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MUNICIPAL BUILDING COMMITTEE MEETING MINUTES
March 14, 2007

Members present: Christopher Rucho, Bruce Peterson, Kevin McCormick, Michael Maljanian, John Hadley, John DiPietro, Allen Phillips, Roger Hall

Guests: Leon Gaumond, Mike Pagano

The meeting convened at 7:02 p.m.

Motion Mr. Peterson to approve the meeting minutes of the February 28, 2007 meeting seconded by Mr. Hadley, as amended to include designation that all were in favor. The vote was unanimous.

Motion to elect Mr. Maljanian to serve as the recording secretary of the Municipal Building Committee by Mr. Phillips, seconded by Mr. Hadley. All in favor.

Mr. Gaumond introduced Mr. Pagano as the selected designer for the initial design phase for the Municipal Building project to discuss the ongoing negotiations on their contract. Mr. Gaumond announced he has made some changes per recommendations by Town Counsel.

There were discussions regarding the proposed deadline for the completion of the project. Mr. Pagano raised concerns about the ability of the Town to do the work that they need to do. He presented the Town Administrator with a letter that explains what the Town would need to do and the timetable in order to get to a Summer Town Meeting. Mr. Phillips claimed that the Town would like to see the July 1, 2007 deadline originally discussed. Mr. Pagano did not think that would be enough time because the Town leaders would still have to sell it to the community. Mr. Pagano reported that the best completion time would be August 1, 2007. Mr. McCormick felt that much of the work on looking at needs has already been done by the Municipal Building Committee. Mr. Pagano felt the process was important to try to build support for the project with the Town employees as well as the citizens so that the project is successful. He urged the committee to adopt the timetable he is proposing. Mr. McCormick felt that August 16 date is probably prudent. The Committee was agreeable to meet as often as possible to act when and where they need to.

Mr. Gaumond mentioned that the indemnification clause was also problematic to LPA. Mr. Pagano agreed to have their attorney contact our attorney to go over the proper language and report back to the Town Administrator.

The next area of concern is the area of financial reporting. Mr. Pagano maintains that the reporting requirements were too restrictive. Mr. Pagano offered the Town access to their books but a certified audit would cost upwards of \$8000. Mr. Pagano agreed to have their attorney contact our attorney to go over the proper language and report back to the Town Administrator.

There was general discussion about the need for a project manager. Mr. Pagano spoke to the requirement for owner's project manager for projects over \$1.5 million. This person must be brought on board before the architect is even chosen. They will advise the MBC and the Town on who would be good contractors for the Town. Mr. Pagano said that there was some time for the Town to deal with this issue.

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Mr. Peterson mentioned that there is a concern about the sunset clause on the monies for the MBC to pay for the initial design stage bills. Everyone should be paying attention to this clause.

Mr. Hall asked about the Town's Bond rating. Mr. Gaumond reported that Moody's has just reaffirmed the Town's bond rating at A2.

Mr. McCormick wants to discuss the MBC meeting schedule at the next meeting.

Mr. DiPietro said that he wants to invite a resident of the Town to come in and talk to the MBC and our architect about thermal heat. This will be discussed at a more appropriate time.

Motion to adjourn by Mr. Phillips, seconded by Mr. McCormick. All in favor.

Motion to adjourn the recessed Board of Selectmen's meeting by Mr. Phillips. Seconded by Mr. Rucho. All in favor.

Minutes prepared by Leon Gaumond Jr., Town Administrator

Approved:_____