

**Newington Board of Selectmen
Minutes to Work Shop
Old Town Hall Renovations
October 24, 2005 – Town Hall**

Approved 11/7/05

The meeting was called to order at 6:35pm by Chairman Cosmas Iocovozzi.

Present: Chairman Cosmas Iocovozzi, Selectman Jack O'Reilly, Selectman Janice Stuart, Fire Chief Roy Greenleaf, Building Inspector Charlie Smart, Gail Pare, Barbara Meyers, Keith Frizzell, Cliff Abbott, Laura Coleman, Lisa Zeh of the Portsmouth Herald, Administrative Assistant Beatrice Marconi, CMA representatives Craig Musselman and Jeff Murray, Mr. Paul Careno of Careno Construction and Kelly Davis of Sumner Davis Architects.

Pledge of Allegiance

Craig Musselman, the Town's engineer for the Old Town Hall Renovations project introduced the bidder – Mr. Paul Careno and Kelly Davis - then briefed the Board on some of their work. CMA feels that their select team is qualified and that the sub - contractors are strong. (see attached hand out)

\$826,600 was the bid price, however, because of budget limitations certain areas had to be re-examined to make the project work. CMA felt that a good target estimate would be at \$790,000 which would leave enough in contingencies for some unanticipated items and engineering cost projections.

After the meeting with CMA, Charlie Smart, Mr. Careno, Kelly Davis and Beatrice Marconi last week – several items were address. Again, see attachment and view the options. Mr. Musselman reviewed this document and the item pro & cons.

Regarding the roof condition, both Mr. Careno & Mr. Davis felt there were no immediate issues however, it may have flashing problems per Charlie, however we'll know more when we get up there.

There was discussion about the water pressure on that end of town with the Fire Chief. His original recommendation was for an extensive system at the cost of around \$63,000 however he provided a handout showing a suggested cistern system with a jockey pump for fire fighting purposes. This would be something the town could plan on in the future, should they wish. Code does not presently require his original recommended system.

A question was asked by Gail Pare regarding the air conditioning unit which will be located outside, which falls under the jurisdiction of the Historical District. These would not be window units, but be boxed style units blowing air generally suspended from the ceiling or high up on the wall.

Laura Coleman asked about the proposed heating system and cost comparisons. Kelly Davis responded by saying some will be removed some will be saved and altered, however, it did need to be vented.

Selectman Stuart touched on the bathroom usage for Grove goers and was hoping for assurances that the access to other parts of the building would be limited.

As one of the cost savings suggestions, the bathroom situation was reviewed. It was the general conscientious that 4 bathrooms remain in the building – all handicapped accessible – perhaps unisexed.

Many schematic changes are yet to be done. Charlie Smart will work with the contractor for non major money issues and consult the Board with recommendations on large issues.

Selectman O'Reilly moved to accept Careno Construction, LLC's bid by executing the construction contract with modifications. (Modification B however do not delete suggested deletions of # 9 & 11) Selectman Stuart seconded. On a roll call vote, motion passed 3-0.

CMA gave the Board of Selectmen an amendment to their Engineering Services Agreement for the Board to consider at their next meeting.

CMA will alter the notice of award – then adjust the contract per the Boards choosing once the bonds are provided.

The Building Inspector and Mr. Careno with review the excavation plans to move forward.

Gail Pare brought the night to an end by thanking the Board of Selectmen and everyone involved in getting this project moving forward in a timely fashion.

Selectman O'Reilly moved to adjourn at 7:38pm. Selectman Stuart Seconded. On a roll call vote, motion passed 3-0.

Respectively submitted,

Beatrice Marconi,
Administrative Assistant