

Farley Building Committee  
Minutes of the May 30, 2023 Meeting

Members present: David Sullivan, Chair, Doug Cleveland, Jeanne Cripps-Smith, Karla Vogel, Lynn Schur Mike Levitt, Kevin Anderson, Town Planner & Environmental Coordinator, Chrissy Herrera, Administrative Assistant

Members absent: Michael Bates

Consultants present: Architects Sonya Misiasek and Jared Guilmett, Misiasek Turpin pllc, Engineer Chad Monterose, Rist-Frost Shumway Engineering P.C., Estimators Stacy Clark and Phil Cote, Turnstone Corp.

Sonya and Jared presented Part V: Recommendations for Rehabilitation of the Farley Building Condition Assessment Report. Report attached.

They asked the committee to define the use of the building in order to address the life safety code requirements. The committee agreed that the first floor would be assembly space, the second and third floor office space. There was discussion about fire suppression requirements based on use and occupancy limits. It was concluded the building would most likely require a fire sprinkler system.

The consultants then asked the committee whether the bell tower was to be included in the renovation and if so, would it be functional or just decorative. The committee expressed the desire to include the bell tower as an aesthetic historic feature which could be part of a 2nd or 3rd phase addition. Because it would not be functional, the structural work to erect the tower would be less. However, replicating the decorative elements will be expensive.

The availability of town water was discussed. Considering the many water issues in this part of Hollis it was concluded that there would be a need for a cistern.

There is a need to have a hazardous material assessment. Turnstone will procure an estimate for this work. There is \$7,500 remaining from the \$50,000 budgeted for the Farley Building assessment study, approved at 2022 Town Meeting.

The committee was asked about how to cost out the demolition of the old school house. It was decided that if there was someone interested in saving this historic structure, the interested party would take financial responsibility for procuring the remains.

Roof repair and re-shingling will be done as part of the first phase. The consultants were advised that part of the roof had been repaired and resurfaced about 12(?) years ago. Another roof issue is whether to save the existing chimney. The engineer stated that the chimney would not be reused. However, for aesthetic historical reason, the committee recommended keeping the chimney.

There was a discussion about saving and refinishing the existing radiators throughout the building. It was decided by the committee to remove the radiators in the classroom but to keep the ones in the 1st floor hall.

The architects informed the committee about the restrictions in the life safety codes pertaining to transoms. The transoms above the classroom doors are on the committee's list of original features to be preserved. Meeting the code requirements might not be feasible.

The committee was asked how they wanted to deal with the existing chalkboards. It was decided to preserve and restore the original slate boards and remove the newer chalk or white boards.

The engineer outlined the proposed work. The heating and ventilation system would include an air handler and heat pump as the primary system and a gas powered furnace as a supplemental heat source. The building will require significant structural repair and reinforcements to meet current load requirements for assembly and office spaces. An all new power system will be installed as well as LED lighting throughout the building. A security system will be proposed. Communications systems are not included in the engineering proposal.

The estimators explained what would be included in a 2 phase construction schedule. The first phase would include repair and replacement of the building envelope components including siding, roof, windows, doors, new front porch, demolition of the rear "old school house" and building new rear addition. Structural work would also be done in the 1st phase including the infrastructure of the bell tower. Referring to the Assessment Report, it would include Features 01, 02, 03, 04, 05, 06, 07, 08 and 32. The second phase will include, 01, 05, 09, 10-14, 15-18, 19, 24-25, 20-23, 26 and 27-31. An estimate will also be prepared for the cost as a single phase project.

In reference to presenting this project to the town, the architect mentioned that it is extremely important to inform and get input from the community and involve as many citizens and organizations in the process before the final presentation at Town Meeting. It was also mentioned that grants and donations should be procured before Town Meeting. The deadline for submitting the request for funding this project is in early November, 2023 for the March 2024 Town Meeting.

The next meeting with the consultants will be in 6 -8 weeks. David Sullivan will schedule a committee meeting in 2 or 3 weeks to be held at the Farley Building.