

Minutes of the Old Town Office Subcommittee meeting held January 14, 2017, 4 p.m. at Mendon Town Office

Members present: Dick Wilcox, Phil Douglas, Jennifer Bagley, Fred Bagley, Ann Singiser, Steve Singiser
Members absent: Mike Barone

Minutes of the previous meeting were approved.

The Committee met to review with Dick and Phil actions taken since our last meeting on September 29, 2016. The discussion centered around a recent meeting the Bagleys and Singisers had with Ernie Smalley reviewing cost estimates originated by him for certain restorative work on the Old Town Hall. Ann presented a written comparison of estimates developed by Ernie in 2013 with those submitted by NBF in 2016. The comparison chart is attached to these minutes.

Discussion focused on correcting drainage behind the building, adding gutters, and stabilizing the perimeter foundation at certain points, as well as exterior painting and window repair. The estimated cost for all of this would be about \$100,000.

Dick indicated that he, as a Selectman, would not agree to such a large expenditure without additional information regarding funding and broader Town input on the costs of restoring this building and its long term use. He did say he would endorse a much lower expenditure to stabilize it, until more information became available.

As a next step the Committee was asked to come back with a plan, perhaps after meeting with Ernie again, to stabilize the structure until issues stated above are better addressed. It was hoped that a much scaled down plan costing around \$5,000 could achieve this goal.

Our committee will follow up on this request. In any case, no work can or will be done until spring.

Respectfully submitted,

Steve Singiser
Clerk
September 20, 2017

Old Town Hall Estimates

Ernie Smalley 2013

Frames and Structure Jack & support frame/correct deficiencies Remove & replace all sill beams, install new sill beams and cross framing Install T&G wood plank timber flooring	34,722
Exterior Siding Remove/replace rotted wainscot, water table, and misc. trim Prepare structure for painting, prime and apply 2 finish coats	23,672
Windows, Doors Existing window restoration Installation of period style entry door system in place of overhead door	20,703
Foundation Remove and dispose of concrete slab on grade Grade, supplement with new stone, place vapor barrier Remove and replace concrete foundation piers	15,491
Site Remove trees directly overhanging structure at South elevation Excavate, re-grade bank, place retaining support Create swales and drainage Excavate and place 2x2 crushed stone, pipe, and fabric curtain drain at s., e., and w. elevations	9,063
Total	103,651

NBF/Smalley 2016

Essential Stabilization Lower grade to 4'-6' below bottom of sills on e. end and divert run off, remove outhouse and chimney, provide new concrete foundation Replace rotted sills		60,640
Desirable Stabilization Replace rotted siding, Paint exterior Repair, reglaze and paint windows Repair electrical sufficiently to provide general lighting *	11,685 14,075 13,345 5,100	44,205
Historic Improvements Remove tenant fix-up inc. mezzanine, support walls, and CMU partitions* Expose and repair original wall finish* Remove front deck & concrete stair below, permanently close front door	7,100 17,280 3,270	27,650
Desirable Improvements Replace overhead door with single or double historic compatible swing door Remove carpet and install new wood floor on sleepers Replace asphalt shingle roofing in a few years*	12,340 29,865 10,900	53,105
Total		185,600

*N.B. Smalley 2013 estimate does not include interior work or roof replacement reducing NBF estimate by 40,380, resulting in 145,220 (NBF: 5100+7100+17,280+10,900=40,380)

