

TOWN OF CHESTER
BUILDING COMMITTEE
DRAFT MINUTES

February 25, 2019

Committee Members in Attendance: Daniel Cook, David Pisha, Graham Kennedy, Lee Gustafson, Matt Wilson.

Citizens Present: Rick Cloud.

Others Present: Cathy Hasbrouck, Recording Secretary.

Call to Order

Lee Gustafson called the meeting to order at 2:00 PM in the Town Clerk's office.

Agenda Item 1 Approve November 26, 2018 Minutes

Dan Cook moved to accept the November 26, 2018 minutes as written. Matt Wilson seconded the motion. There was no discussion. A vote was taken and the minutes were accepted.

Agenda Item 2 Citizen's Comments

There were no citizen comments.

Agenda Item 3 Discuss current status of project

Lee Gustafson announced that the Selectboard has authorized the expenditure of about \$46,000 for the production of 50% schematic design completion drawings from Centerline Architects. This is the next step in the process of getting the building constructed. Over the past couple of months, the Selectboard discussed how the project had reached this point and why the building portion of the project was not put out to bid. Lee Gustafson said the research done for the Selectboard discussion showed the design-build process was a less expensive method that did not reduce the quality of the final product. A qualification review done by the original committee determined that Russell Construction was a good firm and appropriate for this project.

Lee Gustafson said that Wright Construction has asked for a chance to work on the project. He asked the committee members whether they wanted to consider switching to Wright Construction for this project. He said the architectural drawings done so far probably wouldn't be used if the project was taken up by Wright Construction. Matt Wilson said he thought switching to Wright would add too much to the cost.

David Pisha said Russell Construction had glowing references when he checked them. He said people at Comcast told him they kept giving Russell Construction bigger and bigger jobs and Russell Construction kept doing a great job. The Comcast people told him they didn't bother looking at other construction companies. Dan Cook said that shutting down the project on Russell Construction a second time would essentially end any business relationship the town had with the company. Matt Wilson said the cheapest option is not always the best choice.

David Pisha said that the Comcast people told him Russell Construction would present a few different options for solving a problem, explain the pros and cons for each option and let Comcast choose the solution that worked the best for them. Comcast said Russell Construction was very easy to deal with and showed unusual devotion to their work, working around the clock to fix a water main problem in Rutland during the weekend before Christmas. Lee Gustafson said it appeared the committee agreed that Russell Construction was a good choice.

David Pisha said Russell Construction has given the town a contract for the work. The town's attorney is reviewing the contract and was going to discuss the issues he saw in the contract with Russell Construction in the near future. Rick Cloud asked about the timeline. After considerable discussion the board established the following likely timeline:

- It is hoped that the contract for the 50% schematic drawings with Centerline would be signed by the end of March.
- The Centerline Architects will need 6 to 8 weeks to complete the 50% schematic drawings, which would be the end of May
- Russell Construction will need an additional two weeks to develop cost figures, around mid-June
- The Committee will review the cost figures and discuss them with Russell Construction, looking for savings. This will take at least another 2 weeks, finishing around the end of June
- Once the details are settled, public hearings and open houses could be held during July and August
- Voting on the bond requires 45 days' notice. If the notice were issued in August, the vote could be held in late September or October
- The application for a Fall bond issue is due by December 15, 2019
- The bond application takes 4 – 5 weeks to prepare
- If the bond is accepted, the money would be available in March 2020.
- Construction would begin when the funding is in place.
- If the town did not want to wait until March 2020, the Selectboard could authorize a short term note to make the funds available earlier.

Rick Cloud was concerned about bringing people out to vote on only the bond issue. He was concerned that turnout would be very low. Lee Gustafson said he planned to make a presentation at informational meetings for citizens similar to the one he gave to the Selectboard. Matt Wilson said it was important to put out the same information on social media that is presented at the informational meetings. He said many people pay more attention to social media than informational meetings.

Matt Wilson asked why Rick Cloud was present at the meeting as a citizen and not a member of the committee. David Pisha said that, initially the Police Department was not going to be housed in the new building. Once the idea of including the Police Department was accepted, Rick Cloud began attending meetings. Matt Wilson asked how Rick could be appointed to the committee. Lee Gustafson said the Selectboard would have to appoint Rick to the Committee.

Lee Gustafson said he had heard some negative feedback from citizens about the proposed flat roof shown in the town report. Matt Wilson said the members of the Fire Department were generally in favor of the building. He wasn't sure what the reaction to the price would be. Lee Gustafson said some citizens may be unhappy about the previous studies and design work perceived as going to waste. The Committee agreed it would have been an insult to the town to simply bring back the 10-year-old design which the town had previously rejected. The feasibility study brought several issues to light that had to be considered. It offered a clearer view of what keeping all the facilities on the town garage parcel would look like. It also initiated further investigation into the Pleasant Street location, which revealed that the study had made assumptions about the no-build line on the flood plain that turned out to be incorrect. With that information, the reasons for choosing the Pleasant Street location were clearer.

Agenda Item 4 Adjourn

Graham Kennedy moved to adjourn the meeting. Dan Cook seconded the motion. The meeting was adjourned.