

TOWN OF SUFFIELD
MINUTES OF THE TRI-BOARD MEETING OF THE BOARD OF SELECTMEN,
BOARD OF FINANCE, PERMANENT BUILDING COMMISSION
SEPTEMBER 26, 2016

Present: Board of Selectmen: Melissa M. Mack, Tim Reynolds, Krystal Holmes, Mel Chafetz, Joanne Sullivan; **Board of Finance:** Justin Donnelly, Eric Harrington, Ryan Anderson, Michael Stevens, Brian Kost, Tracy Eccles, Ann Huntington, Chris Childs; **Permanent Building Commission:** Joe Sangiovanni, Glen Neilson, Bill Gozzo, Kevin Goff, Cathie Ellithorpe, Martin Page, Brian Baril; **Town of Suffield:** Director of Finance, Deb Cerrato; Director of Public Works, John Cloonan; Facilities Manager, Julie Oakes; Town Engineer, Gerry Turbet; Town Planner, Bill Hawkins; Building Inspector, Ted Flanders; Director of Parks & Recreation, Wendy LaMontagne; Economic Development Director, Patrick McMahon; Human Resources Director, Karin Ziemba

Also in attendance: Town Counsel, Derek Donnelly of Blackburn & O'Hara; Bond Counsel, Sandra Dawson of Updike, Kelly & Spellacy; Manager, Connecticut Special Projects Group Eric Cushman of Gilbane Building Company; Bond Consultant, Matt Spoerndle of Phoenix Advisors, LLC

Absent: Board of Finance: John Sullivan; **Permanent Building Commission:** Heather VanDeusen

First Selectman Mack called the meeting to order at 7:00 p.m. Introductions followed.

Public Comment

Ernie Petkovich, 40 Valley View Drive, stated that we have been lax in how we have handled our projects in the past and noted a lack of continuity between administrations. The library project illustrates that we need to do more risk analysis and contingency planning. The community center only passed by 100 votes, not a resounding yes. The \$8.4 million is not the true cost because abatement, maintenance, etc. is not included. The true cost has never been discussed. That project also has significant change in scope. Greater thought is needed for the project and then it should be brought back to the public so they know for what they are voting.

Update on Kent Memorial Library Accessibility and Renovation Project

Review of Town and Private Investment to-date

Director of Finance Deb Cerrato presented. The total spent on KML to date is \$5,779,009, including the earlier roof project costing \$616,456.48 which was performed in FY 2011/12 and 2012/13.

The library project authorized at the 12/4/14 Town Meeting was for \$4,444,675. An additional \$500,000 was approved on 10/22/15 for a total combined authorization cost of \$4,944,675.

First Selectman Mack asked for breakdown of taxpayer dollars versus private funds. Board of Finance (BOF) member Mr. Harrington confirmed: \$4.1 million taxpayer, \$1.8 million in grants, etc. BOF member Mr. Kost added that the \$4.1 million taxpayer figure was originally supposed to be about half that amount at the beginning of the project. Mr. Harrington provided more detail noting the original taxpayer figure at \$1.5 million.

First Selectman Mack felt it was important for everybody to have this data as most likely additional funds will be necessary going forward. She noted that she plans to seek assistance from the State through an Emergency Urban Act Grant once we know the estimated cost to abate the PCB (polychlorinated biphenyl) contamination.

Mr. Kost asked when we will know how much more needs to be spent. He would like the Library project completed before beginning to spend on other projects. Facilities Manager Julie Oaks spoke about timing of remediation and costs at KML. The last air balancing round was just completed. Silver Petrucelli's mechanical engineer was on hand and aware of the PCB numbers and the Town is awaiting the air balancing report to be finalized by the end of the week. After that, an application for modification will be submitted. When the balancing is approved by the State, an environmental pilot study can begin. By the end of the year the primary source of PCBs and cost should be known. Public Works Department has checked with other firms while waiting on the estimates and has received figures ranging between \$500,000 to \$1.0 million in regard to remediation of the waffle ceiling. Mr. Kost questioned whether once we have those figures, will there be confirmation on how much, if any, the State will pick up? First Selectman Mack said once the figures are in the Town will be primed to submit an application. The Town has been in constant contact with the State keeping them up to date on the issue. The State does have money in those funds that the Town would be looking to access and while the Town stands a good chance of receiving funds, she cannot guarantee it.

At the same time, Permanent Building Commission (PBC) Chair, Mr. Sangiovanni noted that a plan needs to be submitted to the EPA (Environmental Protection Agency) with steps to remediate the remaining primary sources; that can be done concurrent with the Town seeking funding. He went on to explain that once PCBs are known to be present you are obligated to remedy them. If you are unaware of their existence, you are not required to remediate. The window removal caused the initial problem as the caulking contained PCBs. Additionally, Boston EPA is the strictest region in the country. The current task is to find the primary sources; but we don't want to uncover more sources which will need to be remediated. Mr. Sangiovanni suspects that all paint on the interior of the building may have PCBs.

Mr. Kost said he believes this building will cost twice as much by the time this project is completed.

First Selectman Mack hopes that people will take away from this discussion that we can't take a Band-Aid approach to Town capital projects going forward to avoid being penny wise and pound foolish.

Selectman Chafetz asked for the timetable for abatement once the PCBs are identified. Ms. Oaks responded she has two estimates ranging from two to four months. Selectman Chafetz translated her information to dates between April and June of 2017. First Selectman Mack noted the key to this project is to be open-minded and flexible. While she would like to provide

concrete facts and dates, at this time they just aren't available. She noted the Town is at the mercy of third party regulatory agencies.

Selectman Reynolds asked if it is possible that we could go through all of this and still have poor readings. Mr. Sangiovanni replied that all of the science indicates that the process will result in removal of the PCBs.

BOF member Mr. Anderson noted that the financials reflect around \$50,000 remaining for the project and he asked what the probable cost estimates will be to bring the job to completion, understanding the project is fluid. First Selectman Mack, referencing Ms. Oakes, noted estimates are between \$500,000 and \$1.0 million. Her hope is that the Town will receive a grant to cover a significant portion of those costs. The State may ask that the Town has additional skin in the game so an additional percentage of the funding may prove necessary. That bridge will be crossed once more information is available.

BOF member Mr. Childs asked if the \$50,000 is enough to carry us through all of the testing we need to do now to get us through this stage? Mr. Sangiovanni stated he has \$40,000 encumbered for the pilot and First Selectman Mack confirmed the \$50,000 is in addition to the encumbered amount so at this point we are within the remaining budget.

Presentation and Discussion of Up-to-date Projected Project Costs

Mr. Sangiovanni provided background information stating that the PBC was not comfortable with cost estimates originally provided for the Bridge Street School and Town Hall. Those numbers were provided by architects that were not aware of current building cost structures. Because of that, the PBC put out a bid to construction managers for construction costs reflecting current industry pricing. Based on those bids, the PBC chose Gilbane Construction for cost estimates on Town Hall including renovations and an expanded plan to include all functions within Town Hall. Gilbane was also chosen to provide cost estimates for the Bridge Street School Community Center as planned by the ad hoc committee with Silver Petrucelli Architects. He also pointed out that the Town Hall plan approved at referendum was essentially only the replacement of HVAC and electrical, some minor office relocations and an enlarged vault for Town Clerk.

Town Hall

Eric Cushman, Project Manager for Gilbane Building Company presented providing a handout which included three cost summaries for the Town Hall; renovation with addition; renovation only; addition only. Cost estimates were based on a space needs study by EDM Architects that the PBC provided to Gilbane. Estimates for the entire Town Hall project, including the addition, totals \$8.7 million. Built into that figure are soft costs fees for architect, engineers, insurance, furniture, plus design and owner's contingencies.

First Selectman Mack pointed out that the appropriation approved by Town Meeting in 2015 was \$5.13 million with \$4,385,000 authorized for bond issuance. That original scope was very limited, looking only at HVAC, building code and ADA compliance, IT space issues, Town Clerk vault upgrade and a small addition. The estimated cost today for that narrow project scope is \$6.3 million. Mr. Cushman noted that the renovation

portion has actually gone down because some problems were solved via the addition. First Selectman Mack clarified the process she followed to begin moving forward with the Town Hall project noting that she requested the space needs study that had been performed prior to the bond authorization. The most recent study had been performed 10 years ago. She asked EDM, the contractor who performed the original space needs study, to come up with a new plan based on input from each Town Department. First Selectman Mack feels it is very important that all Town departments are housed in one building. She asked EDM to consider including a land use suite for the Building Department, Town Engineer, Public Works, Conservation and Planning & Zoning with a customer centric semi-open floor plan. Working together in one space will provide greater collaboration and efficiency and fewer walls will reduce construction costs. She relayed that the Town's current scenario of renting space for the departments that would be housed in the Land Use Suite at 230C Mountain Road costs the Town approximately \$80,000 per year in addition to lost real property taxes on the square footage occupied by the Town offices. In addition, the Town loses personal property taxes from other commercial businesses that could be utilizing the space occupied by the Town. She advocated taking a wholesale approach in proceeding with the Town Hall project by learning from the KML situation and planning for a building that addresses the Town's needs for the next 20-30 years. She would like the project to be more thoroughly reviewed and solve some existing problems including adding more meeting room space. Currently there are not enough meeting rooms and the ones we have are not large enough. She noted that the Town can't hold a commission or town meeting on an important issue that is well-attended without having to temporarily adjourn and relocate to the Senior Center where the acoustics are terrible.

The First Selectman also pointed out that she does not believe the current plan is the best configuration of the space. There is still work to do on the layout and with feedback from PBC, she's hopeful that the estimate will come down. She reiterated that the original Town Hall renovation plan approved at the Town Meeting in 2015 is not a long-term fix.

Mr. Kost asked for clarification that we are 20% over budget before doing anything additional and that the new plan increases the scope and cost to \$8.7 million, which is almost double the amount approved by the Town for bonding. First Selectman Mack wants to have an architect and CM (Construction Manager) at risk come up with a new scope and design with the goal of addressing multiple Town needs that are currently unmet. She will attempt to get closer to the original \$5.13 million approval, but understands that the project will likely exceed that amount. The Town Hall currently does not meet the needs or represent the Town of Suffield well. She would like the Town to do its due diligence upfront so that in five years we are not coming back to the Town for more money to address ongoing needs. The First Selectman stated she wants to have a plan for Town Hall that she can support and defend. She cannot support the current plan.

BOF Chair Mr. Donnelly asked how comfortable we are with the abatement issue in town hall. Mr. Sangiovanni commented that he is very comfortable with the situation. The PBC is being proactive and cautious, hiring a second contractor to do hazardous assessments and putting out a Request For Proposal (RFP) for contractors who actually

do the abatement. There are actual dollar bids as long as the Town moves fast enough to secure those rates. Ms. Oakes provided Town Hall abatement estimates ranging from \$68,000 to \$247,000 with an average of \$140,000. Mr. Cushman felt \$150,000 was a good number to use.

First Selectman Mack noted that the CM at risk building model was not contemplated when the Town approved the bond authorization. It is generally more expensive because the contractor is taking more of the risk. The cost is higher, but it is the more prudent way to proceed with large scale projects. The theory is that by paying more upfront and having the CM assume some of the risk, the project should not incur as many cost increasing change orders. Mr. Cushman added that the biggest benefit is early engagement. When you engage a firm early they provide feedback and commentary during the design phase in regard to studies, and environmental reports from multiple firms to provide as much advice as possible to mitigate risk. Engagement early on to manage both budget and risk is part of the shift from CM versus GC (General Contractor) which relies internally on a few firms then hitting the market. On these complex renovations, the CM model allows for additional and valuable feedback.

Mr. Kost asked what you would pay per square foot for a commercial build for office space. Mr. Sangiovanni offered \$300- to \$500/square foot. Mr. Cushman explained that in the case of the Town Hall project, that figure is more of an apples to oranges comparison because it does not take into account moving the HVAC system within the building to better meet space needs which skews the square footage number.

Selectman Chafetz added that it is more expensive to renovate office space versus build new which Mr. Cushman confirmed. Selectman Chafetz reiterated the figures from the spreadsheet indicating the total direct costs for the expanded Town Hall renovation at \$5.1 million with an additional \$3.6 million allocated to contingency. He noted that contingency cost as very high. Mr. Cushman indicated that carrying a robust contingency will ensure that what happened with KML won't happen with Town Hall.

First Selectman Mack reemphasized that the plan we are looking at now is not the best configuration for this project. We will not have the true cost to renovate Town Hall until we get to the most efficient design.

Sandra Dawson, bond counsel, confirmed that once the scope is decided, it will need to be determined if scope/cost has changed. The appropriation and bond authorization resolution was approved at Town Meeting and referendum, so if scope or cost changes, it needs to go back to referendum. First Selectman Mack inquired if the Town were to change the scope of the Town Hall project to be more comprehensive, do we have to go to referendum to allow for the authorization in scope if we do supplementary appropriation. She added that she understands that if we increase the bond we need to go to referendum. Ms. Dawson replied that an increase only in appropriation requires just a Town Meeting; but if the scope is significantly going to change, then it has to go to referendum. Scope could be reduced or modified, but not increased. Ms. Dawson explained that modifying means within the budget that was set. First Selectman Mack asked again, if we expanded the scope but maintained the bonding and received supplementary financing, would we still need to go to back to referendum. Ms. Dawson

stated that is a gray area. It depends on whether the scope is modified or expanded. First Selectman Mack clarified that supplementary financing could be through grants or through the budget cycle.

Mr. Kost stated that he believes there is a low probability of taxpayers approving more money for this project. First Selectman Mack stated she would explain to the voters that going to the CM at risk construction model added approximately \$1.24 million to the project off the bat, which is a change to what was presented to the Town in 2015. If residents are presented with a very clear plan and explanation for the Town Hall project that is based on due diligence, it is her opinion that reasonable people might approve the increased expenditure as opposed to the current Band-Aid plan that won't meet the Town's long-term needs. She believes the current plan will result in spending too much money and being disappointed in the end result, exactly like we are currently with KML.

Selectman Holmes stated that it sounds like the scope is changing and it's a good idea. She asked if the Town could vote on the new scope change separate and independent from the bond on the table. If the vote was approved at the increased amount they could go forward and ignore the old bond. If it wasn't approved, they would have a worst case contingency plan for improvements at Town Hall. She stated that the Town Hall improvements have to happen. With respect to the HVAC system, it's a ticking time bomb. Ms. Dawson responded that there could be a vote on a supplementary bond without jeopardizing the initial bond approval.

Selectman Chafetz directed his comments to Mr. Kost, speaking about the town's history of cutting corners and not getting the desired end product. He suggested doing the project correctly. Selectman Holmes noted that there was no due diligence with the bonded Town Hall plan and it was "pre-Melissa". First Selectman Mack added that she has confidence that the Town is reasonable.

Mr. Sangiovanni wondered if it would be better to cancel the bond and re-bond to make it more palatable to taxpayers. Mr. Kost said that approach is rolling the dice. First Selectman Mack responded that if Town Hall crumbles around us, residents will not receive their municipal services. She doubts the residents will let that happen.

Town Counsel Derek Donnelly asked what canceling a bond entails. Would it require a referendum? Yes, per Ms. Dawson. Mr. Sangiovanni included that the referendum would probably cancel and approve bonds all at once.

Mr. Kost recommended that we figure out what we can do with the current \$5.1 million that has been approved. Spending beyond that requires approval from residents which necessitates demonstrating what the increased dollars will provide. First Selectman Mack said the next step is to get the right configuration to address the Town's long-term needs and to go out to bid with CM at risk and an architect to see how the increase in cost estimate can be bridged.

Bridge Street Community Center

Mr. Cushman provided spreadsheets with cost estimates for the Bridge Street School renovation and addition; renovation only; addition only. Gilbane looked at proposed

concept plans from the architect from a year ago and applied numbers. The environmental and abatement reports were included as well. When comparing previous estimates provided, certain costs were similar, but there are higher soft costs (i.e., architect, 20% owner's project contingency, etc.). The scope of work is relatively the same. He highlighted one difference in the window cost between the architect's figures and Gilbane's. He explained that early discussions in the design phase like these occur when you engage an architect and CM to figure out exactly what that figure should be and that is the reason for carrying this level of contingency.

Selectman Chafetz asked if the \$300,000 abatement figure is a solid figure. Ms. Oakes shared that the bids came in between \$162,000 to \$390,000 for abatement. Mr. Anderson asked what contributed to the massive variance from the original estimate. Ms. Holmes responded the estimate was just off. Mr. Cushman added this is why we have these conversations and engage early. The soil contamination in the basement is another area where there is disparity between the consultant and the market. This is one of those key areas we need to figure out so that we are not spending more money down the road. He stated that Gilbane's estimate is appropriate for now, but needs to be looked at closer. He reiterated that the contingencies are for uncertainties. Mr. Sangiovanni mentioned that often a range of bids depend on how hungry the contractor is for work. Ms. Oakes stated the question mark at Bridge Street School is the soils. A second environmental specialist examined the basement soils to determine if quantities could be measured more accurately; however, that estimate did not carry a contingency on what couldn't be seen.

Mr. Harrington stated that the project is now at \$10.0 million, 20% over and it has not even started. 20 months ago, this project was \$2.0 million. Selectman Holmes noted that was a Town estimate done without any plans prior to the gymnasium being added. Selectman Chafetz stated the question is, can we get to the \$8.4 million as approved by the Town to be bonded. Can the project be cut to that scope? Mr. Sangiovanni commented that one approach would be to hire an architect and engineer on the basis of CM at risk and design a plan that they would be willing to deliver at a maximum guaranteed price of \$8.4 million. That would require some value engineering between architect, owner and construction manager negotiating what actually goes into the building, but including as much as possible from the original project. If it can't be done, it's over. However, the maximum price afforded is set which enables this process to work.

Mr. Kost questioned the amount per square foot for a gym. Mr. Cushman noted there are some economies of scale that are missing with smaller additions like this. Based on the current Connecticut market, this is an estimate of where prices will end up. Mr. Kost wondered if a private company could build the project and then the Town could rent it. Mr. Cushman said there may be opportunities for value engineering or cuts in the scope and program. Based on known factors and the single floor plan now available, it's too early to tell.

PBC member, Mr. Neilson, pointed out that there was \$0 in original estimate for abatement, nothing in the original plan from Silver Petrucelli for a boiler room and bathroom fixtures. Value engineering might include eliminating the elevator and using that for a boiler room. Mr. Sangiovanni believes there is a lot of room for value

engineering that would still provide services that the Town requires within the appropriated amount. Selectman Chafetz asked how we would get started with the value engineering. Mr. Justin Donnelly wondered if having both projects proceeding at once would be a problem. Mr. Sangiovanni pointed out that CM at risk model would alleviate Public Works from having to babysit the projects every day. Instead, a construction manager would be hired to deliver as expected. Mr. Neilson noted that there would be savings by doing both projects at once. Mr. Sangiovanni did not think there was enough money to do both projects unless additional money was secured for Town Hall. If everybody agreed (Board of Selectmen, Board of Finance), he proposed going ahead with Bridge Street School with architect and CM at risk as soon as possible. First Selectman Mack added, and Town Hall too. Mr. Sangiovanni replied you don't have the money yet or scope. She reiterated the RFP should be put out for both projects.

PBC member, Ms. Ellithorpe, is working with Ms. Oakes on an RFP for the architect and CM at risk with bidding to follow. Ms. Oakes would like to provide professionals with time to put bids together with a timeline of the end of the year for having a final plan. Selectman Holmes asked if we could proceed with EDM to further refine the Town Hall project, then there would be something more concrete to present to residents to ascertain support. First Selectman Mack said she considered that with Public Works, but was concerned about spending more money with EDM, then putting it out to bid and the final architect coming up with other ideas. However, she welcomed further input on the next steps.

Ms. Oakes asked PBC member, Mr. Baril, to comment on what to expect from the architect within the CM at risk model. Mr. Baril stated you need to provide the people hired with the charge to do what they are being paid for which is essentially to be the sheriff. The CM is responsible for holding the budget. Selectman Holmes asked if there is an advantage or risk to having the architect and CM at risk do both projects. Mr. Sangiovanni would not necessarily bundle them together. He suggested doing separate RFPs. Mr. Kost believes we have a total of \$13.5 approved to spend between the two projects and we are required to live within those constraints. Mr. Justin Donnelly noted that these are discrete approvals, each standing on their own and cannot be comingled.

Mr. Sangiovanni closed by stating the need for a very clear concept of what we want to build. A dollar amount has to be set. Selectman Chafetz asked if he feels we have that concept and amount for Bridge Street. Mr. Sangiovanni replied yes. We are willing to take out the frills and make these changes as Mr. Nielson suggested. He recommended that they continue with EDM for Town Hall to refine the space needs study before going out with an RFP for an architect and CM at risk on that project.

Michael Stevens wondered if we make changes to Bridge Street, will the residents feel the scope has changed and will no longer want it. First Selectman Mack replied that bond counsel will advise if scope has changed to the degree that we have to go back to the Town.

Update on Roads

First Selectman Mack praised Town Engineer, Gerry Turbet, for his successful completion of 16 miles of paved roads with another 2.5 miles to be completed this year. He noted that Highway Foreman Mark Cervione and his team had quite a bit to do with orchestrating the road work and the Town's ability to do so much recently. Selectman Chafetz asked about the three-year total which Mr. Turbet estimated will be around 25 miles. The 16 miles of roadway totaled \$2.85 million. Cost of the roads was less than anticipated. Mr. Kost asked if that savings could be used for Town Hall. Mr. Justin Donnelly said the BOF plan was to continue funding roads as they need to be paved.

Timing of Bond Issuance

Bond Consultant, Matt Spoerndle stated from a bonding perspective this discussion is in regard to bonding the roads only as nothing else is ready. The Town's bond rating was reapproved and the Town is in good shape. The interest rate on 20 year bonds is under 2.50%. It's a great time to borrow as rates are at historic lows. First Selectman Mack asked how long he thought they would stay at these rates. After references to crystal balls, he stated that both the election and Federal fund rates would affect the answer to this question. Selectman Chafetz asked if roads are done, why wouldn't we bond now. Selectman Holmes asked about issuance fees. Mr. Spoerndle estimated roughly \$75,000 per bond issue. One large issue (bonds are scaled to size) might be \$100,000 to \$120,000. Potential interest costs long-term could offset the issuance costs. Ms. Cerrato noted issuance costs are built into the bond. First Selectman Mack asked how long we had to go to market with the bond issuance since we have already pre-sent money on the roads. Ms. Dawson answered, 18 months after the project is completed or three years after the original expenditure. Mr. Childs asked how many years do we have to spend the bond money. Ms. Dawson stated typically three years to spend, depending on issuance and size. Mr. Childs asked what dollar value of the bond they recommended based on what we've spent. Mr. Turbet stated that he has spent \$3.4 million to-date. Mr. Childs suggested maximizing our issuance at current rates.

Mr. Kost recommended the original appropriation of \$22.0 million, issue \$11.0 million bond now so debt service falls in the 2018 year and phase in the rest so there is not a massive impact on taxes. Ms. Dawson corrected that once bonded, the dollars should be spent on the projects as allocated. Ms. Dawson added that the bond could be reallocated but the spending timetable still must be within 18 months. Mr. Kost noted we need to figure out how to phase it in so it doesn't have a massive impact to taxpayers, suggesting a bond of \$9.0 million now. Selectman Reynolds agreed with Mr. Kost.

Mr. Spoerndle noted that a year ago bonds were at 3.0%. That change is not insignificant.

Discussion ensued regarding timing of issuance of the bond.

Mr. Spoerndle suggested being below \$10.0 million for the initial bond issuance.

Next Steps

Kent Memorial Library – waiting on abatement cost estimates; projected in by end of year

Town Hall – regroup with EDM and space needs study in order to get optimal design addressing long-term town needs and an estimate closer to amount approved at town meeting in 2015

Bridge Street School – RFP for architect and CM at risk

Roads – proceed with bond issuance under \$10.0 million based on recommendations from bond consultant

Public Comment

Ernie Petkovich, 40 Valley View Drive, stated there are a lot of people in this room with a great amount of knowledge. There has been a lot of time and effort expended, however we are still not viewing Bridge Street from the correct prism. Mr. Petkovich has extensive project experience so he understands about value engineering. He was certain that an \$8.4 million project, that is now \$10.0 million, could be value engineered and still produce the same project. Two projects the size of Bridge Street and Town Hall with one project manager to save costs is not going to result in the job being done correctly. The latest estimation for Bridge Street environmental abatement is \$300,000; he produced a \$100 bill offering a bet to anybody in the room who believed that the project will come in at \$300,000 or less. The Bridge Street School building is 40 years older than the KML and we think there are less problems? No one in the room took him up on his offer.

Beth Chafetz, 803 Mapleton Avenue, thanked the board volunteers for their time. The Bridge Street group has worked for over two years; they would like to look at the community center within the confines of \$8.4 million and look forward to producing a beautiful center.

Jimmy Sheridan, 3654 Mountain Road, questioned why the Town would go forward with Bridge Street School when it is already \$2.0 million over. He does not think it is smart to continue to go ahead with Bridge Street. Selectman Reynolds pointed out an RFP is not a commitment. Mr. Sheridan pointed out that he doesn't understand why we would consider Bridge Street but not Town hall.

Bruce Rietberg, 12 Devine Road, was curious what Building Inspector Ted Flanders wanted to ask. Mr. Flanders asked if you can go out to bid combining those two projects if you have two separate bonds. Ms. Dawson said yes, they are not related at all.

Mary Roy, 40 Deep Brook Harbor, was on the Board of Education when Bridge Street was given back to the Town. At that time, they had an estimate of what she believes was \$2.0 million for asbestos abatement so she'd like to see the estimate for abatement before the project is started.

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

Respectfully submitted,
Kim M. Worthington
Recording Secretary