

TOWN OF EDGECOMB
Minutes of the Building Meeting
June 17, 2009

PRESENT: Jack Sarmanian, (selectmen); Marilee Harris (secretary); Susan Johns (Wiscasset Newspaper); James McQuaide; Michael Smith; Sue Carlson

The meeting was called to order at 5:30 p.m.

A motion was made to approve the minutes of June 3, 2009 meeting as amended. Seconded. Passed 4-0.

NEW BUSINESS:

Jack read a copy of the letter to the representatives for approval from the committee. The committee accepted the letter and agreed to have them sent out as soon as possible.

OLD BUSINESS:

Drafts

Jack handed out copies of the drafts that had been generated by himself, Sue and Larry.

Sue commented on Larry's submission for a previous application how it would be helpful as it contained details the committee could use.

Architect and project manager

Sue suggested two items for discussion:

- Rather than hiring an architect the town could put together a laundry list of what was needed and then put out a request for a proposal. Then anyone interested could put together a proposal and guarantee the requirements.
- Whether or not the town would like to engage a project manager to keep a check on accountability, keep records for the federal requirements and act as a clerical worker. There was also the question as to whether it would be beneficial or not to note in the application that a project manager was being considered.

During the discussion, Mike recalled the school project and when the engineering plan or the general contractor made a mistake there was no one established to represent the town. Mike recommended if the town did decide to hire a project manager the representation would need to be given some power. Based on problems the school project incurred Mike suggested if the town had the financial abilities it would behoove them to hire a project manager.

Jack recommended putting wording in the application that indicated should the town be given the grant come the town is considering a project manager, noting the town would be in compliance with any requirements that came with the grant.

Two phase construction

The wording in the proposal suggests the construction be completed in two phases and Sue questioned if this would be appropriate. The first phase would be done in order to protect the fire equipment and the second phase would be roughed in and would give additional space for other uses.

Currently the proposal submitted is for 5,500 sq. ft. with another 1,000 sq. ft. of ineligible space for an emergency warming center. Sue presented an outline with five pages and Jack suggested talking with Mary Ellen Barnes to find out how Lincoln County has responded to these requirements in their previous proposals.

Jack had asked Larry and Roy to submit information to help enhance the fire department not only the building.

One concern Sue noticed in the guidelines was the federal government would require their wage rates be paid, which is always top dollar.

Design

Mike questioned whether the building committee would need to come up with an agreed design.

After much discussion it was agreed it would be nice for the committee to be in agreement with what is to be presented to the community. Sue recommended putting out a request for proposals, rather than bidding and present some design guidance with any types of requirements that the federal grant requires.

Plan “B”

Jack noted the town will know by Sept. 30th and we already have asked Mike and Ron to look into steel buildings. The committee has to start creating something by next spring.

Sue added that once the committee has gone through developing this proposal it can be used as a product for fundraising and beneficial when we start looking for other monies.

Jack reminded the committee that the town was building a fire department, which is beyond the fire station and this is part of the necessity.

What’s next?

Jack requested for Jim to create a bubble design by the end of the week and Jim said he would.

Jack said he would work with Marilee to get the letters to the congressional group out by the end of the week.

Jack and Sue would meet with Lincoln County to ask for help to fill it out the end of the application.

Jack would talk with Larry and ask him to supply one line descriptions of each room for the bubble design and set up an account with the government in order to see the entire application.

*The next meeting is scheduled for **Monday June 29th at 4:30 p.m.** (due to selectmen's meeting afterward) to approve on the final product.*

The meeting adjourned at 6:45 pm.