

**Town of Newbury
Municipal Building Committee/Town Hall Building**

MEETING MINUTES

DATE: December 13, 2022

Present: Bob Connors (BC), Eric Svahn (ES), John Kellar (JK), Dana Parker (DP).

Absent: Martha Taylor (MT)

Bob Connors opened the meeting at 7:32 a.m.

Municipal Building Committee Charge

A committee, consisting of 3 voting members and 2 advisory members will be appointed to work with architects and OPMs to deliver plans for and construction of a Town Hall that meets the needs of the Town of Newbury and will address the projected growth of same over the next 30 years. The committee shall coordinate all bidding and construction with the Chief Procurement Officer of the Town. No expenditure of funds shall be permitted without the approval of the Town Accountant and Chief Financial Officer. The Committee shall conform to all Open Meeting Law and Public Record Law requirements.

The Committee shall meet regularly and shall provide the Select Board with periodic updates. The Meeting is held via Zoom and Roll Calls are performed for voting.

1. Tab 1: Meeting Minutes from November 15, 2022

Meeting Minutes from the November 15, 2022 meeting were reviewed.

A motion to approve was made by JK, second by BC. The minutes were unanimously approved.

2. Tab 2: Agenda

a. Tab 3: Project Schedule, all Phases.

No changes from the November 15, 2022 meeting

b. Tab 4: Context (Architect) Contract.

Context submitted a revised value for their services. They reduced the Phase II, Schematic Design from \$ 150,000 to \$ 130,000. The Phase III value was reduced from \$ 834,000 to \$ 829,000.

A motion was made by JK, seconded by BC to approve these values for the TON to go forward with Context. It was stated that we would only recommend the Phase II services since Phase III would be released if the TON votes to go forward with the project at a Special Town Meeting in 2023.

c. Tab 5: Concept Level Planning

No changes from the November 15, 2022 meeting

d. Tab 6: Establish an estimate of probable costs:

No changes from the November 15, 2022 meeting

e. Tab 7: Revised Program Comparisons.

No changes from the November 15, 2022 meeting

f. Tab 8:

Review of Executive Summary of the 21E Assessment from July 9, 2015 indicates that we will not need to undertake any further tasks.

g. Tab 9. Geotechnical Borings. TON Highway department will perform excavating 3-4 test holes on the High Street lot. These will be machine dug near the SW corner, the NE and SE corners of the lot. Following this undertaking, a request may be made that soil borings be taken to further qualify the soil conditions.

Citizens Comments:

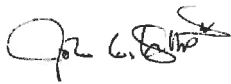
Jack Rybicki: Requested a distinction between test holes and borings

Jim Moran: Asked for clarification of square footage and budget cost

On a motion made by J. Kellar and seconded by E. Svahn, the meeting was adjourned at 8:04 a.m.

NEXT MEETING: Tuesday, January 10, 2022, 7:30 a.m., via ZOOM

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John W. Kellar, III".

John W. Kellar, III, TON/MBC Clerk