

**BOARD OF SELECTMEN MEETING
-WORKSHOP-**

**SELECTMEN MEETING ROOM
LONGFELLOW MUNICIPAL CENTER**

**OCTOBER 12, 2005
6:00 P.M.**

PRESENT: D. McCutcheon, Chairperson
P. Savage, Asst. Chairman; B. Dicks, Selectman

ABSENT: T. Petrowicz, Selectman; K. Gikas, Selectman

ALSO Helen Coffin, Taker of the Minutes
PRESENT: B. Estes-Smargiassi, Community Opportunities Group (COG)
A. Underwood, Community Opportunities Group (COG)
R. Alvord, Richard Alvord Architects
Members of the Millville Senior Center Building Committee
Members of the Millville Senior Center Fundraising Committee

The Meeting is brought to order at 6:15 p.m.

The purpose of the Meeting is to obtain further information and clarification with respect to the cost increase in the Senior Center Building Phase II Architectural Contract between the Town and Richard Alvord, Architect.

A. Underwood explains that Alvord's Phase I contract was only valid through March 1, 2005 and was only for services known about at the time of signing. At present, the Phase II contract has to be signed to continue the progress. Underwood explains that due to a mathematical error made by Alvord of \$4,285 on the Phase I contract combined with additional costs of \$8,520 for the in-kind service work (not taken into consideration in the Phase I contract), the Phase II contract would increase from \$26,550 to \$39,355. However, Underwood indicates that Alvord, recognizing his mistake will "eat" the mathematical error and additionally Alvord will provide \$1,965 of in-kind work. Therefore, the Phase II contract will now total \$33,105, an increase of \$6,555 from the Phase I Contract. Underwood points out that COG is not asking the Town for cash, but rather to consider taking the additional funds needed from the 6.9% contingency fee built into the Grant.

D. McCutcheon insists that COG, as the professional organization hired by the Town, should be held accountable for any errors in Alvord's budget. McCutcheon maintains that the Board of Selectmen and the Town will absolutely not tolerate these errors. Further, she adamantly states that the Town has no intention of using the Fundraising Committee's donations to pay for the increase in architectural services.

Minutes of the Meeting
October 12, 2005
Page 2

R. Mercure, Member of Senior Center Building Committee, raises his concerns relating to the costs of the in-kind services. Discussion follows among COG, Alvord, Board of Selectmen and various Building and Fundraising Committee members regarding same.

J. McNamara, Member of Senior Center Fundraising Committee, voices his concerns about the use of fundraising monies and the increases in Alvord's contract. Discussion follows regarding same.

Discussion among COG, Alvord, Board of Selectmen and various Building and Fundraising Committee Members with respect to various building issues, such as fire protection (hydrants and sprinklers) and conservation matters.

L. Barber points out that the fundraising column on the spreadsheet provided indicates that doors and windows are paid by fundraising efforts. Doors and windows should not be considered "furnishings" as the Fundraising Committee is advertising. Heated discussion follows regarding the issue of the doors and windows listed under fundraising.

Board of Selectmen repeat that these errors would not be tolerated and they expect the building to come with doors and windows. COG could not ascertain the reason for this listing as they did not have their back-up paperwork available.

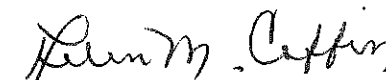
B. Dicks addresses COG about preparing the Estimated Projected Costs to run the Senior Center Building. B. Estes-Smargiassi indicates she will prepare it and e-mail it to him.

D. McCutcheon solicits the thoughts of the Building Committee in connection with the Phase II Contract and additional costs. It was agreed that in an effort to allow for the progression of the project it will be necessary to agree to the increase, taking the added costs from the 6.9% contingency fee built into the Grant.

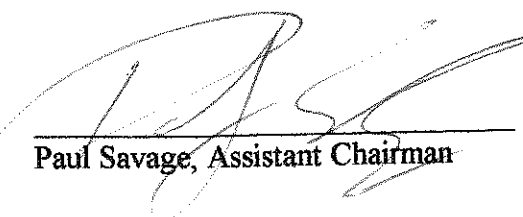
Motion is made by B. Dicks and seconded by P. Savage to sign the Phase II Contract with Richard Alvord Architects for \$33,105. The vote is unanimous.

The Meeting adjourns at 8:05 p.m.

Respectfully submitted,



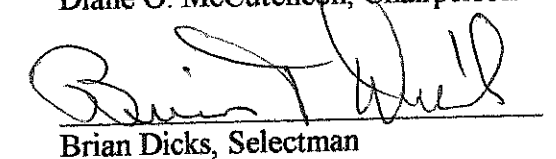
Helen M. Coffin



Paul Savage, Assistant Chairman



Diane O. McCutcheon, Chairperson



Brian Dicks, Selectman