

Braintree Community Preservation Committee
Minutes

March 8, 2010
Thayer Public Library

Present: Anne Murphy (Chair) John Dennehy Darryl Mikami
Linda Raiss (V-Chair) Pat Flynn

Absent: Dick Fletcher & Mike Dorn

Also present: Christine Stickney, Director of Planning & Community Development

Meeting convened at 7:34 PM.

Annual Public Meeting:

Mr. Flynn **MOTION** to open the annual public meeting, seconded by Linda Raiss – Unanimously voted. The chair read the public advertisement posted in The Braintree Forum on 2/24/10 and 3/3/10 and welcomed everyone.

Mr. Peter Kress, Business Agent for the Braintree Public Schools, was welcomed and provided a presentation on the School Department's request for funding of historical restoration of the Highlands Elementary School. Members and the public reviewed copies of the application submitted in September and revised November 13, 2009. Peter noted that the original request was larger in scope. Some activities were ineligible under the Community Preservation Act guidelines and were removed in the revised application for \$200,000. The *five activities* remaining are:

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| 1) Exterior masonry – rehabilitate brick façade, clean brick & repoint | \$121,500 |
| 2) Restore cast stone building façade elements | \$ 40,000 |
| 3) Restore cupola and ventilation louvers | \$ 22,000 |
| 4) Rehabilitate and restore 1 original round and 3 original arched windows located above the front entrance. | \$ 8,000 |
| 5) Restore all exterior lighting on original building. Fixtures will match original lighting form 1930 | \$ 8,500 |

Peter Kress went through each item describing the existing conditions, work to be performed and proposed construction schedule.

Under item #1, Peter noted there was a spray applied to the brick façade of the building in the 1950 that needs to be removed. Anne Murphy questioned the amount of this item. Peter Kress responded that it is an estimate and everything will be bid – they anticipate bids to be less given recent bids for other projects. Linda Raiss asked if the Hollis School façade project required the removal of the same type of coating. Peter Kress responded that no spray had been applied at Hollis, but the repointing is a similar activity. Linda Raiss also questioned the windows and restoration – Peter Kress responded they would love to restore the windows but it is cost prohibitive estimating about 20k a window. Darryl Mikami questioned the estimate, asking if \$121,000 is realistic in this environment and if the bidders are aware of the budget limits. Peter Kress noted that their most recent project – South came in \$200,000 below budget as a result of the bidding process which becomes very competitive. Pat Flynn questioned the procurement

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process which requires accepting the lowest bid. Peter explained how the process works from advertising to award.

Under Item #2 Peter explained the similarity with the recasting that took place at Hollis. The school looks great now that the work is complete.

Under Item #3 Peter explained the intent of replacing the cupola to look like the original one removed. Linda Raiss questioned the materials of cupola and what actually constituted the cupola replacement. Using pictures to explain, Peter was able to show the Committee the extent of the work. John Dennehy questioned if the roof had been investigated to assure it was weather-tight and in good condition before attempting to work on the cupola. Peter Kress noted the roof is slate and overall is in very good condition, routinely some slates are replaced as needed. Linda Raiss questioned if the need for this work is a result of a lack of maintenance and if it could have been prevented if it had been addressed earlier. Peter Kress acknowledge that the schools overall have had issues with maintenance. He also noted that unlike other Towns in the 80s and 90s Braintree did not build new schools. Hollis and Highlands have unique historic features that should be preserved as the part of the character of the Town. Linda Raiss also questioned the color of the cupola. Peter noted that some historic research is needed with photos and John Dennehy recommended that he consult with the Historic Society that they may have information.

Under Item #4 Members discussed the replacement of the four unique windows that are part of the original building. Pat Flynn was interested in what the windows throughout the building had looked like. Peter recalled that they were similar to Town Hall with 16 panes per window. Anne Murphy questioned if the lead paint to be removed was part of the CPA funding. Peter Kress responded that the removal or capsulation of the lead paint would be funded by the School Department and done in accordance with all applicable state codes. Darryl Mikami asked - if the project were funded and work completed - to what extent would it be maintained. Would the Department be back to seek funding in future years because of lack of maintenance? Peter Kress noted a few items: Under the new form of government capital funding is making it to the schools in need. He oversees 13 buildings, 9 of which are used by the Braintree schools and the remaining are rented. Funds from the rentals/leases are dedicated to maintenance of all the buildings. Rental income is put back into the capital improvements and maintenance of the schools. Pat Flynn questioned if funding would be sought for other schools [Liberty, East and South] built through 1960s-70s. Peter noted that all though they meet the state's definition [older than 50], the architecture is not unique, unlike Hollis and Highlands. He does not anticipate future requests for those schools. Peter also stated that the School Department has licensed tradesmen [electrician, plumber and HVAC person] on staff that does work orders for all of the schools providing a cost savings to the Department.

Under Item #5 Peter noted the desire to replace the lighting in the front of the building with period fixtures. Linda Raiss questioned if it would be possible to replace the doors since so much work is at the front of the building. Peter Kress agreed to look into that cost and provide the Committee with an estimate. Should the Committee be interested in funding the doors they

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could amend their application.

Anne Murphy thanked Peter for his thorough presentation. Noting the absence of two members, she stated the Committee would hold off on a vote. This would allow time for Peter to provide the door estimate. The Committee will probably vote at their April meeting.

Two members of the public were present, Mr. Lawrence Walsh and Mr. Charlie Moore.

Mr. Lawrence Walsh questioned if an assessment fund could be established as part of this request to have funds available for an historical assessment in 5-10 years to review the work done. Anne Murphy explained that it would be best for the School Department to request such funding at the time they wished to move forward with the assessment. The current request cannot include such funds. Mr. Walsh noted he is a new resident and that living in a former state monies were set aside for that type of item – he also suggested the building not be sandblasted, but rather be treated by water pressure.

Town Forest Trail Project:

Councilor Clifford was not present for this agenda item. Mr. Charlie Moore was in attendance and as a former member of the Town Forest Committee, he provided the Committee with background on the Forest, the current deteriorating conditions and the need to have it used more by the public as a natural resource. Signage would help the public visit the area. Mr. Moore also noted that the dam within the forest is in need of attention, but he is unsure who is responsible for that work. Anne Murphy agreed to hold this matter over to a future meeting to accommodate Councilor Clifford's schedule and Linda Raiss suggested that Mr. Moore pursue who will have responsibility for the Town Forest.

Administrative:

- Pat Flynn **MOTION** to accept the minutes of 1/11/10, seconded by John Dennehy – unanimously voted.
- Darryl Mikami **MOTION** to accept the minutes of 2/8/10, seconded by Linda Raiss – unanimously voted.

Reconciliation of CPA financial accounts:

Linda Raiss reported that they are very close to reconciliation of the committee's records and the accounting. Due to the lack of time tonight she and Dick Fletcher will report at the next meeting. Darryl Mikami stressed his opinion as we move forward appropriating funds for project that each have a separate account.

John Dennehy **MOTION** to adjourn the meeting, seconded by Linda Raiss – Unanimously voted. Meeting adjourned at 8:50PM

Respectfully submitted,
Christine Stickney, Director of Planning and Community Development