

TOWN OF FOXBOROUGH  
JOINT MEETING BOARD OF SELECTMEN/  
PERMANENT MUNICIPAL BUILDING COMMITTEE  
MINUTES  
AUGUST 12, 2015

Members Present: James J. DeVellis, Chairman  
David S. Feldman, Vice Chairman  
Christopher P. Mitchell, Clerk  
Virginia M. Coppola

Others Present: William G. Keegan, Jr., Town Manager  
Mr. William Yukna, Permanent Municipal Building Committee  
Mr. Bill Kass, Permanent Municipal Building Committee  
Mr. Merrill Kass, Permanent Municipal Building Committee  
Mr. Steven Sloan, Permanent Municipal Building Committee  
Mr. Jack Schleyer, Permanent Municipal Building Committee  
Mr. Gary Whitehouse, Permanent Municipal Building Committee  
Mr. Drayton Fair, LLB  
Ms. Julie Jancewitz, LLB  
John Lemiux, Vertex  
Mr. Dick Heydecker  
Mr. Randy Scollins, Finance Director

Mr. Gray was not present for this meeting.

The meeting was brought to order at 7:00 p.m. by Chairman James DeVellis.

Mr. DeVellis stated the reason for the meeting tonight was to discuss the progress and next steps of the Town Hall design and approval process.

Mr. DeVellis stated as you recall at the fall town meeting the town, Board of Selectmen and Advisory Committee voted to approve soft costs for the design of the town project. Up until then there was a committee that was put together to bring it to that level. Since the town meeting the Permanent Municipal Building Committee was enacted. They have been having meetings with the Planning Department, different staff, and they had been in front of the Board of Selectmen since the fall town meeting with the steps and as they go they bring it a little further, get approvals, they re-cost it, they redesign it; so tonight it is just one of those other steps as they go towards the next town meeting.

Mr. DeVellis stated to Mr. Yukna that this step is a little different because they're actually designing it and getting cost estimates in hand before it goes out, in the past the town have approved a number and then work backwards.

In the Board of Selectmen's emails over the last couple of days they have received cost estimates, plans, summaries, which Mr. Yukna handed out to the Board all of this information. Mr. DeVellis stated he wasn't sure the Board was going to vote on this, this evening but the meeting starts at seven and there is no ending time so they will bring it as far as they can and see where it goes.

Mr. Yukna stated to Mr. DeVellis' point the way this was sold to the town was the final decision will be made once they have the actual bids in hand. They will know who the general contractor is, who the low bidder is and who the sub-file bidders are and what the actual price of the project is going to be before they asked the town for the final number. This is a very different process that has ever gone on before; usually they ask for a certain amount of money and hope that their low bidder is underneath that number. On the library the only low bidder was TLT and they did end up with a lot of issues with them but in the end they made it through and came in under budget. The other three bidders were above that estimate. It is a different process but Mr. Yukna feels this is the best way for the town to feel comfortable with what they are going to get in the end; they will virtually know everything about this building before they actually go into construction on it so it is a good process.

Mr. Yukna stated that basically there are six members of the Building Committee here tonight, you have LLB as well as Vertex was the project manager, it is a team that has been working together on most of these things through the process and they have also been involved with the Downtown Review Committee who had two meetings to come to their approval on what they wanted the building to look like based on their requirements within the downtown area. They moved from them to the Planning Board and in both those venues they had their civil engineers as well as their landscape architects with them to make sure that everything was represented and answered as they moved through. They have made it through those two boards and obviously there have been a number of changes that they requested during the process in order to grant their approvals and they have made those changes as well. Anywhere from the exterior design of certain items, to the buffering, to drainage issues and all of those were addressed by those two groups involved through public meetings; which represented five public meetings over a six-week period of time.

They try to define a schedule upfront but it cannot always meet the schedule based on how boards meet, when they meet and what their timeframes are. Mr. Yukna thinks the critical thing from the Building Committee's perspective is that they are very thoughtful in what they design and what the purpose of the building is and what the longevity and hopefully the ability for it to be somewhat flexible as time goes on because again you are not building for tomorrow, you are building for 20 to 30 years of use out of a building.

Mr. Yukna stated as Mr. DeVellis did say the initial development here was based on putting together a program of what each department needed as well as their storage, utility areas, and things of that nature. In the first scheme all the way through obviously they are conservative in the approach to the amount of space they need for utilities such as heating systems, and in this particular case they used a conventional four pipe heating system which had the highest level of requirement for space. When the first set of estimates came in they were higher than where they obviously want to be from the town's point of view; it forced the Building Committee to hone in

on the actual heating system and what plans to use on this, which they did do, and that saved them a significant amount of space because now they no longer needed the basement utility area to accomplish that within their design. The other thing they did was to push back to the architects and basically ask them to look through the design and say what alternatives now do we have; we have met everyone's needs; we have designed something based on what everyone wants to have; the right flows; the circulation space; the amount of storage and all of that, and everyone is comfortable with that but now what options do we have to actually cut back even further to try to bring the pricing down and that is exactly what they have done and they have gotten a second estimate tied to the first one effectively and reducing it. Mr. Yukna would like the architects to do a presentation right now based on what the original scheme was; which is what the Board of Selectmen approved back a few months ago and what they are showing now, are their options to try to bring down the price and to bring down the square footage within the building and how that will impact the usability of this building.

Mr. Fair from LLB stated that they were just going to walk the Board of Selectmen through the original floorplan and the new floorplan based upon some of the changes that they have made. The floorplan itself hasn't really changed in terms of its layout and in terms of most of the spaces. In the original scheme as Mr. Yukna mentioned they had a basement area which would hold the boilers for the original four pipe system; it had the sprinkler room; the hot water heater; the life safety room as well as the elevator machine room. What they have been able to do is by changing the HVAC system from a four pipe system to a variable refrigerant flow system is dramatically reduce the requirements for that HVAC system. The VRF system does not require boilers so they were able to eliminate a large portion of the basement and they were able to bring the other services up to the main level with a very small impact to the rest of the floorplan. They looked at a couple of different versions of this; they looked at one scheme that eliminates the basement by bringing the major services up; the elevator machine room would move up to a space behind the elevator; the fire sprinkler system would be accessed from the back of the building and they also took a look at reducing the overall floorplan by about 4 feet from across the entire length of the building. What that basically did was reduce the corridor by about a foot and reduced the rear offices by about a foot and took about a foot out of the open office spaces and squeezed another foot out of the rest of the building. Ms. Jancewitz stated the mechanical engineers had a chance to work through what the actual requirements were for some of the space so they realized they were providing a little more room than they needed for electrical rooms and the sprinkler room and so in knowing that information they were able to accurately locate the sizes of the spaces even though they are a little smaller than the initial scheme had so the Board will notice that is another reason for the larger reduction in those spaces. Mr. Fair stated on the second floor as well that 4 feet came out of the overall length of the building and they were able to squeeze some spaces to get an electric room; life safety closet and hot water heater in the building. Mr. Fair stated this is one scheme that they had estimated.

Mr. Yukna stated in the end result this reflects basically 705' in program and circulation space reduced and it represents a little over 2,000 square feet in the basement being reduced. The issue that the Building Committee has with the reduction in the operational and circulation space or non-program space is that when you really look at the plans and Mr. Yukna used Mr. Keegan's office as an example, the reduction from basically 12 ½' down to 11.3' really does start to impact how the conference table would work in his room which is a critical thing; it really starts to

reduce it down where it is very difficult to get some of the furniture in these different rooms to work. It does sound bizarre a foot here or a foot there would make that much of an impact but when you really look at some of these office spaces they really feel that the total represented by that 705' is \$157,000. They want the Board of Selectmen to think really hard from their perspective that they don't think it's the right move to make on a building like this where it is a long-term use building but it is an option that they do have. It can be variable in any of that; in other words it is roughly 3 1/2' on each floor that they are going to lose, if you said you didn't want to lose it in the hallway but you didn't mind if you lost it in the offices they can still make those adjustments and that is again why they are waiting for the Board of Selectmen to make a decision as to what they feel is the appropriate way to move this project forward because it is not all or nothing. The Board can take that 705' and say they want to keep 200' of that or we want to keep 700' or we don't want to keep any of it so that's why it's important to understand what they are talking about as they move through this process they can make their decision. When you look at the circulation in the hallway; the original hallway was somewhere between 9' to 10' wide, they reduced it down in their earlier stages of this process down to 8' 3" and they felt as a group comfortable with that although they obviously liked the wider one but they were comfortable to get down to the 8' 3". Mr. DeVellis stated just to clarify they are talking about the hallway on the first floor; Mr. Yukna stated both floors. Mr. Yukna stated it is not when you first walk into the building near the Board of Selectmen meeting room it is where the hallway t's off that would narrow from 8' 3" to 7'. The only issue that would be with that branch off is that each of those offices that has a service counter that people can come up to actually extends 10" into the corridor because you have to have a working area for the person that is coming up whether they are going to the town clerk or whatever to have a place to write and they are obviously not leaning into the office area or itself and the counter itself is probably double that width in the sense that there is room for both sides to write or do things. You take a now 7' wide hallway and you take 10" off of each side you are down to 5' 4", you are going to have a person standing at the counter on each side and potentially someone passing, that is a very tight corridor for that. Ms. Coppola asked what the widths of the present corridors are in the town hall now. Mr. Yukna stated that 9 1/2' is the main hallway and the side hallways are about 4 1/2' to 5' but they are single-sided. Again, the new hallway would be a couple of feet bigger but it is double-sided. The main hallway that everyone is used to that has windows on both sides is 9 1/2' so that is why they are saying at 8' they are kind of comfortable but 7' they as the Building Committee are really not comfortable with that at all. That is the Building Committee's recommendation for what they have shown so far.

Ms. Jancewitz stated another piece that they had reduced was some of the expansion storage space so there are a couple of spaces for storage and they got reduced when they shrunk the building by 705' and that was another thing they thought was a little concerning for the future of the building; a few extra feet can really go a long way for the next 30 years in this building.

Mr. Fair stated after meeting with the Building Committee they took another review of the plan and their charge was to basically restore the full footprint of the building but continue to eliminate the basement. That's what the plans the Board of Selectmen have is to not take that 3 1/2' off of the back and the offices are restored and the hallway is restored back to the 8' 3". Some of the space is still reduced just because they have rearranged some of the minor spaces and they have carved some space out for the elevator equipment room; the vault gets slightly smaller

because they are squeezing in the space for the sprinkler system. Upstairs as well, that storage space does get slightly smaller because they are introducing an electrical closet up in that area. They are economizing in some places in giving up a little bit of space here and there but the real benefit in the cost is the modification to the HVAC system which is a significant cost savings and the elimination of the basement which is a significant savings.

Mr. Yukna stated the last page of the handout is basically a program versus non-program square footage comparison and what they did was basically break it down into four levels. The original one which was done by the Town Hall Working Group and again that was basically everyone's best estimate for office size, circulation around cubicles and that type of thing. The second one was the original plans the Board of Selectmen approved a few months ago, what the square footage required was on that. The third one is the reduction of the 705' plus the elimination of the basement. The final one is the elimination of the basement with the space put back in. What you see is the original Town Hall Working Group's number was 15,500 square feet, and if they go to everything reduced out they are at 15,990 square feet and if you go to what the Building Committee is recommending they are at 16,695 square feet, which is basically 1,100 square feet larger than the 15,000 square feet and it obviously is smaller than plans that have been produced in the past. One thing also that Mr. Yukna would advise when the Board is thinking about this, that it kind of shows itself in the non-program space, the exterior walls that are actually designed into this building are 16" wide; when the Town Hall Working Group was doing their estimates no one was throwing out any kind of numbers that were within that range and they were actually thinking more in the 10" or so range when they did the composite build up but obviously this is significantly different with the steel structure and steel framing so there is a couple of hundred square feet that are used up in non-program space that are in the exterior wall thickness. Because there has been concern in the past of what they are using for square foot usage, this is exterior wall to exterior wall. It is not the way the plan will be submitted to the Building Inspector because that is not the way the requirement is but it is just so everything is apples to apples and no one should have a concern from that perspective.

Mr. Yukna stated that one of the big issues that was brought up - Cost and Square Foot Estimates page of the handout and if you go to the second page of that; again it wasn't just the square footage changes and the HVAC changes that they had, there are a number of other things that are obviously smaller pieces that make differences to the dollar factor here. One of the issues that has been pointed out is there is about \$216,000 just on the cost on the HVAC system; when you add all of the percentages in general conditions that typically gets added on, you are well over \$250,000 in savings from going from the four pipe system to the VFR system. The other issue again being the reduction in the basement, you can see that it is showing about \$449,000 and again when you add the percentages you are closer to \$500,000. The general building reduction of the 705' is at \$123,000; and with the percentage it is \$157,000 and that is how by making these changes effectively what they have done is reduced by \$1,300,000 from the first estimate which was the largest footprint and the four pipe system.

Mr. Yukna stated that one of the other things, and he wants to be very clear on this because he knows this will come up and nothing is hidden here, the Building Committee and the architects as a group don't feel that really the petitioning of the Board of Selectmen Meeting Hall into a two-piece room is a wise room movement, it was in the discussions that the Town Hall Working

Group had and the issue really with those are they have eliminated all of them in their schools; they don't work the way everyone would like them to long-term; they are not soundproof so if you are having meetings on both sides it really doesn't work (the schools have had five different versions and none of them have worked appropriately) and it really kind of changes the way that room is set up; they have never done it on any of their large rooms such as the Media Center, the McGinty Room or the large room at the library because typically when you are using those rooms, you are using them for bigger meetings. If you did have a small meeting like they do at the McGinty every so often with 10 people, you use the room with 10 people. It is a \$71,000 cost factor when you add all the percentages in and it also really changes the interior design of that room, the way they have exits and entrances into the room. It is doable, they have done it and have it on plans but obviously they don't believe in it so again they are putting that out as something to the Board of Selectmen side. It could always be done as an add alternate in the process if bids come in low and the Board of Selectmen want to accept it but even in that case they don't as a Building Committee recommend it.

Mr. Yukna asked the Board of Selectmen to go back to the first page of the program and what they would see is the Town Hall Working Group's numbers they are Phase I and Phase II for the architect and the project manager and their costs and obviously they have only approved the \$557,000 at town meeting. The second phase for each one of those is another \$444,000. Then you get into the actual breakdown of construction costs; they did and always had the demolition and abatement of the building broken out separately so Mr. Yukna did that this as well so even though they are a \$7,142,000 construction cost almost \$220,000 that is the estimated cost for abatement and demolition and that is why you see the \$6,921,000 there. It totals the same \$7,142,000 which is on the last pages to set up, it is just broken down differently and that was the way it was always done. The different estimates are listed below on that sheet. What is interesting to Mr. Yukna is the Town Hall Working Group (and he believes he was the only Building Committee member on that group) was when the estimate was done on the \$450, numbers were thrown out between \$400-\$500 and \$450 is halfway in between. It was not based on nothing more than that and obviously they didn't have anything more than that but they didn't have a professional cost estimator doing the work and they didn't have any true designs that could be taken to a level where someone could actually do a takeoff from them. What he finds interesting is even at the \$497 he still thinks it is a lot per square footage but this is strictly at a schematic design phase; they don't have construction documents and they don't have details for them to really refine their bid estimated costs. They are at \$497 which is still under budget and obviously the abatement is the same. This goes back to studies that were done in 2011 on a 17,700 square foot building and at this point they are either just under 16,000 square feet or just over 16,000 square feet depending on the Board's decision and choices. Primary or major issues again that have been brought out is the heating system and so that is why Mr. Yukna included a report from BER which is their engineering group for the MEP side of this building; they have been very involved with this process to date based on the amount of information they have. They have had experience with BER just one time before in the town and that was on the Taylor School where they recently did the generator system and they did all of the designs for them which actually worked out to be extremely cost-effective because they came up with some creative ways of tapping into the electric that saved them a lot of money. There are three options that they give the variable air and volume reheat system is the least desirable from the operational point on the efficiency side of it. The variable refrigerant flow is a newer

technology, probably in the last 10 years or so that it has been really pushed; it's older than that but the last 10 years or so has been really when it has made its gains in the industry. The third one being before a chilled water system; it is a conventional system and it is what they have in many of their buildings ironically the library is a combination and it is virtually a little bit of both because of the design of the building so they are not unfamiliar with it but it's not the primary building heating system for the library. At one point Mr. Yukna, Mr. Keegan and Mr. Moussalli, Operations Manager actually went up to Brandeis University. Brandeis installed a VFR system and there are a number of major suppliers such as Mitsubishi, Toshiba/Carrier, so it's not like it is a proprietary group there is a number of them out there. The one that they looked at that particular site was a Toshiba Carrier system, it was their daycare and it was a fairly good size building; it was a 90° day and when they went through the building they as a group and there were probably six of them viewing the site Vertex had their mechanical engineer with them so he could ask the questions that they might not know what to ask and they had a representative from the Carrier group there to explain how that system was set up. They were standing right by the outside compressing unit and it was two, 2 ton units and it was a 20 ton system and we are probably looking at a 30 ton system and they were standing right by it having a conversation lower than what Mr. Yukna is talking right now and having absolutely no issues; it is one of the quietest systems Mr. Yukna has seen or heard out there so compared to the four pipe system which has a much larger chiller on the outside, a very large fan units which tend to be a lot more noisy, which they have at the Ahern School which is a perfect example and they are not a quiet type of system. This will be the system to run. When I went into the building obviously it is broken up into a lot of classrooms, big open spaces, office areas and the controls within the building, they basically made it so they could control any room at any level that they want, heat or cool at the same time. They walked in on a 90° day and it was a very comfortable building to be in so he thinks in the air conditioning mode he was very impressed with its capabilities. They then also took a ride up to the Carrier training facility and in that case they could actually see how everything is put together, so now they could see all the piping, wiring, and how you service these units. Both Mr. Yukna and Mr. Moussalli came away very impressed with the maintenance side of it and how easy it would be to maintain it. If you design it appropriately within the building it will basically have all of your controls within hands reach and an ability to work on it very simply. Again, fully controlled whether you are in a single office or whether you were in the large Board of Selectmen's room, down to a small conference room that room itself could call for heat or air based on what you are setting it at so if you wanted every room to be at 72° every room would be at 72°, they will all be operating differently depending on the need of that room and it works very well. As Mr. Fair had stated it obviously eliminated a huge use of space which was the big boiler room which we typically have in a lot of our buildings. The next concern everyone would have would be efficiency; the way the VRF system works from an efficiency point of view; three quarters of the year in New England we are not in heat only mode, we are in some kind of combination between heat and air and even in the middle of the winter here we will have some rooms because we'll have a bunch of people in a conference room as an example a lot of body heat that the room is basically going to call for air-conditioning because it needs to cool down because it's just too many people for the room not to. In this particular system, when that air-conditioning comes on and the rest of the building is calling for heat, it is going to take the heat that it absorbs from the air conditioned rooms and actually turn that back into energy that then turns into the heating side of it so you get a reduction in your heating side. In the fall and spring which are typically your turnover period, you will be calling back and

forth, some rooms with windows will have a lot of heat and in that way you will have a true sense where basically you are saving significantly because now the heat that is being pulled from the air conditioning is being pushed into the heat side in areas that are calling for it and some you are obviously in the air conditioning mode so you are not in the heat mode so it is not real different than an air-conditioning system that is fully an air-conditioning system. It is variable speed in every aspect whether it is the fan blower in an individual room or the compressor is on the outside. The reason they like the Toshiba one that they were looking at, was that the outside unit is basically instead of a single compressor each 10 ton unit has three compressors so they work very much the way they designed both the high school and the Ahern with the big boilers in that there is a lead lag system that will each run depending on the need and what happens there is you are much more efficient because if you only need one of the three compressors to run based on the calling side, only one is running whereas if you have the larger system and there is only one large compressor, the whole compressor is running to service whether you're calling a little or a lot. There were a lot of things they were very impressed with and again it is not a system they have done a lot of work with in town but from what they are seeing it has really become a prime source of heating and air conditioning and with a little further research he knows Stoughton just did it in their high school for all of their areas that they have both heat and air conditioning so it is definitely something that is starting to get out there into the public sector more. Ms. Coppola asked where the compressors would be located in which Mr. Yukna stated they are outside and right now would be on a pad between the CVS and the building itself. Mr. Yukna stated if they had known they were going to go this route he could have convinced the neighbors to put them right behind the building because there is no noise. Mr. Yukna stated there will be more noise from the people starting their cars in the parking lot then there will be from the system. Ms. Coppola asked if each room would have their own controls in which Mr. Yukna stated yes, you could take a group of offices and you could run it off of one unit (they are not going to recommend this because of some of the negatives they have found) and ducted down that group of offices the issue really there is as we all know if you have three offices together the end office which has all the glass has a higher heat demand or a higher cooling demand and the middle office is surviving because it is getting it from both sides and the closest office has probably less because it is more in the middle of the building so you tend not to have as much control over that system and the cost factor by the time you add in the duct work required in the unit sized up is not that much different giving total control in each of the three rooms. In the Board of Selectmen's meeting room that is probably the one area where they have to make a very good decision on how they do that because again they could break it up with a couple of units within the room giving us total control of the units in that room or they could do the duct work in that room. That is a large single room and that may work better so they are really going to have to work with the engineers and make sure they make the right decision on how to do that room appropriately so that they wash the windows with heat or cooling and make the temperatures work the way they are supposed to but Mr. Yukna is very confident that they will get that room the way they need it to be.

Mr. DeVellis stated that they would open it up to questions and answers the public would also be able to ask their questions but he wanted to make sure that their presentation is not incomplete because they talked about the building, HVAC and everything inside but the outside things such as the site, the layout materials, grading, drain, building façade they brought that to a certain level with the Planning Board but was there an effort for value engineering. Mr. Yukna stated

that what they told the architects and he believes this unless the Board of Selectmen direct them differently to get to where they are right now the Downtown Design Review Committee basically weighed insignificantly on the exterior of the building. Their approach to the cupola on the roof was nonnegotiable; their approach to extending the brick down the sides of the building so that everything you could see was going to be brick was nonnegotiable; the pulling of the front entranceway out to make it more prominent in its look was nonnegotiable; changing some of the design over the Board of Selectmen meeting room and the windows, these were all things as far as they were concerned, if you didn't do these things they were not going to accept it as a design for what they expect to be in the downtown district as a colonial design. Mr. Yukna believed that Mr. Green went so far as to say "you are not going to cheap this out, you are going to do it the right way and if it costs more, it costs more". Mr. Yukna stated that he had told him that and would remind him of that down the road. When they went to the Planning Board at the next stage they had their say and their say was basically landscaping and buffering between the town hall and the neighbors which is fully understandable but it is nonnegotiable and it is written into their agreement with them. They asked for some changes in the drainage design and again their civil engineer redesigned the drainage so it would do a little more of a recharge on the site a little bit more than it was originally planned to; additional sidewalks, they had one coming off the corner of South Street and Liberty Street and they asked for two; one coming off Liberty Place and South Street both going up to the parking lot; they required lighting that is shielded and they would do that anyway but it is written into their agreement so they don't have much that they can change there and they asked for a lighting control that they could basically make sure that they could let the outside lighting go down when it is not in use and not to interfere with the neighbors in the enjoyment of their property. For the Building Committee they don't feel they had the ability to make those changes unless everyone says throw it to the wind and go back and give brand-new presentations to all of them and he still doesn't see them accepting something different because they were very adamant in their requirements for what they believe this building should be.

Mr. DeVellis stated the last question was the contingency seems to be to stay the same so when you look at the unknowns a lot of it is it will go underground (ledge) but where you are taking the basement out now you still have that contingency and it is a little bit of a safety factor. Mr. Yukna stated yes, the Building Committee has been doing this for a long time so they are pretty comfortable with the processes that they use. You have basically between a contingency and a cost escalator which Mr. Yukna thinks the need for a cost escalator when you are only a few months away from bidding is not really there but between the two of them it is 10%. That has been the standard percentage when you are at schematic design for as long as he has been doing this; that is your standards they are. As far as what you actually get to construction documents that have now been firmed up typically they will drop between 5% and 7% because a lot of the mystery is out and it is no longer a picture but full documents as to what each piece of this building looks like and then once you actually get into the final bids and a contractor gives you their bid again typically you can drop down between 2 ½% and 5% because now the only mysteries are when you go into the ground are you going to find something or did you miss something on your design plans and therefore you're going to have to pay on the change work so the construction contingency always morphs down as time goes on. Mr. Yukna will also say it is very possible during the construction and document staging you find something that the estimator missed that actually increases the costs a little, and that can happen but that again is

just in the estimate phase. The reality here is no matter what we do with the three estimates that are going to come in, no matter what they come to the end result is strictly the bidders bid so you could have a bidder coming in at \$9 million and you could have someone coming in at \$7.2 million and it won't be the first time in this town that this has happened so these are estimates that gives us the gauges and the reasons to make adjustments to the plan as we move through the process but they aren't guarantees of the amount that this will come out to.

Ms. Coppola asked about how Mr. Yukna had talked about the Selectmen's meeting room, are those seats fixed, the answer was no. Ms. Coppola stated they had also spoken about the basement and they were going to put mechanicals down there but that would also be space. Mr. Yukna stated there would be space but you could never use it by the building code; so it could be used for storage but it couldn't be used for anything of that nature because they are putting in an elevator that goes all the way down to it which is what is required and it would strictly be used for mechanical space so that is a very critical point in Mr. Yukna was glad that Ms. Coppola picked that up because it never had any other use. Ms. Coppola stated that we all know that you accumulate things over the years and they all go in the basement, if we don't have a basement and if the rest of the building is pretty tight, does the town have a place for miscellaneous storage for desks or file cabinets. Mr. Yukna stated that you don't typically end up with the need for furniture space because when you build a building like the Ahern school as an example what he has in spare furniture there is extremely limited space because you built it and put in the furniture on day one which was really required for the space you are going to use. Typically what would happen is you might have an area where you have four cubicles and then all of the sudden you have to figure out how to get a fifth one in their so you are adding but not subtracting. They feel pretty comfortable between the amount of space that they have in the building now and the fact that the new study has been done and reduce the storage significantly (55%) so all that space that they had three or four copies of things and obviously you don't need that. He would suggest going with a plan that some of the things would be moved out and reduces the vault space we could do the exact same thing that we did with the public safety building and that is in their records room they have high density filing systems which basically take a fraction of the space or to basically support additional filing so they collapse on each other and very common on the first floor which would be no big deal for them as they would be on a concrete floor to start with so weight load is not an issue so they can actually get more out of the vaulted space. Even though the vaulted space is not as large as the Town Hall Working Group came up with it is still larger than what we have today by quite a bit so that shouldn't be an issue. They do have again when you look at most of the offices they have plenty of room for the filing cabinets that have been requested and to the point where Mr. Yukna thinks you will have more storage space there then you might have the need for in day one of the process but as you grow obviously you will use more than that but they still have two spaces in the building, one up on the second floor in the Planning Room that has an office that they don't have a use for currently, it has a doorway between now in the building inspector and it could be used for storage if necessary and there is another space just like that on the first floor which is your open space. You have some areas whether they become needed space for a person to operate out of or just for storage and again they have incorporated that into their design upfront. Mr. Keegan stated that they had a similar scenario at his last job where there was no system for storage so when you develop a system you end up with probably keeping three years' worth of records out of sight and the rest you can ship off-site. Off-site storage is much cheaper than anything you could build. That is a much more

common approach nowadays because it is all computerized. Mr. Yukna stated that you will also find that you should get into a normal retention rules system and the school is very good at it so they know some records have to be seven years and some markets have to be kept eight years and some markets have to be three years and on the fourth year they are gone so there is no need to just keep building and building. When you have a lot of space that's what people do. All of the schools boxes are labeled what the destroy date is, what the item is and you just need to be in that cycle and most places can survive on that. The one exception to that is your building department which needs to keep plans and records for a much longer period of time; more and more of that is going digital. Ms. Coppola asked how many extra offices do we have; and the reason she is asking that is when the present town hall was built we didn't have a Veteran's Agent and they didn't have a Planning Board and all of a sudden over the years those offices were mandated. Do we have enough office space for the future? Mr. Yukna stated again, this is where you can always build more offices and add square footage. This is where they took the tact of the two office spaces that are extra ones and guessing that we may need bigger than that, the Building Committee couldn't get there but to Ms. Coppola's point they are not going in day one with no space to be able to sit with someone or deal with an issue or to grow; they are not going in with a lot but that is their responsibility to figure out a manageable number and say that is what they are willing to put their hat on. Ms. Coppola stated 20 to 25 years from now where the Selectmen's Meeting Room comes out would that be possible if they had to put a second floor on that; the way they are building it now would it support a second story 25 years from now. Ms. Jancewitz stated the short answer to that is no but they can modify the design to structure the roof as a floor and that would make that transition easier as Mr. Fair has pointed out in the past that codes change and so the requirements for flooring might be greater than what they designed it for code right now and it is a risk that they take because it would be a higher cost to design the roof as a floor and add tapered insulation versus flat insulation. The whole cost of the roof structure would be significantly higher to prep it as a floor system that is not utilized as a floor. It is certainly something they can consider if it is important to the town. Mr. Yukna stated that when you are looking at some of the buildings in town, first of all, all of the other buildings that they have done (Ahern School, Joint Public Safety) the Ahern is probably the one exception because they built a significant amount of air space in that building with the areas in the hallway that actually can be closed off for classrooms if they ever needed to go that route. They do use them now for other things which work out very well for them as far as the educational side of it but all the other buildings basically are built with the same concept that they have done with the town hall which is a few rooms, a few cubicles and that's it as far as the growth. The positive side is the fact that the foundation could be designed to hold the weight so that you don't have to go into the ground; that is something that is a minor change to the actual design but as Ms. Jancewitz stated the real thing that if you are really going to do that is you would have to peel the roof off and then you would have to put a full steel structure and pour a concrete deck because otherwise what good is it because you can't come back at a later date so you're going to up the costs pretty significantly for something that you're not sure you are going to use and furthermore could actually be not even the right code in the future when you need to use it. Ms. Coppola stated in the future if you build it the way you would now you couldn't retrofit it. Mr. Yukna stated that it would not be grandfathered. Let's say right now you have to hold 200 pounds per square foot in the code in the future is 250 pounds per square foot the only way you're going to do this is beef up the steel and add additional supports in the middle of the Board of Selectmen's room coming down, so it is that type of thing that would happen to you

more than likely will that you have no control over and you have to meet the current code at the time and in that area that you are building. Mr. Fair stated that a lot of buildings were built in the past with the possibility of putting a second floor on, and it was the seismic code (earthquake codes) that change significantly that won't allow you to do that he will but that is not to say that in the future you couldn't take an area in the demolition costs for the Selectmen's meeting room would probably be relatively small compared to if you are going to be building another two-story addition to that building location; that could be done. There is a little bit of an area between the end of the building and where the cistern is where they have a terrace right now which is designed into the site plan where conceivably you may be able to add 20 to 40 feet to the building if you just elongated it in the future so there is a little bit of room on site for future expansion and as Mr. Fair stated that area with the Selectmen's meeting room is it could be developed in the future as a two-story wing and again by just frankly demolishing it and rebuilding it in the same place would be the most cost-effective.

Mr. Feldman asked Mr. Yukna if they could walk through the numbers of the actual costs between July 31, 2015 on August 3, 2015, obviously the original estimate was \$7.2 million and we are up to a \$8.1 million adding back in the 705 square feet, which Mr. Feldman agreed to, which brings it up to \$8.3 million and then on the back, page 3, you have a number just under \$7.3 million. Mr. Yukna stated if you add up on the front page the \$6,921,000 and the \$50,170 that equals the \$1,142,143 again it is just broken out pull out the abatement costs and the demolition because that is the way the Town Hall Working Group did it in its numbers and obviously you would have to add back in the \$157,000. The \$8.3 million also includes which the back section doesn't, that is strictly construction and general conditions; the front one then adds back architectural and OPEM costs. Mr. Feldman stated it is about a \$1.1 million difference. Mr. Yukna stated that he thinks the economic conditions have changed. Mr. Feldman stated that was his next point, when they started this a year and a half ago, construction costs have gone up 15% to 17% and that is on top of oil and historic lows which impacts a lot of materials so it is all labor. Mr. Yukna stated obviously they do the best they can when they start to see these kinds of numbers that don't make sense to us and he thinks Mr. Buckley put it best when he said he bids very conservatively typically on his projects he is going to do and he said that he has seen himself in a lot of cases being off 10% in a very short period of time, that is very unusual. Mr. Yukna stated in talking to Vertex in what they are seeing in just bids and estimates that they are dealing with on other projects. John stated they are seeing in the market right now just what Mr. Yukna is saying and typically cost estimators are very good at giving you numbers that are in the middle of the pack so that on big day for years you would be happy if you got 5% to 10% back. In the last 6 to 7 months it is almost unprecedented, they are either right at or over so they have been questioning whether or not they keep getting numbers and they have a job that they are doing in another town right now where in four weeks there was another "x%" escalation and they said what is going on here so some of it hopefully is a little bit of the estimators being nervous and starting to be conservative; they get burnt a few times and now their numbers are up higher and hopefully now they are starting to get ahead of it. With the escalations they would typically be seeing 3% to 4% a year and this year 10% and they are being told for school type projects put another 10% for next year and they are saying wow what is happening. What you see happening here is not specific to Foxborough it is just part of the problem in the marketplace right now. Mr. Feldman stated they are seeing it in the private sector also. Mr. Feldman stated they have had very good success with their VRF systems, they use Diakin McQuay and they have used

cassettes and vertical units and ducted units, senior housing 112,000 square foot facility and they are actually doing another 80,000 square feet with it so he is happy to see that because on the construction and you save a ton of money without having to do all of the sheet-metal and for comfort and having the flexibility it is definitely a good way to go.

Mr. Mitchell stated the building that their committee is proposing is no basement and original square footage. Mr. Yukna stated there is no basement with a few of the mechanicals being pushed upstairs but staying within the original square footage. Mr. Mitchell stated the square footage cost of that is \$497. Mr. Yukna stated \$497 for the actual square footage plus the cost of demolition. Mr. Mitchell stated on their project timeline schedule you are looking at late February special town meeting. Mr. Yukna stated yes, and again this is all predicated on the approvals they are looking for right now. Obviously the things that are in green through July 31, 2015 has been done so they are past that so again, tonight's meeting if there is not a final vote then obviously everything will adjust a little bit to that. One of the things is that even though they could potentially be out to bid earlier in the end of 2015 the reality is it is going to be right around the holidays; they are potentially going to lose people not being aggressive or looking for things so really what they are proposing here is to go out right at the very end of December when they are all coming back to work the bid requirements are in front of them and they hopefully get a better and larger group to bid on it. They have seen this in the past where if you do it too close to a holiday you lose it because someone didn't open up an E-Mail or they were away or whatever.

Mr. DeVellis stated he had obviously spoken to Bill a little bit about this and he has had the luxury of knowing LLB's work and John's work in the escalation over the last three or four months is not baffling because you know why it is happening but it is unavoidable and it is the private and public sectors.

The design is not conservative, it's tight and he knows they went through the bubble diagrams of future expansion and there is not a lot of luxury in this town hall despite a lot of discussions in the press over the last couple of years and this is not a grandiose plan, it is you build it and you fit in there. It is going to be a nice-looking building but there are no extra rooms and no extra square footage, even the site is adequate not grandiose.

Mr. DeVellis wants to be able to move this as fast as he can because he doesn't think the economy is going to get any better with respect to the bidding environment but they have one member that is missing today and they did get a lot of information but they are going to open it up to see if anyone from the public wants to speak but he thinks now is the opportunity if they are going to start hitting those dates August 12, 2015 being today and the next one you have this October 7, 2015 and that is the complete design development cost estimate and then it goes right into December. There is not a lot of time on this is well even if we push it out a little bit. If there is any apprehension or pushback on any of the stuff and it's not too late to go backwards a little bit if there is something that you feel strongly about Mr. DeVellis would rather have it aired now. Thank you to Cable Access even though this is a special meeting this is broadcast hoping people take the time to see it and there are no hidden agendas. If there are people at home that have legitimate questions E-Mail the Board of Selectmen. You can put it in the newspaper and write editorials but to get the bang for your buck send it to the Board and they will work with

you and they will send it directly to the Permanent Municipal Building Committee, but get it in now, this is moving forward and Mr. DeVellis would rather have this in the design development process with LLB so they can address it. No question is a dumb question or a stupid question but he would rather have a serious question that they can address before it is too late. Mr. Yukna stated that Mr. DeVellis made a very important point; there have been over 15 public meetings since they signed the contract with LLB to move forward in December so there is nothing hidden, there are no hidden agendas, there is no one on the Building Committee that will work in this building so they are trying to this forward as fast as they can, they are trying to be very thoughtful on how they move it forward as far as making sure they look at every component and he is sure some people will say they don't listen to them but he thinks they have listened a lot to those people during the process and they have made changes based on their recommendations so they are not doing this in a vacuum and to Mr. DeVellis' point Mr. Yukna thinks this has been a very open process and hopefully will continue to be until they are finished.

Mr. DeVellis stated back to the process, the Planning Board has reviewed it and they have approved it in which Mr. Yukna responded yes. Mr. DeVellis stated no Conservation or Board of Health really, Zoning, no variances, in which Mr. Yukna responded no. Mr. DeVellis stated no special permits that have not been addressed. Mr. Yukna stated under the center district they have met all of the requirements there. Mr. DeVellis stated once they get the Board of Selectmen's approval then it goes back to the design development, construction documents and go out to bid and then all of those things come together and then the town basically has the all that information and they either say yes we want to build it or no, we are either back to square one or we walk away from it. Mr. Yukna stated that is why it is important that the timeframe is a little off and the architects will attest to this, they have been put on hold until they get past the Board of Selectmen on their final recommendations because if Mr. Yukna allows them to go forward at this point in time they would be doing those construction documents and potentially have to change them which will cost the town money so they are being very wise in the use of their resources that they have already accepted as far as going forward but they don't want them just spinning their wheels and turn around and say okay you have to redesign it because we just made this change. At this point taking a foot out of the building, changes steel documents, changes floor documents and changes pretty much every document there is in the process. Once the Board of Selectmen do give their approval as to what they are comfortable with then they can actually move forward.

Mr. DeVellis stated what is on the table now is everything that the Board has seen; the outside even though the Board is not seeing it tonight hasn't changed. Mr. DeVellis stated they have two alternates in their pack and one is the petition in the meeting room and you want some feedback on that. Mr. Mitchell stated he doesn't think that is worth \$72,000. Mr. Feldman stated that is something you can do after the fact. Mr. Yukna stated that he is going to warn them that this is kind of hard because you would have to design your ceiling system to be able to support it and they would have different options if it is not there they could do some side soffits and things like that to make the room dress better but also potentially to hold their duct work whereas if it is there than they have to be very connected to that because it influences the heating system. Knowing this, Mr. Yukna doesn't think it would be easy to add this later; the Board would really have to make a decision on that. Mr. Yukna stated the other one that Mr. DeVellis pointed out it is called the vault pre-action sprinkler valves; basically the system was originally designed with a

dry system for the vault area and it is not really necessary, it is not by code, they don't feel that they need it they just gauge the units so they are protected internally and we don't really need a sprinkler system in the vault because it is a fireproof area so they have options there but if everyone felt very strongly at the end they wanted to have an added system they could do that. Mr. DeVellis asked why is that an option if the Building Committee doesn't think it's prudent and it is not a code issue, why did it appear just because it is always been there. Mr. Yukna stated because it has always been available, it is always an option in that type of space. Mr. Yukna stated at the joint public safety building where all the records are, it is a regular water system. We have that in every building that we have, most of them are caged off so you don't hit it and this is not like on TV where one goes off they all go off in the building, sprinklers only go off when the tube itself breaks or melts in that area. It is basically the heat in that area will open the valve for those sprinklers in that area so a room all the way on the other side of the building is dry. Mr. Mitchell asked in the vault room if it is just the vault in which Mr. Yukna responded yes.

Mr. DeVellis stated today, Wednesday, August 12, 2015 the Board of Selectmen have another meeting next Tuesday, August 18, 2015 and they will put this on the agenda and Mr. Gray will hopefully be back by then. Mr. Mitchell stated he would be more comfortable if they had all of this documentation 24 hours ago instead of an hour ago so they can go through it and listen to any residents that may have issues. Mr. DeVellis asked the rest of the Board if they were okay with that and they all agreed.

Mr. Heydecker stated they are at an excellent point in the process as far as they have gone to date. There are other issues that he feels are far more important that they fully understand (the Board of Selectmen, the Building Committee, and the public). What has occurred in the process was that they had heard about the cuts the Town Hall Working Group had 2,000 square feet in cuts and yet the building ended up 1,000 square feet bigger than the old building even with those cuts. We have since made other cuts and deletions which haven't been highlighted. The spec called for three conference rooms with the divisible walls plus the main meeting room with a divisible wall it was also spoken with the Town Hall Working Group about the offices having space so the office people could have groups in their office and not tie up the conference rooms. Mr. DeVellis stated just for clarity when you say the spec showed this what spec are you talking about is this what was developed before the Permanent Building Committee came into being. Mr. Heydecker stated that there are several specs. Mr. DeVellis stated he knows but who came up with that spec was it the Town Hall Working Group or this spec that changed. Mr. Heydecker stated the Town Hall Working Group came up with a revised spec off of what KBA came up with initially in their report and the difference was 2,000 square feet but the question was where was this 2,000 square feet and you have to be fully aware of this as does the public the big discussion came on the storage components, and the file cabinets. The file cabinets and are listed in the spec and only two thirds are shown on the plan, where is the other third. The big storage areas which were supposed to be 800 square feet and 500 square feet so the archival as well as the vault are now down to 288 square feet and 292 square feet so we are 500 square feet versus 1,300 square feet. The mechanical spaces are gone and the basement is gone; that wasn't the big issue; that wasn't working or occupied space. The offices strangely enough when one looks at the original spec and the new spec and you say gee offices have grown but they haven't, there is 800 square foot growth shown between the two specs so he considers that insignificant in terms

of where we are right now to turn around and cut into these offices and cut into the other areas begins to impact not only the storage component of the building which is near nonexistent or incomplete and the question of is there enough office area for the future he thinks you have to recognize these cuts very seriously in terms of what the impact has been and what the impact of cutting the building back is going to do to this whole operation. Mr. Heydecker feels comfortable with the offices either way. There are other questions in terms of the storage and vaults, how do we answer that question do we stick to a three-year limit of boxes in the basement; what do we do was 600 square feet of storage components that we have up there now when the storage and this building is only going to be 292 square feet. This becomes quite a question in terms of condition. We have space at the Senior Center; we have 2,100 square feet at the DPW which the spec didn't originally call for so maybe we can use that space. There is no explanation of how we're going to get around this and make it work long-term.

The folding wall, it is shown as an L-shaped element and there is a cavity wall system right off of the lobby, stack it at that point and put it straight across and put a door in the lobby coming into this juncture, and not have a partition that goes across and over, that is a difficult partition. It should go straight across from one side to the other and it doesn't tie anything up in that area. He thinks we need to look at things like that in terms of the approach. The building design itself how does the stairs work with the window pattern around it and that lobby by itself; just think of the space, it is this wide and goes around a fire extinguisher in the middle section of that is the best view. Where Ms. Coppola is sitting there are stairs coming up to a landing and the windows are in the stairs are against the window. As you are looking in from the outside you see these things going all over the place, you can't use the area under the stairs in the corner because of headroom so you have a little corner which is isolated. He is concerned that the stairs don't work and you need to do something with the stairs to get it out of the area or of just crossing the window otherwise eliminate the windows. There are all kinds of options. What he is concerned about is the appendage and the question is in terms of the symmetry and the uniformity of colonial design, how does that fit. The question that has been raised by many people may be that there is another solution; add 8 feet to the building and somehow slide this around the corner to get it more uniform, more symmetrical and get it to work. He has feelings both ways on this but he has heard a lot of flak on this that you have this nice building with columns and then you have this thing on the right. Mr. Heydecker stated that Ms. Coppola had questioned in the past 40 years ago when the building was built there was a large office area where Mr. Keegan's office is now for a visiting nurse service and there was another state agency where the Water & Sewer Department was which moved out so we had space built in for these other agencies that were operating; can this happen in this area he doesn't know but that is up to everyone to resolve it at this point but it wasn't as simple as we had a building and we could just grow.

The last issue is maybe the most important the one thing we have to keep in mind the November vote said 15,500 square feet for \$7.2 million and in September to take care of it. The \$7.2 million was listed as total project costs, these costs are not included in any handout that the Board received tonight. These costs are right off the KBA charts which listed the other costs, the owners' costs, contingencies, furnishings, testing, fees that are not included in the \$7.1 million or the \$8.4 million. Mr. Heydecker thinks you need to look at this and look at it very seriously because you are telling the public its \$7 million or its \$10 million. Mr. Heydecker doesn't care how you fudge it, its \$10 million or \$11 million and with the interest it is even above that and

you're going to have to deal with this in a very serious manner before this thing goes too far. The other paperwork is more incidental it more or less copies what Mr. Fair and his office has done; Mr. Heydecker does it a little differently than they do but there are several ways of doing this and we do it as architects because it is necessary that is why they did it at the same time. The first sheet Mr. Heydecker handed out gives you the cost structure and if you look at the handout that you have it says clearly at the bottom "furnishings are not included". The big estimate does not cover hazmat removal which is a requirement of the demolition law; he went through their 20 page estimate in detail. Electrical was broken down into five pages and of course heating only had one line. These numbers are right from the 2011-2012 process which needs to be added to the \$7.1 million no matter how it is figured or how it is concocted. The second handout is a takeoff which copies in a different manner what LLB has done but it gives you the square footage differentials between the original plan and the two plans that have come up now plus the two spec sheets and numbers for those things. It is very interesting in and of itself and probably the most interesting is the middle bracket on the front page which indicates that the other items instead of ranging in the 3,000+ because of the cuts that are being made but the elimination of the storage and the mechanical and electrical areas are being dropped tremendously down are in the 2,000 range for that section of work so you can begin to see where cuts have been made, when they haven't been made, what areas are much larger in the spec or somewhere fairly close to the spec in the office areas alone and then again on the back of this it will give you the stairs in the corridor. If you look at the corridor and stairs and you look at that main entrance the other program had a single stair in it, well it originally had two, they knocked off the second stair because it was redundant; do we need two stairs, maybe. This is part of the question we need to get into why we need stairways totaling 1,400 square feet with the new plans compared to 360 square feet for the KBA plan back can 2011-2012. It is the size of that main entry, the lobby, the vestibule and what have you that he thinks we have to look at seriously before we conclude any action on this. The bottom of the second page will give you the deducts that were not the 2,000 that were voted by the Town Hall Working Group but you will notice they eliminated an animal room, the meeting rooms, the archival storages, vault, mechanical/electrical and so on have all been cut and there is a 1,500 square foot difference there which is part of the reason why that is down 2,000 feet to 3,000 feet and the 1,809 and 1,700 numbers. These are gross numbers for each department as you go through them. The last sheet will give you detailed numbers on what the spec had called for, for the offices that the offices be larger or smaller, the other spaces, the file spaces but in conclusion there is one issue that was never resolved in the working space; if you look at the spec itself you will see file cabinets carried at 3 square feet that is the 1'3" width 2'4" depth gives you 3' but that is not net area, you can't take 20 file cabinets and put them in the net area and open drawers, you need to space for the drawers and you need the space for the aisle to move people and cabinets and other things around. One of the problems they ran into, they enlarged slightly the file cabinet size but they never left room for the access and the ability to move against the files with other furnishings that they have. Half of them can be stacked on one side of an existing corridor but that corridor has to be wide enough and it changes the whole image of the process that you need to look at. The big thing so he can summarize they are moving in a good direction he is just very nervous about that front entry, how that stair works and what have you. He can sit with Mr. Fair and give him such thoughts, let's move the elevator over input the toilets on the other side and put a stairwell in there; there are all kinds of things that can be done. If you look at the side of the stairs the two windows on the side and on the front you are up 17 steps and that is about 9 feet. Is the window

over 9 feet we going to see the stairs all the way across the front, these are issues and this is the heart of the building, a visual image and this needs heavy work. He thinks the committee has gotten into it but he is a little concerned that it is going to take until February as we said when we talked about the schedule for a late September town meeting someone brought up that it was impossible, it is not impossible to make the September late town meeting if we had moved in a different manner. It is not impossible, it is improbable. We are in the improbable stage indeed and he thinks if we move now and move judiciously and productively we could make January or February it also cuts out favorably that we are moving in winter construction, we know what happened at the fire and police station. He just wanted to make those points and they are important points it is critical that you look at the cuts, where the cuts have been made, where they will be made continually and what the impact is been. A 7 foot corridor doesn't bother him in the least, one-sided, all the counters are on one side, and if you had counters on both sides he would be very nervous. Mr. Mitchell asked the layout they are proposing square footage wise is that too big or too small, it sounded like Mr. Heydecker was saying more space. Mr. Heydecker stated that his business was that they were cutting buildings down continuously and making other kinds of spaces within them. As Mr. Yukna pointed out at the Ahern School they left open areas off of the corridor which were conference or rest areas which if needed they had six classrooms today. They built in that additional capacity with a program that gave you the idea of how to move on it. He thinks we can still pull space out. He sent a memo to them that talked about you can also squeeze another section two feet and then there is another 200 feet out of the building. If they squeeze things out widthwise they could still squeeze look at the dimensions. There are still cuts that can be made and he could get this down to 14,500 square feet but that is not his thesis at this point. 15,500 square feet to 15,900 square feet he is comfortable with. He has never seen an elevator machine room this big, they are usually 6' x 8' and that is almost 10' x 10' wide, let's make the storage areas adjacent bigger.

Mr. DeVellis stated on the bigger picture there are probably 12 to 14 items Mr. Heydecker brought up and he doesn't want to have a back and forth on point-to-point from a design professional. He is hearing some things he just doesn't agree with and some things he is seeing the architects shake his head no, and a little bit about process if numbers change and windows change that is part of the design development. He thinks they are all trying to get to the same place and he is hesitant and it is not his call but Mr. Heydecker could sit down with Mr. Fair and work it out but there is a building committee that we appointed to work on this if you could work with them to get those answers do we need two stairways to get to the second floor it is a simple answer, Mr. DeVellis thinks yes but we can't afford to go back and forth at the Selectmen's table with the Permanent Building Committee biting their tongue right now and everyone goes off. The one comment that stuck with him that Mr. Heydecker made that he will take exception to and everyone in this room will take exception to is when you say we can fudge the numbers anyway we want those things leave this room and they take a life of its own. If there is anyone that is fudging numbers Mr. DeVellis would like to know about it, that kind of comment is uncalled for and it is not helping the situation. You are a design professional and you are an architect and that is one thing that just doesn't have any room in this discussion so if there is something like that going on he would want to know about it, if not please retract it and work with the group because we have spent a lot of time, meetings with the Planning Board, the neighbors and every committee to get to this point and to say something like that sets us back a couple of months easily so please be cautious of that. As far as moving forward the Board has

enough information now and they have a few things that they have to think about and if they have questions they can independently E-Mail Bill and he can get the answers to those.

Mr. Yukna stated he thinks it's very important that he at least responds to just a couple of Mr. Heydecker's points. First of all his cost estimates were that we were supposedly not including any of the \$2 million fees, every single one of those are in their cost estimates and their proposals in front of the Board except for the furniture and fixtures. Mr. Scollins can speak to why that was done that way and it was done that way over a year and a half ago in its concept so our numbers include every bit of what he is talking about. The asbestos abatement which he said was not in their numbers is Division 2 "Existing Conditions" asbestos abatement remediation is \$50,000, site demolition \$76,000 in building demolition \$93,000. They have taken great care to make sure that their numbers are accurate and are reflecting what this building is going to cost us to move forward. They are double checking. Three groups have cross checked the estimator's numbers to make sure things made sense and everything was included. LLB can tell you that Mr. Yukna is on the phone with them constantly looking at every square foot and why it is adjusted from one place to another and making sure that it is all reflecting the original numbers that we have been dealing with. Mr. Heydecker's information on the cost side he takes great exception to because it does not match what the Board has been given which is fully detailed and so he is glad the Board is taking the week so they can read through them and they will see that information is in there. The front entranceway Mr. Heydecker was involved with actually extending the front entranceway in the downtown review process and it was one of his comments that it was not prominent enough and they climbed onto it and basically that is why the front entranceway is a little bit larger. Mr. Yukna's final note on this whole thing is that they hired a professional architectural firm that they are paying good money for their resources, for their knowledge and for their skill set in dealing with our building inspector to do things to code and he has all the faith in the world that when it comes to the stairways and window lines that they will all be reflected appropriately. It is not unusual though as you see in the library that a stairway does go by a window at times in buildings, it is not maybe what you want it to be and he's not saying that is even what is in this building but he is saying they hired an architectural firm to do this, they are charged with it, it is not for Mr. Yukna to redesign their building. They question everything, they go through the different issues and they do take input and they have from Mr. Heydecker and others as they move forward. Even the example of the Board of Selectmen's Meeting Hall as the Board will remember they had five plans they brought in front of the Board and one had the Board of Selectmen Meeting Hall off to the side and it just didn't work with the site so everything that is being brought up and brought up again and again they have taken very strong care to make sure they are looking at it.

Mr. Scollins stated with the current iteration that Mr. Yukna has presented tonight it is about \$1,000,065 more than the amount that they had originally planned to borrow been built into our financial plans. However, given all of the careful planning we have done over the last four years to make room for the debt service for this project within the budget without doing a debt exclusion so therefore without raising taxes and with all of the other options that they have available to them with their capital stabilization fund and their healthy free cash balance he is highly confident that even with this current iteration that we can finance this project.

Mr. Keegan stated his final thoughts are that he thought it was a great job by everyone and he does appreciate everyone's feedback, even Mr. Heydecker's comments because they are inclusive in looking at everyone's concerns and issues. Mr. Keegan is inclined to agree that the additional space is needed and the 700 square feet additional costs is really sort money in the long term; \$150,000 more over the long-term on a \$8 million project he thinks it would be foolish if we didn't do it. Mr. Keegan thinks the design is a great design and he thinks a lot of careful thought has gone into it and he thinks Mr. Fair and his team has done a terrific job of responding to the concerns that we have had. He went back to Mr. Fair with Mr. Scollins and Mr. Yukna and talked to them a few weeks ago and indicated that square footage numbers were just not going to work and so they had them go back and make some changes which really made sense and was reflected in what you saw tonight. He is pleased that what they have done and is supportive of it at this point.

Mr. Feldman stated that we can keep kicking this can down the road time and time again; it is only getting more expensive. We are at a point where we have to plan that maybe there are some tweaks here and there and the design development can be cleaned up but he thinks at this point he is comfortable with where we are at and where we are headed.

Mr. DeVellis asked Mr. Yukna if he was available on August 18, 2015 in which Mr. Yukna responded yes so he will be put on the agenda.

Mr. Keegan asked Mr. Feldman what his thoughts were on the additional square footage. Mr. Feldman stated he said earlier on that he is okay with taking the basement out but he thinks the additional 750 square feet is important especially up on the second floor where we do have the counters back to back, to people, that's another 3 feet on either side and it is going to get tight. You don't want people working on top of each other.

Motion made by Christopher Mitchell close the Selectmen's meeting at 8:38pm. Seconded by David Feldman. **Vote 4-0-0**