

New Town Hall Plan Jason Lacombe plans to attend to answer questions. I believe based on prior discussion by the Board that the basic question is what kind of standards or parameters are needed to guarantee a certain level of quality if the Board choses 'Design-build'.

As I have indicated before there are several options for bidding the construction.

1. "Construction-Manager Design Bid" Architect develops detailed plan. Construction Manager is chosen by the Board who then bids all subs competitively. The Construction Manager works for the Board as a sort of general contractor. This is the path the Board voted to use in 2014 for the 2015 proposal to Town Meeting, having competitively selected BPS.
2. Standard "Design-Bid". Architect develops detailed plan. Project is put out to bid as a whole. This would involve cutting ties with BPS, finishing the design plans to go to a full bid to General Contractors in 2016.
3. 'Design-Build' in which the board sets forth some level of what is expected (e.g. HVAC type, air infiltration and insulation standards, windows, carpet, wall types, furniture grade, landscaping, etc.) and puts the responsibility for the rest on a firm that is selected. This has the least control over the final product and the most subjectivity on selection of a vendor.

The estimated costs for SMP for options 1 & 2 assume there is no change in the design are:

- Option 1, the estimated cost to complete the design continuing with BPS is \$66,350 to get it out to bid for the sub-contractors. Construction oversight is estimated to be \$42,372 for a total of \$108,722. BPS receives 3.87% of construction cost. BPS will function like a General Contractor bidding out all the subs. The BPS percentage could be considered the profit that options 2 and 3 would have for a GC and Clerk of the Works.
- Option 2 the cost to continue with just SMP (severing ties with BPS) is estimated at \$120,122 plus the cost for a Clerk of the Works.
- Option 3 would give us the most solid number for construction costs to take to Town Meeting since we do not have funds to pay SMP to update the estimated cost for 2016 in 2015 to a point where the whole project could be bid, but gives the least control over the construction. There could be a cost if we asked SMP to develop specs/parameters/standards. We would need a Clerk of the Works or similar professional.

Given it is unlikely we could move into the building before spring of 2017, some of the expenses like commissioning, moving costs, furniture, landscape planting, etc. will come in 2017. These could be part of the bond, part of the planned operating budget, or even considered part of the contingency so they could be done from the bond or from the 2017 operating budget depending upon unexpected costs during construction.

How does the Board wish to proceed with going forward for the 2016 Town Meeting?

Ambulance fund: In the treasurer's report for 2003 a fund showed up called the "ambulance equipment fund". It still exists and has about \$2700 in it. Peter Royce has listed it as one of several funds that we should figure out and do something about. Since we have been unable to find out anything more on the fund, my proposal is it is best for the town to buy equipment for the ambulance the next time it is needed and either (1) the Board holds a hearing to accept and expend the revenue out of that line or (2) spends out of the operating budget and requests the money be transferred to general revenue to offset that purchase. ***Would the Board like to do one of those options?***

Proposed sale of land Long Shore Drive Map 102-61: The Town sent letters to the two abutters of the property on Berry River Road. One responded, however it was after the deadline. She had been on vacation. She has three lots now and would to add this one to make her lot into a buildable lot. Her three lots are less deep between road and river than this one or the one on the other side. She has offered \$3,400, the amount of back taxes. ***What does the Board wish to do?***

Report on Demolition Bids: We are looking at the alternative of crushing on site and using it for base of the parking lot as the most cost effective (at \$64,000 it is \$20,000 lower than trucking off to NH landfill). The issue is we need to be lead free of what would be crushed and left on site. We are looking at the lead issue. Hauling to a NH landfill may require certification that the lead is below 5 parts per million (which given the amount of brick and masonry should not be an issue even if all the walls are painted with lead paint). If we find lead we will need to balance the cost of lead removal before demolition against the additional cost of hauling the material off. As a first step we will do preliminary lead tests in-house (John Huckins and Paul Sanders both have the expertise.) That will help us determine what to do next on testing. There may be a middle ground of crush and leave some and haul some off. I have asked Lawson group, who has done testing and certifications on the building for mold and asbestos to do develop a proposal/quote on testing.

General Assistance/Welfare Director: I would like the Board to appoint me as the Welfare Director as part of how we are restructuring the office. Carolyn had been in that position, but since we are moving all the Human Resource functions that Norma has been doing to Finance Director (as part of reducing in grade what was her position) it is appropriate to shift some duties that Carolyn had to other positions including shifting some of Carolyn's data entry over to the bookkeeper and allowing me to supervise the welfare case worker. There is a case worker for welfare who will report directly to me if the Board does this. I have supervised Welfare in the past in other communities. ***Will the Board appoint me as Welfare Director effective September 2?***