz to do all the necessary engineering for an updated and more accurate estimate. However, we also need Laz to prioritize a “Phase 1” package of drawings and specs for jacking, sub slab plumbing, concrete foundation, etc. The goad being to expend the $75K Bruhn Grant, and the $300K (maybe more), ARPA funds, prior to their expiration dates.

We would like to strive for a fall start for this work, but first need enough work from Laz from which to seek the three bids required by Town policy.

John mentioned a State RFP website where we could solicit bidders.

Demolition: We are waiting for the results from Clay Point, directing us on future demo. They are testing for asbestos, lead, PCBs, etc.

We hope Laz has success in releasing demolition of the brick chimney, all the way down to the stone foundation it sits on. This will simplify the jacking process greatly. The wainscot wrapped chimney upstairs could be replicated, but in the clerk's office it lands right on the reception desk. Bob suggested a slightly shifted, faux plastered chimney could be built over the clerk's coat closet, if deemed essential.

Chris will next write a more descriptive list of demolition tasks, for Laz to review, and advise us on who is best to write Elizabeth Peebles for permission to get volunteers going.

Chris will also look closely at the two front doors, to see if the outer layers could be replaced, rather than buy a 5' x 7'-6" pair of custom doors.

John will contact John Ashley regarding relocation of the Geo Marker, embedded in the front concrete steps.

Alma Brigs has sent two written questions to the THBC.

1. Asked for the square footage of the "Clerk's Office". Chris volunteered to write each room's square footage and highlight the walls for that room. Cheri and others directed Chris to include all spaces downstairs except the mechanical room and elevator machine room. #2. Asked for a "percentage of tax increase", due to Town Hall project. John will endeavor to answer this very complicated question for her.

It is apparently in our committee's charter that we send an invitation to the Selctboard members. John will add them to the email list. John also mentioned he thought the Selectboard had not formally ratified the THBC Charter.

Regarding the 2-month Tri- Town "Tap-on" permit process, Tri-Town needs the plans and engineering to begin their work.

Regarding the formation of the "Friends of Addison" 5013C, Geoffe Nelson gave a sample application to someone on the committee, months ago. There

remains a solid handful of willing volunteers, still awaiting a leader. It's hoped Michael Hollis is still possibly that leader.

The next meeting was scheduled for Thursday, April 18th, at 1:00 pm.

A motion to adjourn was made by Levi, second by John, approved 5 yes, 0 no.

Chris Stackhouse - clerk