

Special Town Meeting - Baldwin Community Center Update

In September we stated that the Board of Selectmen had advertised for bids the work required to meet the conditions of the State Fire Marshall's occupancy permit. This work was broken down into three separate contracts.

1. Add insulation to the sloped roof portion of the 1974 addition to the building.
2. Install an up-to-date fire detection and reporting system, consolidate with the intrusion detection system, and provide exit and emergency lighting.
3. Install ADA restrooms, ADA door handles and closures, and multipurpose room storage wall modifications.

The low bids for the first two were:

1. Add insulation: All-In-One Insulation, \$4,923.00.
2. Fire/Intrusion Alarms and Exit/Emergency Lighting: Protection Professionals, \$21,245.00.

These two contracts were within the funding approved on 19 September 2015 when the town voted to purchase the building, they were considered priority, and they have been awarded. The insulation work is completed and the second contract for alarms and lighting is due to begin shortly. This will reduce the cost of heating the building and the fire and intrusion alarm system will provide a measure of resource protection for the facility.

The third contract bid, for ADA upgrades, was opened on 22 November: Low bidder was Doten Construction, for \$87,760.00. This work DID NOT fall within the remaining funds approved on 19 September 2015 and is the subject of the special town meeting on Thursday, 15 December, at 7PM. At that meeting the Board of Selectmen will be seeking approval to spend **\$55,000.00** from the Town Building Reserve account to award the contract.

Completion of this work would put the town in compliance with ALL the requirements of the state fire marshal and meet ADA access requirements.

Any other modifications or uses of the facility beyond that approved at the 19 September 2015 meeting will be presented to a town meeting for approval but **completion of this work is essential for any current or future use of the building.**

Please attend the special town meeting on the 15th and participate in the consideration of this important decision.

Sincerely
Baldwin Board of Selectmen