

Town of South Berwick, Maine
Building Committee
Minutes
March 29, 2010, 4 PM
Town Hall

Present: Tom Harmon, Brad Christo, Fred Wildnauer, Dave Stansfield, Mark Gagnon – Building Committee; Guests: John Schempf, Town Manager; Mamie Anthoine Ney, Library Director; Mr. Albert Whitaker, Resident.

The meeting was called to order by Tom Harmon. Minutes from the March 25th meeting were approved.

Tom Harmon presented revised roofing and insulation needs for the Young Street building from JCJ. The amount of work necessary is not as extensive as first thought due to the configuration of the roof and the trusses. Tom researched previous work done on the roof. He learned that Hall Brothers of Berwick did work there approximately 20 years ago. Dana Hall looked at the roof and said that the west side definitely needs to be replaced and that the roof should be done before the siding work. He recommended that there be a separate contract for the roof instead of including it in the other work covered by the grant the town has received.

John Schempf expressed concern about exactly what needs to be done. There is some question as to what is under the siding on the building and how that might affect the remediation work. The committee discussed what should be done to the building once the asbestos/lead paint/mold/drainage work has been completed. Various options were discussed such as re-siding the building on only three sides, just putting Tyvek on the building, putting in new windows based on the JCJ designs for the building, leaving the building as is with its original clapboards, etc. Tom Harmon estimated that the roofing work would be approximately \$70K and the siding would be approximately \$130K. Just wrapping the building in Tyvek alone would be \$40K. It was discussed what the maintenance issues would be if just minimal remedial work was done while waiting for the final project to begin.

What was clear to the Committee was that the overall goal for all work needed be completed in such a manner as to preserve the Town's investment in the building.

The next item on the agenda was funding for the remediation of the building. The grant received covers only the removal of the hazardous materials and the drainage work. Money for stabilizing the building is a priority and based on the above approximately \$200K would be needed. The options are to allocate money from the undesignated funds, include the funding in the annual budget, or obtain a bond in some amount to complete various work on the library project.

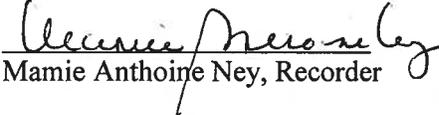
John Schempf said that he had just learned that bond money may be available through York County's allocation of Federal stimulus funds. The overall structure of the funding mechanism would allow the Town to borrow for approximately 2%, which is a very attractive rate. It might be possible to combine the remediation funds need with those of other town needs such as town hall and road work. John needs to investigate further the funding qualifications and what the funding schedule is.

The discussion then turned to the time table for the Young Street property. The hazardous materials/remediation work depends upon funding. There also needs to be a plan to bring what JCJ has proposed to the residents for their review and input. The Building Committee will bring a recommendation to the Town based on all of the work that has been done over the last two years. There are still loose ends to tie up, including getting firmer cost estimates from JCJ, getting more information

about the Federal stimulus bonds, and determining the best time to bring the various components of the funding and review to the residents.

The next meeting of the Building Committee will be on April 9th at 7 AM in the Town Hall.

Attested by:


Mamie Anthoine Ney, Recorder

4.9.10