

Town Hall Feasibility Committee
Wednesday September 27, 2023
7:00 p.m.

AVON TOWN CLERK
REC'D NOV 2 2023 AMB:51

In attendance:

Jennifer Baker, Chair
Chuck Comeau, Vice Chair
Patricia Bessette
Edward Mekjian
Shannon Sabree

Guests:

Jonathan Beder, Town Administrator

Absent:

Matthew Doucet

Chair Baker opened the meeting at 7:03 p.m. and began by asking the Town Administrator for an update.

The Town Administrator reported that he had recruited Tracy Self to act as the Committee's clerk. He then asked if everyone had gotten the information he sent via email.

First for discussion is DBVW's proposal. Tricia Bessette mentioned how high the price is given that they've already done a lot of this work, if they just give the same survey, no answers will change. JB mentioned they did add school administration possibly relocating to the Town Hall. The best thing to do would be to have the architect come in to explain the pricing.

Pricing for the renovations currently needed at the existing Town Hall was discussed. Carpet, Lighting, and the Generator for the COA building. Ed Mekjian brought up that if we do these repairs and then renovate it would be a big waste of money. JB brought up the environmental study, nothing critical that needs to be done today. Some spots of asbestos nothing imminent, no signs need to go up, but abatement would need to happen before doing many of the renovation projects that are needed. JB also mentioned the Sprinkler testing code reads that you must test 10% of your sprinklers, this work cannot be done due to asbestos in the putty. Discussion of the abatement process and how long the Town Hall would have to be shut down was had. The shut down consensus was at least 2 weeks, but possibly a month.

Next steps were briefly discussed. If you moved forward, you would need to hire an Owner's Project Manager (OPM) and they would coordinate all of the work and relocation. At this time Chuck Comeau made a motion to invite DBVI (architect) in to discuss the pricing and options, Ed Mekjian seconded. The vote was unanimous, motion carried.

There was a brief discussion of possible sites if this committee moved forward with a new building. Outside the box ideas like putting the senior center as part of the Butler School project (Currently awaiting MSBA determination for funding) were considered as well.

JB said early on he recommended cosmetic repairs to the Select Board but is now going to report at their meeting that they should not consider those, based on the results of the environmental report. He will be updating them at their 10/5/23 meeting. Shannon Sabree brought up the current layout of the Town Hall complex, could it be more efficient with one building. JB mentioned the previous concept design that the architect had already done previous to this committee's work. JB will forward those plans to the committee. Shannon asked

should the work of this committee pause until we know what's going on with the school funding. JB suggested this committee can work parallel to that project.

Ed brought up the appraisal of the buildings. JB has been in contact with an appraisal company who suggested it was too early in the process to get this information. The Town should know what they want to do before getting them in to do an official appraisal, which would cost around \$3,500.

At this point Ed Mekjian made a motion to pause making decisions on cosmetic renovations. Shannon Sabree seconded.

Discussion of the motion included: JB agreeing to work with the committee and communicate to BOS that it's too expensive to do the simple renovation. If we want to replace carpet, we have to abate and that means a vacant building. Chuck Comeau agreed stating that it makes more sense to build a new building because of the issues you are going to have. The Town could spend half a million and it will still be insufficient. JB suggested the bottom line was to be fiscally responsible, we need to do more work because this is becoming really expensive to do anything.

Chair Baker called for a vote. The vote was unanimous, motion carried.

Chuck Comeau moved to approve the minutes of the 8/17/23, Ed Mekjian seconded. The vote was unanimous, motion carried.

Chuck Comeau moved to approve the minutes of the 8/23/23 meeting. Ed Mekjian seconded. The vote was unanimous, motion carried.

With no items left on the agenda, the committee discussed possible next meeting dates. JB is going to check with the architect and let the committee know what dates work for them.

Patricia Bessette made a motion to adjourn, which was seconded by Shannon Sabree. No discussion. Vote was Unanimous.

Meeting adjourned at 7:48 p.m.