

**TOWN OF TREMONT  
SELECTMEN'S WORKSHOP  
TREMONT COMMUNITY BUILDING  
MONDAY, FEBRUARY 15, 2006  
4:00 PM**

1. CALL TO ORDER

The Workshop was opened at 4:00 pm on February 15, 2006

2. ROLL CALL

Present were Vice Chairman Charlie Dillon, Selectman Heath Higgins, Recording Secretary Debbi Nickerson, Town Manager Millard Billings, Greg Johnston – CES, and Mark Good – Islander.

3. DISCUSSION WITH CES CONCERNING BUILDING SPECIFICATION

The Selectmen asked Greg Johnston to remove the concrete and the storm water specs from the bid package for the New Town Office. The Selectmen asked to have the specs clarified. Greg Johnston said that the submittal of shop drawings would happen after the contract was awarded. Town Manager Millard Billings asked Mr. Johnston if after the contract was awarded, the contractor would then submit shop drawings and specifications that may or may not be what the Selectmen said they wanted in the New Town Office. Mr. Johnston, in an effort to clarify, said the shop submittal drawings would be submitted after the contract was awarded, but the bid would be based on what the specs called for. The Clerk-of-the-Works would use the shop drawings to verify the products do meet the requirements. Vice Chairman Charlie Dillon asked if the specs specified an R factor for the insulation why were shop drawings necessary. Mr. Johnston agreed to remove the shop drawing submittal requirement from the insulation and other places as well as state Name Brand Items where the Selectmen want them. Selectman Heath Higgins felt the only shop drawings necessary would be for the roof trusses, the floor spans and the elevator. He felt the bid specs or a back page on the plans would cover everything else. Vice Chairman Charlie Dillon said he didn't think submittals were necessary for the finish carpentry and he asked about the steel joists. Greg Johnston said that was for the steel plate that runs along the foundation that the joists sit on. Vice Chairman Charlie Dillon didn't think shop drawings were needed for sheathing. Everything that was being asked for is on the plans. Town Manager Billings asked where the grade for the load bearing studs is stated. After hunting Greg Johnston did find where that was written, but he agreed it should be easier to find. Vice Chairman Charlie Dillon asked about all the structural woods – are the grades stated. Vice Chairman Charlie Dillon asked if the two layers of flooring were glued. Selectman Heath Higgins said he would rather see inch and a quarter Advantac with ¼" lauan on the floor and Advantac tongue and groove on the roof. According to Selectmen Heath Higgins if all materials used to build the New Town Office are listed on the last page of the blue prints the bidding and building process could be much easier. Vice Chairman Charlie Dillon and Greg Johnston agreed it would be easier. Everyone agreed 50 year

shingles were the way to go. And Anderson 400 series windows are what the window openings were based on so it was decided to specify the Anderson 400 series windows. Greg Johnston said he would make a sheet for the last page of the Plans to show all the changes and product choices the Selectmen had made. The doors will be either 6 paneled or solid 3-0 interior doors. The vault door needs to be a 3 hour door, but Town Manager Millard Billings felt we should take the old one with us. The Vinyl Siding will be Certenteen or Hartland. An aluminum drip edge and 30 pound felt or triflex for the roof.

Greg Johnston said, "To recap, I'm going to take out all the submittals and maybe take one sheet and put all the specifications except for trusses, elevator, floor spans and metal fabrications. And the Clerk-of-the-Works will be a Johnny-on-the-spot on everything else; what it's supposed to be." The Selectmen asked Greg Johnston to cut down the book to 10 or 12 pages. Greg Johnston asked the Selectmen to come up with a building schedule which needs to be coupled to the bid requirements – will the contractors be bonded, penalties for construction dates, etc.

Town Manager Millard Billings suggested doing the raised dais in the meeting room as a bid alternative.

Greg Johnston suggested putting in the bid package "Cost Saving Alternatives by Contractor". The contractors bidding on the job could help lower costs by suggesting cheaper alternatives.

The Selectmen chose to have the Fire Extinguishers on brackets instead of in cabinets and no instruction manuals for toilets. Greg Johnston felt more detail was needed for the bathroom areas.

The Selectmen felt the foyer in two tile colors was fine but the rest of the floor in all one color was another option to lower costs.

4. OTHER

Workshop on February 23, 2006 at 4:00 pm

5. ADJOURN

Respectfully Submitted,  
Debbi Nickerson

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Heath Higgins

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Charlie Dillon