



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES December 11, 2013

PRESENT:

Tina Helm, Chair
Peter Bianchi, Selectman
Janet Kidder, Selectman
Kimberly Hallquist, Town Administrator

ALSO PRESENT:

Mike Ritter, Creative Works General Contracting
Bill Granger, Facilities Manager
Frank Anzalone, Isabella Anzalone, Lauren Anzalone, New London Residents
Bruce Parsons, New London Resident

Chair Helm called the meeting to order at 4:30pm.

Pleasant Street Sidewalk

The first item to address was the acceptance of the Pleasant Street Sidewalk as complete so the Town can accept grant reimbursement funds.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Janet Kidder) to accept Pleasant Street Sidewalk as constructed and completed. THE MOTION WAS APPROVED UNANIMOUSLY.

Change Order for Gazebo Roof Project

Chair Helm gave the floor to Mike Ritter, Creative Works General Contracting, to explain the request. Mr. Ritter said when taking off the roof deck, they noticed that the top part of the boards and the trim has started to rot. This change order addresses those issues as well as replacing the span of the boards, themselves, which are 12' long. This length offers too much flex and can be dangerous if left as is over time. The existing exterior trim is 1x8 with a 1x3 accent board. They propose replacing the 1x8 trim with double 5/4"x 8" to add needed strength to the roofs leading edge, and will use 1x3 accent board. They would also add a double layer of 3/8" plywood which will add strength. They are sensitive to the sweep of the roof and the need to maintain the natural character that is already there.

Chair Helm said while she was appreciative of the craftsman's suggestions, the three Selectmen were disappointed and unhappy with this 50% cost increase. She wondered why these problems weren't seen early on in the project. Mr. Ritter said he was given a scope of work in which to bid on. He knew the roof had failed but didn't know the boards had rotted. Had he known, his bid would have been different. Mr. Anzalone said instead of putting the trim up below the level of the roof, the initial builder of the gazebo raised it which created a dam. That is why the boards are now rotted. It was a surprise to them and no one had seen this done before. The roof is dangerously rotted. Mr. Parsons said they did not anticipate that this would be part of the project. Mr. Granger said his experience has been that one never knows just what one will find until they start ripping things apart. He said it was not customary to place the trim where it had been placed and what happened was the result of this error.

Selectman Bianchi wondered if the plywood would support the roof. Mr. Parsons said it would and noted that plywood wasn't included in the original estimate because they didn't anticipate having an issue with the integrity of the roof. Selectman Bianchi said he didn't understand why this wasn't anticipated in the beginning. Mr. Anzalone said they never went up there with a ladder and the parts they did poke at were solid. Once they started taking things apart, they found the problem. Mr. Ritter said the contractors gave a bid to the town based on the scope of work provided to them. They wouldn't have added contingency money for something like this as it would skew the bid numbers, causing bids to be inflated and not considered.

Mr. Anzalone said the contractors saw the same thing he and Mr. Parsons did and they were bidding on the same scope of work. There was no mention of rot in the scope and so it was not part of the bids. It was a minor detail that, if done correctly, would have kept them from having this problem.

Selectman Kidder said her first reaction to hearing about the increase in the cost of the project was horror, and she wanted to re-bid the project, but after hearing the explanation she understood that it needed to be done. Selectman Bianchi said they knew this work needed to be done and it was deferred maintenance that had been put off far too long. Mr. Ritter said the extensive staging he has put up around the gazebo was for the safety of himself and his crew. He thought this new portion of the work would add another seven days to the project. The lumber yard is gathering items and will ship it when Mr. Ritter is ready for them.

Mr. Granger said he felt thankful that they hired a contractor who wouldn't just cover up the rot with plywood. This would have given the roof another couple years until the inside started to rot. He was glad that this contractor was doing it right.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Janet Kidder) to accept the change order for the gazebo project for \$10,099.00. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Anzalone asked Mr. Ritter to take pictures of the roof as it progresses to document the project.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Janet Kidder) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 4:55pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London