



Town of Barnstable

Community Preservation Committee

www.town.barnstable.ma.us/growthmanagement/PropertyManagement/CommunityPreservation

Lindsey Counsell, Chair
Laura Shufelt, Vice Chair

Marilyn Fifield, Clerk
Alisha P. Stanley, Project Coordinator

Monday, January 24, 2011

Approved Minutes as Amended

Town Hall Hearing Room at 367 Main Street, Hyannis at 5:00pm
Meeting called to order at 5:02 pm

Members present: Lindsey Counsell, Terry Duenas, Marilyn Fifield, Tom Lee, Paula Schnepf, Sue Rohrbach, Laura Shufelt, Rene King (5:20 pm)

Members absent: Patrick Princi, Town Council Liaison Janet Joakim

Motion duly made by Laura Shufelt and seconded by Terry Duenas to approve the minutes of January 3, 2011 as amended.

VOTE: Aye – Counsell, Duenas, Fifield, Lee, Schnepf, Rohrbach, Shufelt

Public Comment:

Dorr Fox of Preservation Massachusetts and the National Trust for Historic Preservation supports funding of the historic Old Selectmen's Building. Dorr is interested in seeing the original framing of the building (windows and doorway) restored as well as the unique shingling.

Henry Farnham, West Barnstable Town Councilor, is looking for clarification of the cost estimates of the OSB. He points out that the current request of \$381,000.00 is approximately \$600 per square foot. He suggests that an RFP go out to the private sector for the repair work as opposed to the estimate provided internally. He also suggests recapturing excess funds from completed projects to help with these new projects. He suggests the Committee proactively send RFP's out externally before internally and allow Members to review the proposal.

Correspondence: None

General Discussion:

Town Hall Exterior – The Committee requests an explanation of the expenditures of the Town Hall Exterior to date. The MUNIS print out does not show a salary line item so the Committee would like to know where the salary funds are being taken from. John Juros, DPW, provides an overview of the project funds - \$3M suggested for the proposed project, the low bid came in around \$2M, the first change order was in the amount of \$57,000.00, and another change order is in the queue in the amount of \$80,000.00. To date, the roofing, flashing and gutters have been completed. A Change Order (CO) Log was distributed to the Committee (exhibit # 3). CO's come up when uncovering unforeseen issues as work progresses, and Juros requests that the difference in the proposed fund amount and actual bid amount remain available to cover those unforeseen costs. The CO coming forward in the amount of \$20,000.00 (CO No. 20) is for window alterations. Even though the windows are initially out of the Energy Grant fund, the CPC can grant the CO request. The Town Hall Exterior Windows were rejected because they did not meet context of the historic building. The mock-up went in and was not accepted. There was a cross between design, miscommunication, the window supplier, and moving forward without checking on the conditions on site. This delays the project until mid May for completion.

Trayser Museum – The Historic Assessment is coming to an end. The Growth Management Department (GMD) is planning how these structures should be renovated. Restricted access to the second floor is favored, as renovation costs for handicapped access would be prohibitive..

Burgess House – The main building is being maintained and is good enough for small meetings. The barn needs to be stabilized and possibly used relative to the park, which could involve the installation of plumbing.

Letters of Interest: None

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Decisions:

Old Selectman's Building (OSB) – Town of Barnstable DPW

The Committee addresses Councilor Farnham's comments regarding the cost estimate for the OSB. There is limited space, is not often used by the public, has an active art center, and is not an essential building to the Town. Members of the Community are encouraged to raise additional funds to support the project as Historic CPA funds are being spent down very quickly. A counter comment suggests that it is a unique historical building and if CPA doesn't help, how will it ever be fixed and who will maintain it. Because it is not a fund generator, there will not be maintenance funds available for such work. Chair Counsell suggests that CPA funds can be sought at another time if necessary. It is suggested that the work be scaled back and request assistance from a Historic Consultant to review the estimate to help minimize the costs. The Committee would be open to future proposals; this project is not formally postponed.

Laura Shufelt moves to make a motion to deny without prejudice the Old Selectmen's Building request and Sue Rohrbach seconds the motion.

Vote: Aye: Counsell, Shufelt, Schnepf, Rohrbach, Lee, King

Nay: Terry Duenas and Marilyn Fifield

School Administration Building (SAB) – Town of Barnstable DPW

CIP matching funds in the amount of \$200,000.00 are available to offset the original fund request. The Committee reviews soft costs including design fees, Project Manager and contingencies. Soft costs can be paid out of CPA funds, but it is preferred to be spent on the actual construction part of the project, with expenditures clearly itemized. The Committee also suggests looking for additional grants – similar to the Town Hall windows and would like an update on the window and grant situation. The Committee Chair suggests putting the SAB decision off until the next meeting. The Committee also reviews the 5 Year Program Projection (exhibit #4) that defines expenses and revenues for FY2012-FY2016 along with the CPA fund sheets (exhibit #5 and #6) when determining funding the two historic projects.

Staff Update:

Postponed to the next meeting

Closing Public Comment:

Dorr Fox of Preservation Massachusetts and the National Trust for Historic Preservation offered to work with someone in DPW to come up with other funding sources. There are MPPF grants from MHC, and the Mass. Cultural Council gives grants for projects like the OSB. He is very willing to work with staff to set priorities and find alternative methods, such as repairing existing windows, for preservation that can be less expensive. DPW will be in touch with Mr. Fox.

Mark Milne has been requested to come to next meeting by Committee Member Sue Rohrbach to discuss financials.

The Town of Barnstable Legal Department, Charlie McLaughlin Assistant Town Attorney, requests to move to Executive Session.

Chair Counsell makes a motion to move the Preservation Committee into Executive Session to consider the purchase of real property on the basis that I (Chair Counsell) declare than an Open Meeting may have a detrimental effect on the negotiating position of the Town and not to reconvene in Open Session and was seconded by Laura Shufelt.

Roll Call Vote: Rene King-Yes, Lee-Yes, Rohrbach-Yes, Lindsey Counsell-Yes, Laura Shufelt-Yes, Fifield-Yes, Paula Schnepf-Yes, Terry Duenas-Yes

Open Session Meeting adjourned at 6:20 pm.

Next CPC meeting: Monday, January 24, 2011

Exhibits:

Town Hall Exterior Restoration and Timeline (exhibit # 1)

Town Hall Exterior Photos (exhibit # 2)

Change Order (CO) Log (exhibit # 3)

5 Year Program Projection (exhibit #4)

CPA fund sheets (exhibit #5 and #6)

Respectfully submitted - Alisha P. Stanley, CPC Project Coordinator

Public files are available for viewing in the Growth Management Department located on the 3rd floor of Town Hall, 367 Main Street, Hyannis

** Further detail may be obtained by viewing the Channel 18 video on demand at <http://www.town.barnstable.ma.us> **