

Lee Facilities Committee Minutes of Meeting of July 12, 2017

Present Members: Deborah Schanda (Chairwoman), Scott Bugbee, Wayne Lehman, David Meeker, Mark Nelson

Ex Officio:

Visitors: Annie Gasowski, Anne Tappan, John Tappan, Katrinka Pellecchia

Call to Order: 6:35 pm

Public Comments: None

Approval of Previous Minutes: Minutes of meetings held on May 17 and May 31, 2017, approved as amended, meeting held on June 14 and June 28, 2017, approved as written.

Updates and Announcements:

Purchase of Lee Church Property: S. Bugbee reported that there has been no response from the Church leaders concerning the possible sale of their property.

Dept. of Agriculture – Rural Grant/Loan Program: M. Nelson reported that the program has the possibility of grants up to a limit of \$250,000.

OLD BUSINESS:

Review of Options: D. Schanda presented a revision of the spreadsheet comparing costs for common features across the different options the Committee is considering. There was considerable discussion of the various cost estimates shown in the chart. It was suggested that the estimates should be assessed by a professional builder. J. Tappan spoke stressing the importance of providing such a professional with guidance concerning the quality of construction that Lee wants or needs. K. Pellecchia said that she believes the estimate of \$193/sq. ft. for the library construction is too low and suggested that a value of \$225/sq. ft. would be more accurate. Several people spoke for the value of individualizing cost estimates according to the building, its purpose, and its construction quality needs rather than a single estimate for an item across all buildings. Accordingly, it was decided that mid-option cost estimates for the Town Hall and Library would be \$170/sq. ft. and \$200/sq. ft., respectively.

Professional Advice: S. Bugbee suggested that Randy Stevens be asked to enquire of his source for his preliminary plan, Mr. Meador, for the accuracy of the Committee's various cost estimates and for the quality of construction on which his comments are based. It was decided that D. Schanda would contact Randy to initiate this process and that other professionals, such as C. Rossi, would be asked to comment on the cost estimates.

NEW BUSINESS:

Other Sources of Funding: S. Bugbee will contact the Heritage Commission to enquire about the possibility of their support in identifying non-Town support for moving and renovating the Hobo Shed. He also noted that other sources of support may be available for other components of the program.

Operating Costs: S. Bugbee noted that it is important for the Committee to provide the Select Board with estimates of the increase in operating costs associated with the proposed plans for new construction and renovation of the Town's buildings. He offered to seek such estimates for the next meeting and to enquire concerning the possibility of energy rebates or savings dependent upon construction details.

Scope of Final Presentation to Select Board: It was decided that the final presentation to the Board should contain a careful presentation of the differing details in the options presented and to also indicate those factors which the Committee did not include in their deliberations and recommendations.

Adjournment: 8:00 P.M.

Next Meeting: 6:30 pm, July 26, 2017

Submitted By _____
David Meeker