

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF SELECTMEN
BOARD OF SELECTMEN, BOARD OF FINANCE, PERMANENT BUILDING COMMISSION**

APRIL 5, 2016

Present: First Selectman Melissa Mack, Selectman Tim Reynolds, Selectman Krystal Holmes, Selectman Joanne Sullivan; BOF Members Justin Donnelly (Chair), Brian Kost, Eric Harrington, J. Michael Stevens, Dr. Ann Huntington-Mickelson, Tracy Eccles, Ryan Anderson, Chris Childs, John Sullivan; Permanent Building Commission Members Joe Sangiovanni (Chair), Kevin Goff

Also Present: Sandy Dawson, Bond Counsel, Updike, Kelly & Spellacy; Barry Bernabe, Bond Consultant, Phoenix Advisors; Scott Johnson, Environmental Consultant, ATC Services

Also Present from Town of Suffield: Director of Finance Debbie Cerrato, Public Works Director John Cloonan, Facilities Manger Julie Oakes, Building Inspector Ted Flanders, Town Engineer Gerry Turbet, Town Planner Bill Hawkins and Economic Development Director Patrick McMahon

Absent: Selectman Mel Chafetz, Permanent Building Commission Members Bill Gozzo, Cathie Ellithorpe, Glenn Neilson and Heather Van Deusen

First Selectman Mack called the meeting to order at 7:01 p.m. Introductions were made by attendees.

First Selectman Mack stated that the purpose of this meeting is to bring all decision makers together to discuss next steps relative to the environmental reports received; timing of bond issuance; and for the public to have all information available from one source so there is less likelihood for speculation.

Public Comment

No comment

Lessons learned from Kent Memorial Library

First Selectman Mack began by stating the Kent Memorial Library renovation has hit another bump in the road with the most recent failed air quality test. The town can learn a lot from this project and she wanted to discuss problems which occurred along the way as the town embarks on two additional renovation projects. First Selectman Mack opened up the discussion stating that she learned that an environmental survey cannot be completely comprehensive until employees are fully out of the building. From attorney perspective, using construction lawyers, including the free service offered through our liability insurance carrier, CIRMA, to perform contract review from an indemnification and hold harmless perspective will better protect the town going forward. This is another layer of the construction process that will be added.

Ted Flanders, Building Inspector, noted that one of the issues we are currently facing at KML is getting the HVAC system to balance so that we have good air flow across the entire library. Some of the issue is attributable to the original structure. Discussion regarding the Bridge Street School notes that environmental problems may be in the existing duct work. The Town needs to spend a little time and money to investigate the mechanical systems that are in existence as these systems were built well before building codes, but when we finish they have to comply with code. The environmental issues

that were found in the library ended up holding up construction and causing the town to incur substantial monetary penalties by the contractor for the delay. This should be considered in the contracts for the new projects. Mr. Flanders worries about asbestos found in soils around the Bridge Street School and wonders what the land was previously used for before it was a school as there will be a lot of digging with drainage, etc. being added. Mr. Flanders recommends a larger timeline, tighter controls on scope of work so that everybody knows ahead of time what is being built so changes aren't made mid project. He recommends controlling the scope of the project from the beginning and understanding what you want to end up with and what is realistic would help a lot. The contingency to remediate the environmental issues for the library was not enough. The library uncovered an unforeseen \$500,000 in environmental issues during construction; the Bridge Street School will most likely uncover similar issues. We have to do a better job of planning for things that might/probably will happen. The Bridge Street School is an old building and there could be things found that we are not aware of. First Selectman Mack noted that this could be true for Town Hall as well, but Mr. Flanders added, more so in the case of the Bridge Street School.

Brian Kost, Board of Finance member, noted that we should spend more money upfront to get a comprehensive estimate of what it will cost. His recollection is that the final cost of the library will be double what was estimated as a cost to the town. We should not skimp on the front end in getting qualified people to tell us what the cost will be. It is feasible if we knew what it was going to cost upfront it might not have been built.

Joe Sangiovanni, Permanent Building Commission Chair, said we did many studies via committee work ahead of time deciding what to do with the library and the conclusion was that we should replace it. The lesson he learned was the town should have listened to the committee. Even after we solve all the environmental issues, we will have a non- functional building. KML will have ongoing issues and the library will have cost more than a brand new library on same site would have cost. We would have had a brand new building that was highly functional.

First Selectman Mack noted that with KML we have an annual operational expense imposed on us by Federal Environmental Protection Agency in today's dollars of \$10,000 a year to perform air quality testing. At any given time, if we fail an air quality test, we will have to close the building and determine the problem and abate if we want to reopen. At the end of the current abatement, we want to make sure that we really do solve the problem to avoid future cost.

Kent Memorial Library Status

Joe Sangiovanni provided a status update on the library. We have more extensive PCB's in the library than we thought. Chemical was in the window caulk (used in sealers during the 1970's) and the brick walkway ramps. All removal has to be done under the guidance of the EPA. We still have not passed the airborne tests relating to air quality. The concentration of airborne PCB's has to be below 200 nanogram/cubic meter which is a very low level. Our first test we almost passed at 250. More recently we thought we would pass with the addition of an HVAC system that we thought was properly ventilating. We are up in the 420 range now. We have concluded that there are still more bricks in the bathroom and office that may contain PCB's. We just contracted to remove all the brick and we are hoping that will solve the problem. But we still have to pass that test yearly and may face the issue again.

Brian Kost asked if he walked in that building today, is he at greater, equal or less risk than any time in before the renovation in regard to air quality. His point is that whatever we did with this renovation

made things more problematic than they had been for years prior. Joe Sangiovanni replied that the health risks of PCB's have not been defined adequately. Many agencies have studied them and set very conservative limits. We happen to be in a region that applies the most stringent guidelines in the whole country. As part of his professional job, he studies air quality and he's never worried about PCB's until recently. But we just need to pass that test.

Tracy Eccles, BOF member, asked for confirmation that there were HVAC issues as well as PCB's. Joe Sangiovanni confirmed that there is a balancing problem. The system is not working correctly and not ventilating at design levels in all the regions of the building. The overall flow rates are adequate/correct. However, ventilation in different regions of the building is not meeting requirements.

Tracy Eccles wondered if more money needed to be spent on upgrading HVAC system. Joe Sangiovanni said that it is possible. However, the interior architect and engineers who designed it have a professional responsibility to correct it. That's what we hired them for. John Cloonan, Director of Public Works, mentioned that we are using existing duct work with a brand new system. Joe Sangiovanni added that another problem with KML is that it was never designed as a functional building, but rather to look pretty from the outside. Selectman Reynolds asked what is a reasonable time frame for the building to be open, noting that we are paying rent for temporary space. Joe Sangiovanni confirmed that they do not know with First Selectman Mack adding that we are at the mercy of the EPA until we pass the air quality test. The town is currently moving out of Town Hall and we cannot move everybody out of Town Hall until the library folks are back in KML because we will be utilizing the Ffyer Place swing space for the Town Hall employees. The library delay runs the risk of delaying the Town Hall project as well. Tim Reynolds stated that fixing old buildings like this is a major problem and has to be considered as we proceed with the other two Town building renovation projects.

Joe Sangiovanni said that the Permanent Building Commission learned from this project that they must be much more proactive when undertaking a renovation. What we did in that respect was to hire a hazardous material company, ATC, and repeat the Bridge Street School and Town Hall environmental tests that were done 3-4 years ago. ATC confirmed what hazardous materials are in the building, but the price is higher as 3-4 years have passed and the scope was more comprehensive. Our plan is to abate the hazardous materials completely before we do any construction this time. Selectman Holmes noted that whether we agree or disagree with the EPA guidelines we have to abide by them.

From a financial standpoint Brian Kost asked how much money we will have to spend to open the library. What is the worst case scenario? First Selectman Melissa Mack said we don't know. Joe Sangiovanni added that of the \$500,000 given to the project at last fall's Town Meeting in additional contingency money, we still have approximately \$100,000 left. We are spending it sparingly. There are a few other problems that remain namely auditorium seating is too tight for emergency responder access. Those were things that were not part of the original project which entailed HVAC, windows and electrical.

Discussion of Reports from Environmental Consultants

Town Hall

Town Hall is very straightforward offered Joe Sangiovanni. There is asbestos in the building and regulated materials including lead based paints, etc. The estimated cost from ATC, the abatement consultant company that performs all of the environmental testing but does not do the actual abatement work, is \$247,000. Most of the asbestos is on the piping systems (unit heaters with insulated piping should be straightforward to abate. Piping in the mechanical area is more difficult). The floor tile

also has asbestos, which does not require prior EPA approval but must be removed and discarded according to EPA standards.

Selectman Reynolds asked what is the contingency amount for the project? Joe Sangiovanni replied 20%. The abatement for Town Hall was included in the cost estimate.

ATC performed Town Hall and current Bridge Street School environmental studies. TRC performed environmental study for library and an original study at Bridge Street in 2014. Enviro Science did environmental study at Bridge Street in 2004.

First Selectman Mack stated that once all employees are out of Town Hall, ATC will do more testing as recommended. Scott Johnson of ATC believes that further testing would be minimal. Selectman Reynolds asked if once Town Hall is vacated we could get started on the abatement, which was confirmed.

Chris Childs, Board of Finance, asked how much the environmental line item was for the Town Hall project. John Cloonan, Director of Public Works, stated that the estimate was built into the cost. There is not a specific line item for abatement. Gilbane did an estimate, acknowledging that asbestos was in the building so the square footage cost for the project was estimated at a higher rate to allow for abatement. Brian Kost wanted to know if there was any liability with estimates. ATC said no.

Ted Flanders clarified that the original timeline had Town Hall vacated by end of June so there is still time despite the delay in moving back into KML. Joe Sangiovanni mentioned that there is another potential problem with the Town Hall of a fire egress plan. The new architects that are hired need to solve that problem. Ted Flanders noted that by today's code, building does not have a "legal", safe way out so the building will most likely require sprinklers. The large open staircase creates problems. One of the solutions is to add a sprinkler system which also reduces the exits required. Brian Kost asked if a sprinkler system was in the budget. Sprinkler system is not currently in the budget.

Michael Stevens, Board of Finance, wondered if it's cheaper to knock down Town Hall and start over again going back to what Joe Sangiovanni stated in lessons learned from Kent Memorial Library.

Joe Sangiovanni said he would not knock the building down, just change the floor plan. He thinks the building is serviceable, attractive, and as far as we know, has no serious hazardous materials. It is also well built. He would spend more money and add a separate annex to handle all of the Town business.

First Selectman Mack wanted to know what the Town approved. Is there a specific plan that we are wedded to, or do we have flexibility based on what the Town approved? Selectman Holmes' recollection was that we were renovating with an addition for the Town Clerk's vault. Size was not specified. First Selectman Mack clarified that what Joe Sangiovanni was suggesting, building an addition and gutting the space, can be done.

Selectman Holmes asked if we had done a code review with the library or if we had substantially changed the building and then all the code issues came up.

Ted Flanders said the driver for the library project was that it did not comply with ADA (Americans with Disabilities Act) laws. Compliance with ADA was the original intent of the project. It later became an elevator and interior project. The Town Hall project started to renovate space to become more usable and remove IT from middle of space. It has now morphed into a vault project. This is the scope creep we see with these projects.

First Selectman Mack again questioned what did the town approve? What was the scope of the project as that is what we are bound to. Brian Kost said there was no detail.

Sandra Dawson, Bond Counsel, reviewed the presentation made at the Town Meeting authorizing the bond issuance and said that the approval was fairly broad. Nowhere did it say that the project is pursuant to a study by firm X as is sometimes the case. The project includes renovation of the primary structure, HVAC, ADA Code with no detail. Nothing stated at this meeting suggests that we are creeping outside of the scope of what was approved by the public at the Town Meeting.

Selectman Holmes noted that the library started as HVAC, ADA. But then we ended up fixing other problems that came up because of code issues /public safety (spiral staircase, auditorium, etc.). She wants to know for Town Hall and Bridge Street, are we going to make sure that the architects are clear that the building renovations include budgeting for the code obligations.

Ted Flanders replied that everybody is going to be much more careful upfront to look at all those issues. The architect is given a project (build an elevator, for example) and their chore is to do just that. When we get into the building, we see life safety issues. There is nobody from the Town who is going to do a code study of building. We are not supposed to do that. We are the regulators and we get in trouble when we become the experts.

Joe Sangiovanni clarified again that the architect for Town Hall had not come up with an acceptable egress plan for Town Hall. The solution was sprinklers which was not included in the cost estimate. But everything else, abatement and annex, are included. Selectman Holmes wondered if another auditorium issue (as in Kent Memorial Library) will be found in Town Hall. Joe Sangiovanni answered, you don't know until you start tearing things apart.

Selectman Holmes noted that she is trying to look ahead as much as possible. Brian Kost questioned why this is coming up now? Why didn't we know at the start? First Selectman Mack said the sprinkler would still fall within the contingency for the Town Hall project. To Selectman Holmes' point, First Selectman Mack hoped the PBC would hire an architect who had an expertise in code so we aren't caught on the back end when Mr. Flanders is trying to issue the CO (Certificate of Occupancy).

First Selectman Mack asked, if this project does end up costing more money in the context of a bond issuance what are our options at that point? At any point that we would need more money what are our options?

Sandy Dawson, Bond Counsel, responded that we would need to make an appropriation for any additional money and decide what the funding source will be. If additional funding is to come from the bond, then we would need to amend the bond authorization to increase the amount of the bond issuance by the same process as we did to pass it the first time. If we appropriate from another source, the Board of Finance could do so in accordance with the Town's Charter. First Selectman Mack confirmed that the Board of Finance could appropriate from one of the town's funds (i.e., capital nonrecurring fund or from undesignated fund balance) or we could increase the amount of the bond issuance through the referendum process.

Chris Childs wanted to know if we had hard numbers. What has gone out to bid? Joe Sangiovanni said they are based on estimates done by architects or construction companies. Chris Childs stated that we have \$5.2 allocated to the Town Hall project based on the study by Gilbane. The only thing not included in the project estimate is the sprinkler system estimated at around \$175,000. The Town Hall renovation project has a 20% contingency of approximately \$1,000,000 so that should cover it.

Discussion of Report from Bridge Street School Community Center

Joe Sangiovanni reported that the total comprehensive abatement estimate is just under \$2,000,000. This number may change, but will not be dramatically different. This environmental issue is mostly asbestos, but it is extensive including dry wall compounds which means it will spread everywhere. Considerable asbestos in HVAC system including pipe chase tunnel which has fallen into the soil so we will have to remove probably at least 4 inches of soil and then dispose of it properly. Another big item is the tar used in the slate roof. You don't have to remove all sources of contamination if you contain it. If we decide the building should not be restored it still needs to be abated prior to complete demolition.

Brian Kost said we had an original estimate of approximately \$230,000. How did it increase so much? Ryan Anderson, Board of Finance Member, asked if we run the risk of future maintenance requiring abatement. Yes.

ATC explained that the current quote increased versus the original quote (by TRC in 2014 for \$230,000) probably because it wasn't based on prevailing wage. In addition, TRC didn't test the roof. TRC didn't find the dirt in crawl space. ATC found 7 or 8 more materials that TRC did not find. Brian Kost asked if the estimate includes contingency. ATC replied yes, a 20% contingency. The only way to get a true number is to get a contractor out there to assess and provide a bid on the work. Joe Sangiovanni stated that as far as we know there are no PCBs at the Bridge Street School.

Selectman Reynolds asked what contingency was included in the \$8.4 original project estimate for abatement. Justin Donnelly said no amount was included. Brian Kost said there was zero discussion that there was potential for massive environmental cost. The project is 25% over budget before we even start.

First Selectman Mack asked bond counsel if we have the same options as mentioned before or is the situation different based on the scope of the approval. It is important to know from Bond Counsel's perspective because an opinion letter from Bond Counsel needs to be issued that we are complying the approval process in order to go to market with the bond.

Sandy Dawson, Bond Counsel, noted that if you know already that the project will need more money you need to go through the same process to appropriate more dollars. Utilizing a different appropriation source is still amending the bond. Because you chose to go to Town Meeting and Referendum for the first project you will need to follow the same process to amend the scope of the project or the amount of the bond authorization.

First Selectman Mack clarified that we can continue by bonding the original \$8.4 that was authorized or we can do a different type of appropriation in accordance with Town Charter, which is if we appropriate .25% or greater of our annual budget, the Board of Selectmen recommends the amount for approval to the Board of Finance and then to the Town Meeting.

Brian Kost asked what if we appropriate another \$2.0 million and then it fails? What do we do with the original \$8.4? Or do you make the original project null and void and allow people to vote on new amount? Sandy Dawson said that is beyond the scope of bond counsel and recommended speaking with the Town Attorney.

Selectman Holmes feels we need to go out to bid for the abatement before we know the real numbers.

The Permanent Building Commission is meeting this Thursday to inspect the Bridge Street School with ATC to assess what the scope of the abatement will be for various options. The options will then be decided and put out to bid for a more definitive answer. After we receive those numbers the PBC will meet and those figures will direct our next steps. PBC will not contract with architect or builder until we go back to the Board of Selectmen per Joe Sangiovanni. Eric Harrington, Board of Finance member, questioned how do we know the \$8.4 million is accurate? Joe Sangiovanni said because we have an architect.

First Selectman Mack said we are considering alternative ways of hiring contractors. Joe Sangiovanni elaborated on Construction Manager at Risk which takes on the project with a guaranteed maximum price built into the contract. The client pays more and has less say about the quality and finished project. Another option is Design Build where you hire the firm to design and build the project. These construction delivery methods used to be reserved for bigger projects and now are used in smaller projects to shift some of the risk from the client to the contractor.

Chris Childs asked if we decided to just raise the building could we do so under our resolution and bond authorization. Sandra Dawson, Bond Counsel, said that raising the building would be a total change in scope of the project, so no.

Selectman Reynolds stated that if this project is going to change dramatically in scope we should go back to referendum to be fair to the taxpayers. It is a taxpayer decision as to whether or not we spend more money. It's not right to sneak it through by a Town Meeting. Additional appropriations should be by a Town Meeting followed by a Referendum.

First Selectman Mack stated that the next steps are pretty clear so we should move on.

Road Status

First Selectman Mack introduced Town Engineer, Gerry Turbet, and asked that he provide a brief overview of the current status on the Road projects. Engineer Turbet distributed presentation materials that included a spreadsheet outlining five projects. The presentation materials also included a color-coded map outlining each project and the roads involved. The first project is a mill and pave project in the Briarwood neighborhood that involved drainage work that was done by the Highway Department. The project included catch basin tops being replaced following cleaning, which equates to basically new drainage structures. It was noted that the low bidder for District 4 on the milling portion of the project was Costello and the low bidder for the pavement and curbing portion was Galasso. This is considered to be a fairly small project, costing approximately \$400,000. Engineer Turbet noted that only half of the project is being funded with bond money. State aid road money is being used to fund the other half of this project.

The second project is a continuation of a previous bond project that did not have enough funding to complete. Hale and Taintor Streets are targeted for completion as are Blossom and Ratley roads. This project is more costly due to the length of the roads. Reconstruction, drainage and repaving will be included.

Two more reconstruction projects are also in progress. The plan is to have the design work done in 2016 and the actual road reconstruction completed in 2017. This project includes approximately 4.8 miles of road.

The final project is a large mill and pave project involving approximately 10 miles of roads throughout the Town. It is possible that this project will be completed in 2016, although it may be broken into smaller pieces and spread out between 2016 and 2017. The hope is that it will be done more quickly as it does not require re-design.

First Selectman Mack asked if all of the described work will be funded with the upcoming bond issuance. Engineer Turbet explained that it will be with the exception of \$200,000. Engineer Turbet noted that some of the bond money has already been used for some of the drainage work.

Brian Kost asked if the numbers being reviewed were reflective of the latest estimates as to what it will cost to be doing the work. The answer was yes, not only reflective of the cost to do the work but also reflective of what the latest management study is projecting. Varying unit costs were discussed as they appeared on the spreadsheets. Mr. Kost pointed out that the projected cost is approximately \$8.8 million and \$9.8 million has actually been appropriated. If this is true, is it safe to assume that the Town is "on track." Engineer Turbet agreed. Is the proposed list of roads to be worked on similar to list provided by the prior First Selectman? Engineer Turbet responded yes, although some road conditions have improved due to crack filling so we may be spending less on those roads.

Selectmen Sullivan asked if there was a ceiling under the bond where the work needs to be completed. Engineer Turbet stated that 85% of the work needs to be completed within 3 years from issuance.

Sandra Dawson, Bond Counsel, noted that subject to certain restrictions, you may spend the money and then reimburse yourself with bond proceeds. Bond issuance timing needs to be carefully planned.

Timing of Bond Issuance

Bond Consultant, Barry Bernabe from Phoenix Advisors, presented on the subject of the timing of the bond issuance and provided a handout.

The discussion began with an explanation of the two main factors involved in bond issuance. Mr. Bernabe explained that interest rates are currently at an all-time low which presents a great opportunity to borrow. The rating of the Town impacts the cost to borrow and premiums. Currently the Town of Suffield has a Standard & Poor's rating of AA+ which is one notch lower than the highest available rating of AAA. There are five factors that go into the determination of bond rating and Mr. Bernabe noted that the Town of Suffield may have an opportunity to upgrade to AAA.

A spreadsheet was reviewed which outlined the Town's existing debt service and the changes year over year. Numbers were reviewed line by line and discussion included the fact that by Fiscal Year 2022 the Town's debt drops to \$1.5 million. Mr. Bernabe ran through a scenario based on the assumption that the Town issues \$8.0 million in bonds in November 2016 and then an additional issuance of \$12.0 million in November of 2018. We would see a debt increase from one year to the next with a debt spike in the year 2020. It was noted that there will be a need for a mill rate increase to pay the debt service if we went with this model. Mr. Bernabe offered suggestions on ways to mitigate as much as possible, however, any debt borrowed is going to result in a little bit of an increase. He stressed the Town needs to understand exactly what they want to do before committing to borrow.

First Selectman Mack asked what type of interest rate risk the Town would face if the decision was made to delay the bond process by 6 months, 12 months or further. A discussion surrounding historical trends ensued but the bottom line answer is that nobody really knows. Current trends indicate that there will be little movement in interest rates, however, that is only a prediction based on past activity. Selectman

First Selectman Mack stressed the fact that she wants the Town to “get it right” before committing to borrow, however, she does not want to miss an opportunity to borrow at a low interest rate. It appears that there is no need to rush.

Mr. Bernabe cautioned that there are ramifications of not spending the bond proceeds within a certain period of time after issuance so a clear plan for the projects is advisable prior to issuing a bond. Chris Childs stated that we may want to think of issuing \$6.0 million in the next 12 months at least for the roads because we would spend it. Mr. Bernabe responded to First Selectman Mack’s questions that it takes about a month and a half to issue bond.

Public Comment

Kate Rietberg has concerns regarding the lessons we learned. She feels that over the last twenty years or so decisions in this town are simply “punted,” especially in regard to remediation issues. She has attended numerous meetings with the Board of Finance and ACCE where the suggestion to get proper remediation done is raised and then it is put off with various excuses. She feels that the lesson to be learned is we are too short-sighted and we need to bite the bullet and deal with the problems that we own as opposed to pushing them off.

Tom Bellmore expressed concerns surrounding the current projects that were voted on at recent Town Meetings, which included the Town Hall Renovation and the Bridge Street School project. He noted that the town approved dollar amounts that the taxpayers were lead to believe would be sufficient to complete the projects and it appears that now there are numerous additional items that were not known or not conveyed to the taxpayers of Suffield. He wants to know why these projects went to Town Meeting without having been fully scoped. He fears “big problems” down the road and feels that nobody truly knows what they voted on during the Town Meeting as it appears the scope has changed tremendously. He questioned the land at Bridge Street School, the sprinkler system for Town Hall and the roof at Town Hall. He would like these projects to go back to vote again. He stressed the need for the Town to be prepared before it spends any money on these projects. He feels as though the taxpayers have been misled.

Denise Nikolis spoke regarding the idea that the taxpayers were somehow misled on the Bridge Street School project. She feels that although the cost increase was unexpected, it was not a case of being misled. The Adhoc Committee worked tirelessly on the proposal which included the 10% contingency based on information from town agencies. There were meetings with the Board of Finance and Board of Selectmen along with other groups and she feels that there was full disclosure of information. She feels that the Bridge Street School building is an asset to the community and should not be allowed to deteriorate. It is a worthwhile project and a lot of people voted on project and she would like to see as much work done to move the project forward.

Bruce Rietberg expressed his disappointment that the Library project, which had ADA requirements for the entrance, never bothered to extend the ADA safety standards to the inside of the building. He cited the auditorium as an example. He feels that we should use the lessons learned from the Library project to protect the Town in future endeavors in order to avoid extra expenses after the fact. The Town should review and take into account what types of ADA and safety features might be required in advance of finalizing future projects. This action will help to avoid surprises down the road. He also noted that we need to be mindful of asbestos throughout the town projects because in the end it will cost us whether we fix a building or tear it down and build from scratch.

Jim Sheridan stated that the Bridge Street School project has been controversial from the start. He noted the extremely small margin by which the project was approved. At the time of the vote the current cost was estimated at \$8.4 million and it is now projected to be an additional \$2 million, however, he is not convinced that it will end at that number either. He referenced his fifty years as a town resident and gave an example of the High School project which ended up being over budget by \$8 million dollars and resulted in the pulling of money from McAlister to pay for this financial shortfall. He feels as though the Town acts before it truly has all the answers. As for the Bridge Street School project, he noted that 50.1% of the taxpayers voted for this project at \$8.4 million and they had no idea that in so doing they would be tackling an addition \$2.0 million.

Meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Kim M. Worthington

Recording Secretary