

Town of Hadley Building Committee

January 22, 2015 Meeting Minutes, # 26

Present: Gary Berg, David Waskiewicz, Daniel Regish, Timothy Neyhart, David Tudryn

Tardy: Wilfred Danylieko (arrived at 7:55 pm)

Absent: Andy Klepacki

Others Present: Joanne Konieczny (Library Trustee), John Mieczkowski (Planning Board), Peter Maleady (Friends of Lake Warner)

Call to Order: Called to order at 7:06 pm

Approval of Previous Minutes: January 15, 2015 minutes pending.

Correspondence and Public Comments:

There was a discussion of the email exchange between David Tudryn and Janice Stone of the Hadley Conservation Commission. The Commission would like to see an easement to access the North Hadley Pond as part of the RFP for North Hadley Hall.

Ginger Goldsbury of Hadley Historic Commission indicated that communication with the Massachusetts Historic Commission was requiring a copy of a legal plot plan for North Hadley Hall or assessor's parcel map and pictures of the exterior to determine eligibility for a preservation restriction.

Tim Neyhart indicated that the Select Board would like a monthly progress report. The Select Board would also like a page from the committee to put in the Annual Town Report (Tim and Dave T. will work on the report page).

Tim Neyhart received the space needs questionnaire from the Senior Center. He is to forward to Alison D. for compilation.

Peter Maleady, of 144 Mt. Warner Rd, (member of Friends of Lake Warner) indicated that the Friends of Lake Warner would like to be involved with creating and/or maintaining access to Lake Warner via the North Hadley Hall property. They would like to be involved in future discussions.

Reviewed letter written by Dave W., from MBC, to be sent to the Hadley Historical Commission in regards to the Town Hall Doors. It was approved for submission with minor changes. Dave W. was to revise and send.

John Mieczkowski provided a copy of a study to Willy D. that was done for the sewer plant and the future needs. Willy was to read and possibly report at the next meeting.

Appearance of Cathy Zatyryka (Park and Rec) who was to speak about other possible locations for the temporary move of the Park and Rec Dept. was postponed to a later date when more information could be gathered.

New Business:

Suggested Articles for Spring Town Warrant include:

- 1) Additional Town Hall moving costs not accounted for.
- 2) Re-location costs for Park and Recreation move.
- 3) Survey costs for other town buildings.
- 4) Costs for asbestos testing of Town Hall.

Gary Berg was asked by the Select Board to represent his Department by creating a maintenance budget for fiscal year 2016. The budget was to be an increase of 2 % over this year's budget. Gary was to gather information about what items this would cover. The Municipal Buildings Committee discussed the merits of producing a "true" budget that would indicate the maintenance needs for each building and the related costs. We would present this information to the Select Board and public in the near future at a time not determined as yet.

Old Business:

Gary Berg is getting 3 bids on Senior Center doors.

A bid opening for the Senior Center roof occurred with 11 bids received. The lowest bid was the same as the original estimate. There was a substantial range of prices between high and low bids.

We have received some quotes on the North Hadley Hall roof repair. No decision was made to go forward with this as the possibility of a sale in the near future would not make this a prudent action.

Tim and Gary spoke with a person at Amherst College who is knowledgeable about asbestos removal and reported the following:

It was suggested that the Town Hall asbestos removal consist of 4 different RFP's. This would include:

- 1) Find testing agency for asbestos before and after. They could help with bid writing, give list of contractors.
- 2) Find moving company to move Town Hall contents before and after.
- 3) Find contractor for removal of asbestos.
- 4) Find contractor for installation of flooring.

The MBC or designee would act as the General Contractor.

The North Hadley land search RFP was sent to David Nixon for editing.

Project Consultant--A draft of the RFQ was sent to David Nixon for editing. David Tudryn was to send a copy to the MBC for review and comment.

New Action Items:

- Submit page for Annual Town Report--Tim N. and Dave T.
- Send letter to Historical Commission about Town Hall doors—Dave W
- Gather information for building maintenance costs—Gary B.

Deferred Action Items

- Swing space discussion for Park and Rec deferred after warrant article discussion
- New position/responsibilities for town Building Maintenance Supervisor draft of position outline/duties. D.Tudryn, deferred.
- Cover costs of relocation of Park and Rec based on divestiture of NHVH.
- From our discussion with the SB, define building maintenance structure/work flow going forward. Tabled.
- Seismic Requirements for Historic Buildings: T. Neyhart, D. Waskiewicz. Awaiting MA updates.
- Discussion with HA regarding volunteers to help document layout of Russell School. D. Tudryn to contact HA Principal.
- Town Buildings Historical Classification: D. Tudryn to D. Nixon, Hist. Comm.

Upcoming Meetings

Tuesday Jan. 27; Monday Feb. 9; Monday Feb. 23; Monday March 9; Monday March 23

Other Interesting Dates

January 27, January 28 Library Forums
Feb. 18, is the deadline for Annual Town Meeting Warrant Articles.

Adjournment:

Motion to adjourn: Motioned: Gary D., Second: Dan R.
Meeting adjourned at 8:30 pm.

Respectfully Submitted,
D. Waskiewicz