

**Town of Castletown
Special Select Board Meeting
Minutes of August 18th, 2014
Town Offices**

Members Present: Thomas Ettori, John Hale, Richard Combs, Joseph Bruno

Member not present: Robert Spaulding

Other present: Charles Jacien, see attached listing

Special meeting called to order at 7:01 pm by Chairman J. Bruno.

J. Bruno announced that the board would not be entering executive session for the fire station discussion.

R. Combs stated that the fire department building committee had reviewed the plans and met with J. Berryhill & D. Pratt.

He continued stating that they started with the base bid of \$1.5 million submitted by Millbrook and took out three alternates of which were air condition in the offices, the radio tower and generator for a total of \$87,000. Items 1-19 on the spread sheet (#1) were submitted to each of the six (6) contractors who bid originally and only four (4) of them were returned, with #2 listing of additional cost savings for a total of \$1,189,400.

He continued stating that they still had to work on the tree cutting and plumbing.

D. Pratt has talked to McClure Construction and they are doing the plumbing and electrical will be done by Slate Valley Electric.

J. Bruno asked about item #3. J. Berryhill stated that there is a concrete apron and it will be gravel at this time but possibly the Town will add this to their paving bid in the future. J. Bruno asked about the slab. J. Berryhill stated they would have a 4 inch slab with rebar grid and radiant heat.

T. Ettori asked what they would be using for roofing. D. Pratt responded that they would be using Cambridge IKO. T. Ettori asked about the difference in price between the vinyl and cement siding. D. Pratt answered that there would be about \$10,000.

When asked about the vinyl siding D. Pratt replied it will be Certainteed and suggested that it be a smooth finish because the wood grain type will hold any dust or dirt.

J. Bruno asked about the elevations so that they can use gravity for the sewer flow. J. Berryhill stated that the engineer Frank Parent said that they would have to raise the level by one (1) foot. J. Berryhill continued saying that the Town would be supplying the fill. T. Ettori asked about insulation under the siding. J. Berryhill responded that there was going to be Tyvek and one (1) inch insulation and will use cellulose dense pack in the studs.

T. Etori asked if there would be 16 on center studs and D. Pratt responded that it would be 24 on center. J. Bruno asked the cost difference to go 16 on center and D. Combs said that it was spec out at 24. The sheathing will be OSB tongue & groove 5/8 inch. The biggest questions is insulation, it is an energy efficiency thing.

J. Berryhill complimented the Fire Department committee for their work on the plans.

R. Combs stated that the contingency of \$67,000 was actually about \$90,000 which is a little more than 5% (5 percent) of the \$1.5 million.

MOTION

Motion to award the contract with Millbrook Construction in the amount of \$1,189,400 by T. Etori. J. Hale seconded. All voted in favor. So voted.

C. Jacien stated that we have 10 business days to get the Wetland Permit and will have to pay Ducks Unlimited about \$4,000.

R. Combs asked if they could start clearing the land in anticipation of Act 250. C. Jacien answered no due to Act 250 not signed R. Combs asked who is responsible for all the permits. J. Bruno answered that all contractors will have to get their own.

J. Berryhill stated that he went to Bill Burke's office to check on the permit and he is out of town, but the secretary said that the board had to meet to sign off.

The final contract will be available Monday for signature.

MOTION

Motion to recess the meeting at 7:33pm by J. Hale, seconded by R. Combs. So voted.

Motion to reconvene the meeting at 7:38 pm by J. Hale. Seconded by R. Combs. So voted.

EXECUTIVE SESSION - Contractual & Personnel

Motion to enter Executive Session for personnel & contractual matters at 7:40 pm by R. Combs to include the Board and Peter Mantello. J. Hale seconded. All voted in favor. So voted.

MOTION

Motion to exit Executive Session at 8:32 pm by R. Combs with no action taken. T. Etori seconded. All voted in favor. So voted

MOTION

Motion to adjourn at 8:33 PM by T. Etori. R. Combs seconded. All voted in favor. So voted.

Date of Approval