

MINUTES FROM DECEMBER 22, 2022 – MEETING 5

Location: Strafford/Remote

Attendees: Town of Strafford: Lisa Bragg; John Freitag; Curt Albee; Rockwell Fuller; Anni Praetorius; David Paganelli, Greg Colling, Phoebe Mix

gbA: Tom Bachman and Tom Barden – Barden Consulting

OLD BUSINESS:

- 1.1 Town would like land swap to include enough land for future expansions.
- 1.2 Surveyor has been hired by town. Surveyor needs to delineate limits of floodplain/floodway.
- 1.3 Possible funding sources include:
 - State and Federal grants but this will trigger Division of Historic Preservation involvement.
- 1.4 Encroaching in the river corridor/flood zone will impact State and Federal funding eligibility.
- 1.5 Caitlin Corkins and Elizabeth Peebles are willing to assist/advise with historic preservation concerns regardless of funding.
- 1.6 Typical preservation considerations for this building will include:
 - Use of compatible materials - don't distract from building or surrounding district.
 - Preserve the building's contribution to the district.
 - Addition should not rise above or interfere with the gambrel roof.
 - Protect and preserve wood floor, window trim, base board, and other interior historic features that remain.
 - Site review to see if an archeological study is needed where building expansion might be.
 - Building can be raised above street to address water infiltration if that makes sense.
 - Exterior stair removal is not seen as problematic
- 3.3 An accessible parking space on the south side of the building will be shown to begin discussions with the neighboring property owner.
- 4.3 If the parking area is not included the new porch will extend to the front of the building to protect folks from sliding snow. If parking is included entry to the porch will be from the south, again, to protect folks from sliding snow as they enter the building.
- 4.5 Morgan has no issues with the addition but has some reservation with the courtyard.
- 4.6 It is assumed that an additional catch basin at the front of the building (north) will help with drainage issues at the front of the building.
- 4.7 The committee does not want to pursue cost associated with lifting the building.

NEW BUSINESS:

- 5.1 Tom Barden provided an overview of his 12.22.22 detailed cost estimate. This estimate will be revised to reflect corrected window count.
- 5.2 Tom Barden indicates an additional 5%-8% should be added to this cost if construction is anticipated starting in 2024 instead of 2023. The 12.22.22 estimates assumes a 2023 construction start.
- 5.3 It is recommended that the Town of Strafford carry an additional 10% contingency (10% of Barden's estimate) for project unforeseens and an additional 20% (20% of Barden's estimate) for soft cost. Soft cost include permit fees, attorney fees, financing (if applicable), and design fees for Civil Engineer, Structural Engineer, Architect, Mechanical Engineer, Electrical Engineer, etc.)
- 5.4 Committee will review cost estimate and funnel questions to Curt by the end of the year. If questions arise Tom and Curt will ask Tom Barden for clarification. Tom Barden is available for another zoom to address follow-up questions if needed.
- 5.5 gbA can provide Lisa with electronic versions of work done to date for inclusion in future information for town distribution.
- 5.6 Committee will meet and discuss next steps.

END OF MINUTES

NEXT MEETING: TBD

COPIES TO: Attendees

These minutes are part of the official record. If corrections need to be made, please contact gbA as soon as possible for inclusion in the next minutes.