



Pierce Property Committee
March 11, 2025 at 5:30 pm at Pierce House

AGENDA

I. Welcome

II. Minutes

A. Review/Approval of February Minutes

III. Public Comments

IV. Finances

- A. Peter -Pierce House Actuals
- B. Jenn/Dan discussion on Carpentry Bid
- C. Requisitions Approval

V. Director's Report

- A. Update by Jenn on February Events/Activities
- B. Review pricing for structures to hold curtain for sound wall
(curtains were purchased late year but never used)

VI. Liaison Report

VII. Other Business

- A. Five-Year Capital Plan Development Discussion #1
- B. Discussion on making the house more affordable for events held by Lincoln Residents
 - 1. Hourly Rate for Events off season or Jenn discretion
 - 2. Should we be giving a discount on an As discussed and voted at the Committee's recent special meeting, the RFP bidding process for the exterior carpentry yielded three bids: \$60,000, \$116,000, and \$164,000, and the \$60,000 bid was approved.
 - It was noted that the project will be partially funded by \$55,000 of community preservation funds approved by Town Meeting, and that the

Committee had authorized the necessary additional \$5,000 to be expended from trust fund monies and allocated to the Site Improvements line of the budget.

- Anne, Colette, Jenn and others reported that they had walked the site with the approved bidder, who had not previously seen the property, but who then withdrew the bid after seeing the scope of the work.
- The bidder asked about being refunded the \$3,000 bond, but that money will likely be forfeited to town coffers, as stated in the contract.
- It was reported that Dan Pereira recommends accepting the next higher (\$116,000) bid, especially since that firm has relevant historical building experience. Dan also recommended that the Committee not rebid the project, since the outcome would be uncertain and the work needs to proceed without further delay. It was also noted that the bidder would have the opportunity to walk the site and request an increase in their bid of up to 15%.
- Peter moved and Barbara seconded a motion to revoke the prior vote that authorized acceptance of the lowest bid, to accept the \$116,000 bid instead, and to authorize expenditure of up to \$135,000 for the project, using trust funds for the excess over the community preservation monies. The motion passed unanimously.

hourly rate

C. Volunteers to sit at Town Meeting on March 29th

“Our mission is to be stewards of this historic property so that residents of Lincoln, neighbors, and guests may continue to use the Pierce House as a venue to gather and celebrate, in keeping with the spirit of John H. Pierce's gift to the Town of Lincoln.” (approved March 20, 2016)