

STODDARD SLELCTMEN'S SPECIAL MEETING MUNITES OF 8/24/2012

Submitted by stoddard on Fri, 08/24/2012 - 9:13pm.

SELECTMEN'S SPECIAL MEETING MINUTES

AUGUST 24, 2012

The meeting opened at 10:00 AM.

Attendees included Arnie Stymest, Selectman, Louis GrandPre', Selectman, Ed Saleski, Harry Power, Compliance Officer, Jim Coffey, Town Administrator Richard Monahon, Architect and Patricia Putnam, Administrative Assistant. .

The two bids previously received for Town Hall renovations, were reviewed.

Cutter Construction bid \$145,600.00

J A Jubbs bid \$114,500.00

Richard Monahon noted that J A Jubbs has no record in general carpentry.

Louis GrandPre' said J A Jubbs had not attended the mandatory walk through meeting on August 8, 2012 so they should not be considered for the job.

Richard Monahon asked if the insulation in the building has been investigated. Answer was yes, Baybutt did.

Richard Monahon asked how many coats of paint were called for. Louis GrandPre' said the clapboards will come primed and one final coat is called for.

Louis also noted that the furnace room fire stop installation has been waived for one year.

Richard Monahon asked if the windows are going to be removed and replaced or repaired. Arnie Stymest said the windows are in good shape and just need cracked panes to be replaced. Richard

Monahon thought that replacements would cost the historical place status of the Town Hall.

Louis GrandPre' said the plan is for 3/4 insulation panels to be installed on the exterior of the building and then clapboards installed over them.

Richard Monahon will provide 2 to 3 window restoration contractors he has worked with in the past. Louis said restoration OK to go along with. - Arnie Stymest agreed.

Louis GrandPre' moved to hire Richard Monahon for Building Construction Administrator for the Town Hall and Gould House.

Jim Coffey reported that the Department of Labor has approved November 1 for small compliance issues and December 22, 2012 for major compliance issues. Richard Monahon will send his plan to the DOL.

Louis GrandPre' moved to award the contract to Cutter Construction.

Arnie Stymest wanted to await John Halter's return. Arnie is concerned that J A Jubbs will sue the town for not being awarded the contract.

Jim Coffey felt that Cutter Construction has the capacity to do the job.

Louis GrandPre' noted that Cutter must do the swing space renovations to the Gould House too.

Louis GrandPre' moved and Arnie Stymest seconded to award the contract to Cutter due to non-attendance at the mandatory pre-bid meeting by J A Jubbs. The award was granted to Cutter Construction. It was noted that the Town Clerk's office would move to the former Board of Selectmen's office. Richard Monahon will consult with Town Clerk, Linda Clark for move details.

Jim Coffey will call Dan Scully for a digital copy of his work.

At that time, the meeting was moved to the Gould House. The following were considered:

The back room will become the Town Administrator, Tax Collector and ZBA secretary's workspace.

The "Yellow" room will become workspace for the Treasurer, Planning Board and Administrative Assistant.

Toward that end, various changes to the kitchen cabinets were considered to allow for a security pass

thought. Richard Monahon will handle the details.

Louis GrandPre' reminded that the number of people in the Gould House is restricted to 15 unless an additional ADA bathroom is constructed.

Jim Coffey said that particular item was included in the DOL extension as it was in New Ipswich. Arnie Stymest wanted to try to get a waiver but Louis was against it. Richard Monahon thought it was a good idea to try for the waiver. He also recommended that the electrician run new wiring to the Yellow and Red rooms.

ADJOURN

Arnie Stymest moved and Louis GrandPre' seconded to adjourn at 11:33 AM, the board approved.

Respectfully submitted,

Patricia E. Putnam

Administrative Assistant

Approved:

John Halter

Louis GrandPre'

Arnie Stymest