



TOWN OF NORTON

CAPITAL IMPROVEMENTS COMMITTEE

MINUTES

Date: May 9, 2013

Time: 6:30 P.M.

Location: First Floor Meeting Room, Town Hall, 70 East Main Street, Norton, MA 02766

Members Present: Robert W. Kimball, Jr., George Burgess, Peter Carignan, Michael D. Yunits, and Phillip Lynch

Attendees: Barry Nectow, Paul Helmreich, Bradford Bramwell, and Andrew Mackey

The meeting was called to order at 6:30 P.M. for the sole purpose of contemplating a request by the School Building Committee to appropriate the amount of \$93,197.74 in the FY14 Capital Improvement Plan for contingency/unforeseen expenses. The Town Manager called upon Barry Nectow to speak on the proposal.

Mr. Nectow informed the Committee that the project was going well and on budget. There is a concern that a "soft cost" contingency fund be available for unforeseen issues that are not construction related. It was noted that \$945,000.00± is available as a contingency for construction. The third contingency is under the control of the contractor. Mr. Nectow stated that the Town did not utilize all of the money authorized by MSBA from the feasibility phase of the High School project.

The requested \$93,197.74 will only be used if necessary sometime between May and December. Peter Carignan was interested in learning whether the unused funds would come back to the Capital Improvements Fund and was advised by the Town Manager that they would. Mr. Kimball added that it would be nice if the MSBA would reimburse the Town. Mr. Nectow informed the Committee that it would be "tricky" but they would try. Mr. Mackey informed the Committee that there are multiple sets of eyes watching both the project and the budget. Mr. Bramwell said it would be misleading to say that MSBA would reimburse the Town, but added that Pink and Company is relentless in pushing MSBA for reimbursement. Mr. Bramwell informed the Committee that there is major concern relative to what may be hiding in the auditorium ceiling before they open it up, and another concern is that a mud set rather than concrete is under portions of the existing floor.

Mr. Carignan expressed concern that the \$93,000 will go into a contingency fund and then be used for another purpose. Mr. Nectow assured Mr. Carignan that the money would not be used unless absolutely necessary. Mr. Helmreich reminded those in attendance of the unanticipated \$200,000 expense relative to the roof issue. Mr. Nectow represented that while the feasibility side total does go down by \$93,000, the contingency increases by that same number so the budget would be the same. Mr. Helmreich explained that the odd dollar amount is necessary because that is the contract number with the State, adding that he is hopeful that the requested contingency figure will give the Town insurance, and, hopefully, it will not become necessary for the Town to spend it. Mr. Mackey said that two people at least on the Committee expressed that the money will not be spent unless necessary.

Mr. Carignan made a motion to amend the Capital Improvements Plan to include \$93,197.74 for the High School Project Contingency Fund. Mr. Burgess seconded the motion, and the Committee voted to approve the motion (5-0).

There being no further business, a motion was made Peter Carignan and seconded by Phillip Lynch to adjourn. The Committee voted to approve the motion (5-0).

The meeting was adjourned at 6:45 P.M.

Respectfully submitted,

CAPITAL IMPROVEMENTS COMMITTEE


Chairman

Minutes Approved by Committee on: _____, 2013