

FRANCESTOWN HERITAGE COMMISSION  
Minutes of January 20, 2016 Meeting

Present: Barbara Caskie, BJ Carbee, Diane Curran, Brad Howell, Michele Ferencsik,  
Elly Miles, Lisa Stewart  
Others: Scott Carbee

The meeting was called to order at 5:30 PM.

Elly said at the last meeting we agreed to look for ways to keep the Town Hall project moving forward. We hoped to find some areas where the cost could be lowered so the project could proceed with the money at hand. We appreciate architect Mike Petrovick taking time to join us.

Michele asked if the meeting mentioned by Michael Bruss in May to go over the initial GMP proposal after subcontractor bids were received had been held. Mike responded yes, it was held at MacMillin's offices in Keene December 4. This was the value engineering meeting which Brad and Elly attended along with Mike and Michael Bruss and the MacMillin team. Bids were gone over and every item considered that might be able to be changed. For example it was decided that the old flooring on the first floor was serviceable and new flooring not needed. It was the architect's decision as to what if anything could be changed based on building integrity, Code requirements, and the LCHIP agreement.

Elly asked about the 10,000 sq. foot requirement and the occupancy number in relation to fire sprinkler requirements. BJ said there was real concern about the \$98,000 cost and there were municipal buildings the size of the Town Hall that were not sprinklered. Mike said there were four sets of Codes and public assembly in a two-story woodframe building brought them all into play. The state fire marshal has final say. While some aspects of historic buildings could be eligible for a waiver, there were no exceptions for life safety systems. Scott asked about the 10 water tanks listed for the basement rather than one tank buried outside. Mike said this might be investigated but the savings at most would be no more than \$30,000 and there was no guarantee a buried tank was feasible.

Mike said his first preference would be to keep the project on hold until all the money is raised. He thought it was a good idea for the Friends of the Town Hall to become a 501 c 3 in order to be eligible for grant money that is not available to municipalities. There isn't much small stuff in the project to be cut. It would be very difficult to scope it to stages and it would have to be rebid. It would be more expensive.

Michele asked if there could be a meeting with LCHIP and Barbara Miller to look at alternatives to getting the Town Hall done. Elly will invite LCHIP and Barbara to meet with the Heritage Commission and Mike Petrovick. The Friends will look into becoming a 501 c 3 organization.

The next regular meeting of the Heritage Commission will be February 13, 2016 at 9 AM.

The meeting adjourned at 6:30 PM.

Respectfully submitted by Elly Miles