

October 18, 2010

The scheduled meeting of the Frederic C. Adams Heritage Center Development Committee was called to order at 7:05 at the Kingston Town House, Kingston, MA.

Members in attendance were Daune Frey, Verna Dalton, Tom Bott, Rui Santos, Norman Tucker, Barbara Douglass and Carol Lormer. Brian McWilliams was absent.

Guests were: Ralph Calderaro, Board of Directors, Jones River Village Historical Society (JRVHS)

**The following minutes were reviewed:**

May 13, 2010                      May 26, 2010

June 23, 2010

July 13, 2010                      July 20, 2010

September 21, 2010

Rui made a motion to approve the minutes as amended and Barbara seconded the motion. The motion passed with all in favor

**Menders, Torrey and Spencer, Inc.:**

The Committee reviewed the plan proposal that was presented by Lynne Spencer, Patrick Guthrie and Kevin Horne of Menders, Torrey and Spencer, Inc. September 28, 2010 meeting. The Committee authorized moving forward with design plans for the Center as described below.

The original design with estimated construction costs of \$1,240,313 shall include

- the hip roof over the addition described in the 9/27/10 estimate as Alternate #4 est cost of \$9,388 and
- reinforcing the existing archive room (Alternate #2) but not the installation of the green roof system estimated to be approximately \$18,671 (Alt 2 \$27,171 minus green roof system complete \$12,000 plus architectural engineering soft cost \$3500)

Revised Estimated Construction Cost \$1,259,089

The project will include two alternates

- Alt #1 (formerly Alt #3) Climate Controlled Archive Space with a high density shelving allowance of \$25,000 total estimated cost \$84,567 (Org Est cost of \$99,567 minus \$25,000 high density shelving plus architectural engineering soft cost \$10,000)
- Alt #2 (formerly Alt #1) Restore Historic Balustrade with an estimated cost of \$7504

Revised Construction Cost with both Alternatives \$1,351,160

Other items to be included

- Replace stolen copper down spout
- Inspect roof hatches on slate roof to ensure there is no rot and that hatches are weather tight and secure
- Remove existing storm door
- Add door between Archival room and workspace/computer filing room
- Incorporate drop down projection screen in Reading Room in front of fireplace in space between ceiling

moulding and ornamental plaster

- Incorporating conduit between the Reading Room and the Stacks to allow simultaneous projection of presentations on two screens and to provide for future wiring for the “next big thing” such as graphene wiring
- Matching wood in trustees room and where dumb waiter to be removed with quartersawn wood as used in existing floor
- Handicap door opener installed where required by code (believed to be only where 18 pounds of pressure are required to open a door)
- Appropriate placement of electrical outlets in the floor.
- Remove tree stump on site while excavator on site for foundation work

**New Business:**

Winifred Avery has resigned due to illness. Daune suggested that the Kingston Historical Commission be contacted regarding a new representative for the committee. Daune will contact the KHC.

The group discussed the option of submitting a grant application to the CPC. It is due October 30<sup>th</sup>. After some discussion the committee chose not to submit an application.

The bookcases have been placed in the upcoming Town auction.

Verna offered to get a new release together on the committee's progress with the restoration project.

The meeting was adjourned at 9:00p.m.

The next meeting TBD

Respectfully submitted,  
Daune B. Frey,

cc: Board of Selectmen