



Farley Building Committee Minutes June 4, 2021

Members present:

Kevin Anderson, Chairman-Community Volunteer
Karla Vogel, Heritage Commission representative
Lynn Schur, Community Volunteer
Dr. Jeanne Smith-Cripps, Community Volunteer
Mike Leavitt, Budget Committee representative
Lori Radke, Town Administrator (non-voting)
David Sullivan, Community Volunteer
David Petry, Select Board representative

Absent:

Doug Cleveland, Planning Board representative
Joan Cudworth, Director of Public Works (non-voting)
Michael Bates-Historic District representative

Discussion –

Kevin started meeting, asking for any updates.

Mike said Windy Hill had given their proposal. He was able to get in touch with a company that helped out in 2011; unfortunately, they were too busy to help. Windy Hill's proposal came in at \$6,000 and up to \$9,000 if they needed to bring in other help.

Kevin-The goal is to come up with a proposal for general, flexible office use for the building. Kevin said the NH Preservation put him in touch with May, an architectural historian and preservation consultant. She visited the property in 2016. She works with the historical aspect of the projects and teams up with architectures. She also said she could accomplish this work even if there is no specific use for the building. For example, we may want to use the Windy Hill to team up with May. Between the three, Charter Bros, May, and Windy Hill, we may be able to put together a good report. David said the select board could waive any issues with the purchasing policy. Kevin believed the total for all three might be somewhere around \$10,000.

David Petry, as far as the uses, we can not be hinged on any one entity moving into the building. However, if any of the consultants are looking for more information, David suggested letting them know to keep the original space as large rooms where cubicles can be added later.

Kevin said he would reach out to the charter brothers to see if these three groups will work together. The committee can fill out the NH Preservation questionnaires. Karla said the maximum amount we would get is \$10,000. The town has to put up \$5,000. If we get the grant, the town will get \$5,000. Kevin said that amount would go toward the finding report.

Kevin said all these consultants need to be approved by the NH Preservation.

Karla said we should start with the narratives. They will be distributed between the members of the committee. Lori said all the Farley documents would be available electronically.

Mike asked if May had a fee. Yes, she does have costs. However, they are not known yet. David suggested giving Windy Hill and Charter a new scope and resubmit a new quote.

Lynn went over the application. Much of what is needed the committee already has. David asked about pricing from charter. David Sullivan said no numbers or quotes came in.

Mike suggested that the three groups mentioned would not be willing to work together. Kevin suggested we choose between Charter Brothers and Windy Hill to work with NH preservation.

The consultants would take the application and take on the more involved pieces of the application. So much of the information needed is what we already have to keep the cost down.

Kevin asked the committee to give all our information to the consultants; they should provide us with a reasonable estimate. They all agreed. Karla said the application had been completed once before. We need to update it.

David noticed the grant was for \$4,500, not \$5,000. The town needs to match the grant.

Kevin talked about the time frame taking up to 8 weeks for an answer. Kevin suggested getting the application in as soon as possible to give the consultants time to work on their reports.

Mike said we need to find the cost for the other options, such as tear down or rebuild. He believes the consultants hired may be able to give those numbers as well. David Sullivan mentioned an old estimate for the demo, but it did not include asbestos removal.

David Petry said we would need accurate quotes for the town meeting. At a minimum, we will need to spend between \$10,000-\$20,000 to get accurate numbers.

If we get plans to restore, we can use those plans to rebuild and make it look the same as it is now. The problem with restoring you may run into issues not previously known.

Windy Hill does not do General Contraction, but charter brothers do.

The application

part 1 assessment-Appears charter brothers can do that.

Part 2-the committee can do or is already done

Part 3-Charter Brothers are also addressing the optional parts.

Part 4-more complicated, and it would be best to meet with charter Brothers and Windy Hill.

Should also ask these two for demo cost as well as the original company from 2011.

David Petry mentioned two select board members suggested painting the outside and putting in new windows in the interim. David Sullivan said the cost is somewhere between 2-300K. David Petry noted that would require a vote at a town meeting. This could be another option to present to the board. This will fall into the phase option, which NH Preservation said is always an option.

Kevin said we should start with the application and do the parts the committee can complete. He said he would speak with the consultants about the application details the committee cannot meet and give estimates.

Karla will begin working on the application.

The next meeting will be Thursday, June 17.

Submitted by,

Lori Radke
Town Administrator