

**MINUTES
FRANCONIA BOARD OF SELECTMEN MEETING**

Monday, June 23, 2014

A meeting of the Franconia Board of Selectmen was held at 3:00 pm on Monday June 23, 2014 at the Franconia Town Hall. Regular members in attendance were John Lachapelle, Ted Hoyle, Bob Montagno, Sally Small, and Suzy MacDonald

Guests of the Board – Safety Services Building Committee

Also present – 22 Residents and one reporter

John Lachapelle called the meeting to order at 3:00 pm.

SELECTMEN’S TIME:

BOS Minutes:

FOR CONSIDERATION OF APPROVAL:

Transaction List for 6/26/14 - The Board reviewed and signed the transaction list for 6/26/14.

Building Permit – Map 18/Lot 11 – Symmes Family Trust – 1421 Profile Road – A Building Permit for Symmes Family Trust, 1421 Profile Road was reviewed and signed.

Driveway Permit – Map 16/Lot 1-8 Simmons – Balancing Rock Road – A driveway permit for Map 16/Lot 1-8 Simmons, Balancing Rock Road was reviewed and signed by the Select Board.

APPOINTMENTS:

3:00 – Safety Services Building Committee – The Select Board called a joint meeting with the Safety Services Building Committee to share the progress on the Safety Services Building project. The Committee members were 100% supported by all three of the Select Board members. The Select Board supported and acted on the recommendation of the Safety Services Building Committee.

Jim Walker would like to know how this was supported 100% if John didn’t attend the meeting that the recommendation was voted on. John made it clear that he supported the recommendation 100% and was unable to attend the Meeting.

Ken Mosedale wanted clarification of how the building plans were distributed for the proposals. The initial building plans presented at Town Meeting 2014 were considered for the building size and basic layout. The purpose was to determine how much money needed to be raised at Town Meeting. The size of the building was in the RFP. Those who submitted, submitted on one set of plans and one set of specifications. This has been a process since day one. The GMP of the new building is still unknown.

Jim Walker would like an explanation as to why cost was not a consideration in the proposal. Allan Clark explained this is a design build and cost is not a consideration at this point.

The Town of Franconia has signed a letter of intent for pre construction services with Ricci. This is not a contract as of yet. We should have a GMP later this week.

Bob Chase voiced his concern with Ricci and would caution the Committee and the Select Board.

Dawn Steele explained her role with the committee. She was able to explain the performance bond. She also did several of the background checks on the three contractors.

Jim Walker discussed the Letter of Credit issued to Presby Construction from Woodsville Guaranty Bank. Was this not deemed acceptable at the time of consideration? Presby's brought the letter with them for the interview. This letter was sent to the Town's Attorney after the interview. A Bond was required according to the RFP. A letter of credit is OK as long as it's for 110% of the cost of the project. The Presby's were not told nor did they have time to go back to the bank for a higher letter. Presby's were confident that one would be issued for 110% of the cost of the project. Trevor Presby brought in a line of credit which he felt was superior to a bond. He offered to comply in any way at the end of the interview. They also had their Attorney's working on the bonding issue. Bob Montagno does not recall speaking to Trevor regarding this issue.

Russ Cumbie would like to know if the Presby's were given the opportunity to correct the amount of the letter of credit. Due to timing they were not. Chief John Monaghan was worried thru the whole process that we would be changing the playing field if we accepted a LOC. Russ Cumbie feels we should have found a way around a problem that was correctable.

Barbara Beltz feels this is not just about money. Why did the third bidder not conform to the RFP? Thad Presby felt they were not sure how they would place in the process. They reached out to a local bank for the quickest way possible to overcome the bond requirement. They were not aware of the RSA. When they found they were in the final three they started to chase the bond.

Ken Mosedale wanted to elaborate on Presby being the low bidder. Why was this? Was there anything they did not submit? Allan Clark said their proposal was significantly different from the other three submitted. The process of the interview was to get a better handle on price. It was a hypothetical building, hard to know what was included and what was not included. Allen pointed out that one proposal was only three handwritten pages compared to 50-60 pages bound in a proposals..Presby's did not comply with the request for proposal. Once narrowed down to three, Jim Walker thinks common sense would tell you that all three were qualified.

Thad Presby felt his company met all of the details of the proposal. A lot was carried thru as lump sum numbers. He admits his proposal was not pretty but in the interview you saw the true us.

Bob Montagno reminded the house that every voting member is a taxpaying citizen of the town of Franconia. Evaluations were done by concerned committee members and the Committee was looking for the best value for the Town.

Jim Walker commended the Committee for a job well done. He criticized the Select Board who does not appear to be able to see the forests thru the trees.

Jim Walker asked Allan when the GMP will be available. Allan should see that on Wednesday. The Committee will not meet until July 2, 2014 to discuss the GMP.

Mary Grote would like to know when deliberations were done where the experience comes from. Design elements are for the architect not the builder. Individuals did not present a clear picture of what he could do and comes with little experience on municipal buildings.

Allan clarified this is not a traditional process due to timing needs. This is a fast track project. We must get the trucks back into a building before cold weather. The team brought to the interview was a very important part of this process and the team came prepared with very specific requirements. Every effort on behalf of the committee was to support the local boys. The Committee wanted to know more and didn't get that information. Trevor said they had never built a Fire Station but chose to bid on something he knew he would not get. He is disappointed that his hometown led him down that road. He also mentioned that they knew a lot of things the other bidders didn't know about. Russ Cumbee goes back to and asks, why was Presby invited to bid the when they were not qualified.

Carl Schaffer reminded the group here today that the job of the committee was to select the best responding bidder. They Committee went out of their way to consider the local contractor.

Jim Walker still faults the Select Board for spending \$350,000 than we needed to. He feels the Committee did not include cost on the final decision.

4:00 – Harriett Taylor – Dow Clock – Harriett Taylor introduced Donn Lathrop who is the expert working to repair the Dow Clock. There are problems with the gears on the clock.

Donn explained what could happen with the gears and the “box of rocks”. The box of rocks weighs several thousand pounds and there is concern of these going thru the floor. John Lachapelle would like to know what we can do in terms of safety. Donn suggest taking the weight out of the attic. When Donn gets the clock repaired he will not be able to have it tell time and strike at the same time due to safety concerns of the weight.

Donn is proposing \$7800 to repair the clock. He can come up with the means to make it ring. \$4800 more will allow him to come up with an alternative form of making the clock strike.

Funding for this project will come from donations which have already been made.

TO DISCUSS/REVIEW:

FOR YOUR INFORMATION:

Selectman Lachapelle adjourned the meeting at 5:00 pm

Respectfully submitted, Suzanne MacDonald, Executive Secretary