

**Newington Selectmen's Meeting**  
**June 5, 2006**

Old Town Hall (only)

Minutes transcribed by Careno Construction from cassette taped at Selectmen's meeting.

Next Item: Mr. Frank would like to speak on the Old Town Hall

Vincent Frank: First of all, I want to tell you that, as far as I'm concerned, from what I've seen, you do not have a design/build contract. You do not have design/build engineer. I checked him out. All he does is water lines, septic systems. This is his first job with a building. Okay. I'm talking about CMA Architects, Okay. That's who I'm talking about. They only got one engineer and one contractor. These are just some of the items. First of all, there was a water line supposedly upgraded. The Change Order was No. 4. There was never a price on it. On any one of their applications that were sent here, there was never a price on it. Now, all of a sudden, they come up with three numbers, which I took out of Charlie's files and we're paying \$15,222 to put in a waterline. Okay. The first one was \$7,611, the second one was \$3,336, the third one was \$4,275.

Selectman Cosmas Iocovozzi: I don't think I agree with that

Vincent Frank: I beg your pardon. You got the bills in there. You better look up. -----

Cos: ----- it was too much money, it was an extra. That was what 30, 30 ----

Vincent Frank: I'm taking this out of his records.

Cos: Put it there Vince, let me look just to make sure Okay.

Vincent Frank: Listen...drywall, Okay \$17,000. Where in God's name can you put \$17,000 worth of drywall. Okay. You have let's see. Okay I've got a differential. As far as I can see. Oh, by the way, before I forget, we might as well read this too because your Builders' Risk belongs to the contractor, not the Town and it's right there. As far as what I've seen on these applications, and I've gone through them quite well for quite a long time, Okay, can not account for \$144,956. The numbers appear to be played with and the only way you catch it is if you put them on a sheet. And then they played with. These people, as far as I'm concerned number 1, they come in and gave you a story that wasn't even true. You have architects and engineers you paid a total of \$87,112. How the hell do we save money if we're going to do that, Okay? To design/build to save money is not the way they're doing it. They're the ones that are making the money, Okay. Let's see. They are charging us for these architects and engineers, 15 per cent above cost, Okay. Now, I also took a look at the plans. You have a building up there, an addition and as far as I'm concerned is worthless, Okay. Each floor has 769 square feet. With the elevator and the two bathrooms in there, you've got 359 square feet that's totally useless. You got 8 feet going the length and 6 feet going the width, what are you going to put there? It's useless.

Selectman Jan Stuart: Vincent, I think what you're failing to realize is the fact that we had a committee of some very intelligent (just a second please) very intelligent residents, very smart people that were on the committee and they spent hours and hours and hours as to what they would like to see, how it would go, everything. They were on all the public forums, everything that we had. I know that you have a bug in your bonnet on that building. That building - Just a second please.

Vincent Frank: No, I had the floor. Now am I right or wrong, I had the floor, I was interrupted, I don't appreciate it. Okay. Can I finish. I don't want to hear your song and dance.

Cosmas: I don't want an attitude either

Vincent Frank: Listen, let me finish. I came up here to try to tell you people something, not to get a song and a dance from.

Jan Stuart: Its not a song and a dance Vinny

Vincent Frank: Excuse me ?

Jan Stuart: A lot of good people put a lot of time into that building.

Vincent Frank: I don't care if who put a lot of time.

Jan Stuart: Well, you should.

Vincent Frank: Because not a one of them have any background to this, Okay. Now, you know, you have an engineer, a contractor and you have Charlie Smart that went in there and made the inspection. I'm not buying that because those people are doing the job, you can't have them go in and inspect their own work. I mean, think about it for Christ's sake, think about it.

Jan Stuart: Watch your language. Watch your language or leave. Okay.

Vincent Frank: Lady uhhhhhh

Jan Stuart: You heard me.

Vincent Frank: No, now I'm going to tell you something Okay.

Jan Stuart: Bea, Call. Make the call.

Vincent Frank: ----- you pull this stunt on me.

Selectman O'Reilly: Let's not get into personalities

Selectman O'Reilly: All right then, tell her she started it.

Jan Stuart: I said watch your language. That's one thing I'm not going to deal with in here.

Mr. Frank: So I'm telling you...All right. Listen, you paid. They got a bond for you which is a risk. Okay, builder's risk. It was for \$1,400,000 coverage with a \$1,000 deduction. Now, they're pricing the existing building at \$700,000. They're pricing the addition at \$700,000. Neither one of them are worth \$700,000 to insure for \$700,000. Now this policy is for a year. For what reason? This job is supposed to be done the end of this month. This policy is for a year. Where does that make sense?

Cos: CMA made it for a year. You are bringing up stuff that we do not. We have all of our paperwork right here in front of us. I mean, this is hearsay. I mean spend a lot of time. Wait a minute, wait a minute. You spend a lot of time on this Vince, then you didn't give us a chance to look everything up here. You didn't give us a chance. You want the answers right now. You're not going to get the answers right now.

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Vincent Frank: You know something, I gave you a list, right here, Okay. I gave you two of them actually and this one here is the latest one. It has the 23<sup>rd</sup> of May. Okay, this is the 5<sup>th</sup> of June. Now, if this didn't give you enough time then you have a problem Okay. Now as far as I'm concerned I looked at everything that's on this list. I don't see. I don't see the invoices. I don't see the payments. I saw some of the insurance, Okay. I asked for names of the contractors that lucked out on the bid. Now, I got 2 figures. One for 8 people and the next one for 35 people. Which is it? I'd like to have the name. I want to know why they walked off this job and I want to know they didn't bid us.

Cos: No one walked off the job. They didn't bid it. This is just business and happens every day.

Jan Stuart: If someone didn't want to bid a job, you can't force them.

Cos: You can't force them

Vincent Frank: Why did CMA turn around and take everything as far as the insurances are concerned and change them? Okay. To the tune of \$57,695. All right. Now these three are re-classed to capital outlays

Jan Stuart: We can't respond – we have nothing in front of us.

(2 Newington Police Officers enter)

Vincent Frank: All right, listen. Hey, this is not a problem. This is not a problem. I thank you very much for clearing that. I thank you very much. I appreciate it. I will finish talking to the paper.

Jan Stuart: We can't answer any of that. We don't anything in front of us.

Mr. Frank: No, I know you can't. Because you don't have the brains to.

Jack O'Reilly: That's not called for. That's not called for.

Jan Stuart: That's not called for.

Mr. Frank:

Its called for as far as I'm concerned.

I hope this helps...is very difficult to decipher...and on top of it all – I now have a headache that only a shot of *Southern Comfort* can cure.

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Cos: All right what's next?

One question that didn't come up. One question that did come up. I mean look at the files and I explained this I don't know how many times. But any contractor worth his salt look at the article of warrant to see how much money is there. You can break it up any way you want to. And, you know. If I know how much money somebody had, I'd figure it out. I'd come as close as I can to that. And, we have the same problem. George knows, Ruthie knows. When we bid a fire truck because the article of warrant under the law, specifically tells us that we have to put the figures down. So there's really no good way to bid a job like that. It's like a Catch 22.

Barbara McDonald: That's why you go out to bid....

Cos: We do – We did

Jack O'Reilly: We did.

Barbara McDonald: When you accept the job on just one bid, the only bid you get, it doesn't protect the taxpayer.

Jan Stuart: 38 of them went out. 38 of them.

Barbara McDonald: But nobody responded, right.

Everyone talking at once.

Jan: Do you know how much that cost too? For 38 to go out at the tune of \$100, oh what was it...\$ 150 a piece

Coz: \$160 a piece...

Many people speaking.....

Barbara McDonald: The money is better spent if you do competitive bidding.

Cos: You are right Barbara, you are right....but you can't drag people in. You just can't do it. The Town told us to do the project and we did.

Barbara McDonald: I'm not talking about dragging people in, I am talking about not accepting one bid on a job this big.

Cos: We didn't vote for this project. We didn't vote for it. Understand? The Town meeting told us we had to do it so we did.

Many people talking.

Jan Stuart: Many people are pleased with the way this bldg came out.

People talking

Cos: Why waste more money on bidding it out. Why?

The rest of this is a debate between the Board & Ms. McDonald on whether or not the Town should have gone forward because we only received 1 submitted bid.