

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
April 5, 2011
FINAL

PRESENT: Gary Ellis, Nate Small, Tom Roche, Jack Mulkeen, Mary Ann Walsh
Gloria Smith, Hugh March, Dorcas McGurrin, Thomas Kelley

STAFF: Jennifer Coutinho

LOCATION: Room A, Town Offices, 1146 Route 28, South Yarmouth, MA

HANDOUTS AT THE MEETING (Located in the Department of Community: Development)

1. Cellar House Construction Bids and Proposed Budget

NEW BUSINESS

Convene: Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:03 p.m. All members were present.

Cellar House: Ms. Coutinho reported that the Town received three bids for the construction of the Cellar House and they were publicly opened early that day. The bids were as follows: Builder's Systems Inc. - \$697,477; Vareika Construction - \$983,700; and Bay State Regional Contractors, Inc. - \$723,373.

The CPC held a general discussion about the bids and the possibility of looking through the design to reduce costs. They discussed how it's likely more expensive because the Town is creating a replica of the original Cellar House. It was noted that the cost primarily come from the mechanics and fire suppression.

The CPC reviewed the Cellar House budget. A total of \$528,000 was appropriated at Annual Town Meeting 2007 towards the construction of the building. The Town has used \$95,000 to install the septic system, \$18,800 to complete designs for the building, and \$8,500 to issue bid documents. There is currently \$405,700 in the Cellar House account. With the apparent low bid of \$697,477, an additional \$465,000 will be needed to complete the structure in its entirety, including all mechanical, electrical, and plumbing, as well as the assistance of a clerk of the works and architectural/structural oversight.

Mr. Small moved to rescind his vote from 4/4/11, which was "to approve the Cellar House Application Addendum #29.1 in an amount not to exceed \$338,000 from the undesignated fund balance". Ms. Smith seconded. The vote carried 5-0-2 with Mr. Mulkeen and Mr. March abstaining.

Mr. Roche moved to approve the Cellar House application addendum #29.1 in an amount not to exceed \$465,000 from the undesignated fund balance. Ms. McGurrin seconded. The vote carried 7-0-2 with Mr. Mulkeen and Mr. March abstaining.

ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 3:21 p.m. Ms. Smith seconded. The vote carried 8-0-1 with Mr. March abstaining.

Respectfully submitted,
Jennifer Coutinho, Program Coordinator

Mary Ann Walsh, Clerk