

Minutes

Bristol Select Board

Work Session

August 23, 2018

Present: Select Board members: Rick Alpers, Don Milbrand, Les Dion, JP Morrison, and Town Administrator Nik Coates.

Absent: Wayne Anderson

Others Present: Cris Solomon from Samyn D'Elia, Brian Gehris from Milestone Construction, and members of the public.

The public meeting was opened at 5:30PM with the Pledge of Allegiance.

Cris Solomon informed the Board that there were a couple of staff requests to move offices around. These changes do not change the scope of the project in regards to budget. The overall cost summary for the value engineered option is \$426,000 for renovations and \$137,000 for fees, furnishings, and contingencies. The individual cost savings areas were reviewed by the Board. The overall cost savings reviewed is \$161,000.

Mr. Morrison asked if the building can be used for voting. Mr. Solomon replied that the number of voting booths would need to be reduced from 22 used now in order to fit. Mr. Milbrand commented that the number of booths is required by law. Mr. Morrison asked how much more room would be needed for the legal requirement. Mr. Solomon replied that more than the present 800 sq. ft. would be required and it would have to be almost double this room size.

Ms. Dion asked if the heating system was staying electric. Mr. Solomon replied that the building has electric baseboard throughout and that will be left in place for super cold days as a backup to the Mitsubishi heat pump systems what will be put in to provide heating and cooling.

Ned Gordon commented that the building is in good condition and was appraised at \$360,000 with an assessed value of \$550,000. Priorities need to be looked at such as the plumbing/heating, renovating for a meeting room, and the ceilings upstairs. If the project is looked at from that point and try to keep from putting more money into the building than what it is worth. Mr. Gehris commented that the assessed value will go up after the renovations are done.

Susan Duncan commented that having the building available is more than was expected and it might mean doing fewer renovations immediately to keep costs down. It's a huge step forward and the town needs to help voters see that it's an opportunity that can't be missed.

Mr. Milbrand asked is the extent of the renovations causes ADA to kick in and does the lift need to go in. Mr. Solomon replied that as long as the same amenities are on the first floor as on the second floor it is

compliant. The town administrator and office staff can meet with the public on the first floor. Mr. Gehris commented that reasonable accommodations have to be shown.

Ms. Dion commented that she is worried about piece mealing the building and having to go back to the taxpayers for more money. The police station issues still need to be solved too.

Mr. Coates commented that every effort can be made to have local contractors bid on the project and perhaps see some savings. Mr. Gehris commented that local contractors can put a donation to the town in the bid number. Mr. Solomon commented that the number can be tuned up as the project moves ahead as the number is based on the project as it is drawn now. Mr. Coates informed the Board that the cost of fees, renovations, and construction without the lift is \$563,837 and the purchase price of the building is \$335,800 for a total cost of \$899,637.

Mr. Morrison asked what the estimates are for the police station renovations to the current building. Mr. Solomon replied that the estimated cost was 1.2 million dollars with the sally port. Mr. Alpers commented that \$600,000 would probably be needed.

Mr. Milbrand made a motion to raise and appropriate \$899,637 for the purchase and renovation of the professional building with \$250,000 coming from the unreserved fund balance and \$649,637 to be bonded. The motion was seconded by Mr. Morrison. The Board voted 4-0 in favor of the motion.

Mr. Alpers commented that a walk through video of the building with the plans can be produced and there will also be an open house held once the town gets approval from the court.

Ms. Dion made a motion to petition Grafton County Superior Court for a Special Town Meeting on November 1, 2018 at 6:00PM, seconded by Mr. Milbrand. The Board voted 4-0 in favor of the motion.

Mr. Milbrand made a motion to go into non-public session at 6:50PM under RSA 91-A: 3 II (c), (d), and (e), seconded by Ms. Dion. A roll call vote was held. The Board voted 4-0 in favor of the motion. Mr. Milbrand made a motion to come out of non-public at 7:30PM, seconded by Mr. Morrison. A roll call vote was held. The Board voted 4-0 in favor of the motion.

Mr. Milbrand made a motion to seal the previous non-public minutes, seconded by Mr. Morrison. The Board voted 4-0 in favor of the motion.

Mr. Milbrand made a motion to adjourn, seconded by Mr. Morrison. The Board voted 4-0 in favor of the motion.

Respectfully submitted,

Wendy Duggan