



Town Manager
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TOWN OF GROTON

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Municipal Building Committee for Prescott School

Gregory Sheldon, *Chair*
Anna Eliot, *Vice Chair*
Halsey Platt, *Clerk*
Gary Green, *Member*
Alison Manugian, *Member*
Becky Pine, *Member*
Lynwood V. Prest, *Member*

Date: July 7, 2015
Members: Becky Pine, Anna Eliot, Greg Sheldon, Halsey Platt
Others: Ann Wortman
Handouts: Agenda, June 9, 2015 draft minutes, June 23, 2015 draft minutes, Revised Calculated Allowable Floor Live Loads (Prest), Cost Estimate Work Sheet (Platt)

Meeting called to order at 7:15 pm. Greg Sheldon ascertained that some members have not been sworn in so there will not be any votes planned as a part of this meeting.

Project update from chair

Greg Sheldon reported in with this Committee's quarterly report to the Board of Selectmen last night. There will be a placeholder put in the Fall Town Meeting warrant, but this reserved space is not designed to rush the work of this Committee. Greg Sheldon contacted Kathy Shelp, COA Director, and her COA planning committee is available to meet with this Committee on several dates in early August (4th, 10th, or the 11th). The Council on Aging surveys will be tabulated by the end of July. Greg Sheldon noted that a couple of Friends of Prescott volunteers have offered to work on each outlined analysis item.

Development plan outline

Halsey Platt spoke about tackling cost estimates and noted that each iteration can raise additional questions to be answered. Hopefully, each concurrent review will bring the group closer to a useful conclusion. Distributing a handout, Halsey Platt explained that his starting point was the Bargmann report's cost data on the 70/30 plan that subcontractor Daedalus had estimated.

In that work, a cost estimate of \$5.2 million is needed to renovate Prescott's 27,000 square feet. Halsey Platt pointed out that there is an additional charge (\$529,000) for having a split of private and public. Halsey Platt questions whether this charge needs to be budgeted should the building stay 100% public. As detailed in the handout, Halsey Platt's cost estimate removes \$462,453 as deductions for items that are not needed such as removing front entry stairs, a portion of the bathroom renovations, and removal of replication of tin ceilings.

Instead, Halsey Platt increases the cost estimate by adding the following charges: central air to the entire building for \$274,000, lower level parking to the rear of the building for \$60,000 and regrade the South elevation with window changes for \$500,000. All together, these changes represent \$834,000 in additional charges.

With other design and pricing contingencies, etc., then the total cost before bonding expense would be \$6,853,106.

Halsey Platt reminded the group that as far as visiting other town's repurposed school buildings, be aware that there are different levels of finishes to set as one's aim for renovating the Prescott School. Anna Eliot reminded the group that certain Selectmen have commented in the past that they do not want the Town to be landlords of the building. This is something to have in mind for the committee's business model. Becky Pine commented that she would hope that the renovation standard would be good quality work that would last and attract people to the building.

Refining/revising cost estimates

Greg Sheldon noted that the largest costs seem to be electrical and plumbing. Halsey Platt said that if the committee is able to pull together the use plan that we will propose with Annika Nilsson-Ripps drawing up floor plans, Alison Manugian's School District use layout and Val Prest's structural information, then perhaps the Town could hire a professional cost estimator such as Daedalus to revise cost estimates. For an outlay in the range of \$5,000 for Daedalus to refine cost numbers, the Town might obtain a more accurate estimate. For example, is the cost 6.8 million or 4.8 million? The entire group agreed that this spread between the lower and the higher cost is apt to be a meaningful number to Groton residents. As Halsey Platt explained, with the current information, it may not be possible to narrow the price range for the renovations.

Group discussed whether to apply for an out of sequence CPC grant to pay for the fine-tuned cost estimates. Becky Pine will contact Bruce Easom to follow up on the CPC grant angle. Greg Sheldon will contact Mark Haddad about whether there is \$5,000 in the municipal budget to spend on a Daedalus type analysis.

A stack of survey responses have been received. More GELD survey responses are expected in the next couple of weeks. While responses are varied, there seems to be traction for a community kitchen.

Meeting adjourned at 8:40 pm.