

Minutes of the October 19, 2020 Meeting Present: Michael Phillips, William Caron, Jim Weagle, Jim Gibson, Sam Oakes, Peter Pelletier, Al Rosetto, Sean Durkin, Jeremy Brann, Allan Clark

Building Committee meeting began at 7:35PM.

Michael open the meeting by saying that they still didn't have a chairman. After a few comments and since Michael was already doing he would keep being chair. Michael said that tonight the selectman where to choice firm to go with. We had two firms give proposals REI and Breadloff. Michael explained that he just got proposal from Breadloff and didn't get a chance to look at it but did give out copies to the group. After looking at the proposal from Jim didn't see any bid or details from that proposal. Michael had some information to share to the committee from Chris Wheelock (by email), Chris had spoke to David Scalley a selectman from Carroll. David stated that REI was let go before the Carroll project was completed. Some of the issues were not following up on grants, not having some of the connections in the banking world, and not being able when needed. David said he wouldn't recommend REI or Allen Clark. Follow-up from Allen later.

Michael then started to explain his thoughts on the building. The thought was using local builders but do to the fact of having to be bonded that may not work at least as the main contractor. Michael also has concerns about spending the money and saying the building will last 50 years, he states it should last much longer. Michael also has concerns about the block walls and isn't sold on needing 2 bays for up to 4 ambulances without a business plan showing the future need.

Jim W. shared that he had asked the Northumberland School Board about swapping the big ballfield for the other piece of property on brown road. The board was not in favor of doing this swap. So the brown road property is off the table.

Sean was wondering if we should hold off or make the current location better. Jim W. spoke up and said that if we hold off much longer that relying on transfers to help pay for the ems may not be an option as we don't have the facilities for the paramedics to stay which is required for most transfers.

Peter said that since we are spending taxpayers money we need to do the best we can to get the most for our buck. Because at the end of the day we are responsible to the taxpayers.

Michael talk about seeing a business plan and the need for a 24/7 paramedic/doing transfers. Jim W. brought up the fact that anything in a business plan about this would be hypothetical because we don't have a place

for paramedics to stay at this time. Any plans would be a guess at this point. Michael still wants to see numbers and said that it's not a guess it's what intelligent people are capable of. Jim W. then ask Jim Gibson if it would be a guess pretty much. Jim G. said that per call no but for how many transfers yes. Then he talk about numbers all together.

William then talks about population, needs and looking out for the taxpayers.

Sam talk about the distinction between ambulance business plan and the public safety building is exclusive. He kinda feels that the ambulance business plan is majorly depended on it. He also stated that two ambulances make perfect sense if your only doing 911 service and by the way if you able to break even doing this it's a win.

Allan then answered the items that David brought up in a hand out that is attached to the minutes.

Al made a motion to direct the selectman to go with REI and William seconded the motion

Everyone was in favor

Selectman then voted on going with REI

Jim W. Motion to go with REI second by William

All in favor 3-0

Meeting closed at 8:35 PM.

These minutes submitted by James Weagle

Next meeting of the Building Committee is scheduled Nov.16 7pm



October 19, 2020

HAND DELIVERED

Board of Selectmen
Town of Northumberland
19 Main Street
Groveton, NH 03582

Re: David Scalley Recommendation

Gentlemen:

It has been brought to my attention that David Scalley a Carroll Selectman may have given a negative recommendation to former Selectman Christopher Wheelock concerning my performance on the Carroll municipal project which included a Town Office and a Public Safety Building.

It is a matter of record that David Scalley and I had our differences. David is a very difficult person to work with which can be verified by asking any Town of Carroll employee. The three Carroll Select Board members during the majority of the municipal project could not agree among themselves about anything and meetings were full of emotion and disruption, creating a very acrimonious environment.

My difficulties with Mr. Scalley started early in the project when the Project Budget was being developed. I always require test pits when developing a Project Budget and later borings of a project site as sitework is a very large portion of every project and the site contains the most unknowns. Mr. Scalley advised that he would take on the responsibility of having test pits dug on the site using Town equipment and employees. I relied on Mr. Scalley performing the work and believed his understanding of the soil conditions could be trusted as he was a contractor.

Mr. Scalley advised that the test pits were performed and that they indicated the soils were rocky well drained gravel with no evidence of seasonal high-water table. In fact, he advised that if we brought in a rock crusher, we could produce crushed gravel and surplus materials could be sold as he represented that the gravel was of such high quality. It was noted that the site was a previous gravel pit and was adjacent to a gravel pit. The Project Budget was prepared based on that representation.

Once the Project was approved and the exact building locations were known, we started the process of designing two septic systems. I could not find evidence of any test pits on the site and had test pits dug for the septic systems. I was present for those test pits as was the Building Committee Chair, Imre Szauter. Much to our surprise, the test pits indicated no rocks larger than a pebble and the vast majority of the soil was silty sand that was not suitable for structural fill.

Upon investigation it was learned that Mr. Scalley did not coordinate the test pits and that his representations concerning the soils were based on hearsay. His misrepresentations cost the Town approximately \$250,000 to \$350,000 in extra expense and placed significant constraints on the Project Budget. Through on-going efforts and carefully managing the project I was able to complete the project primarily due to cost savings from the Guaranteed Maximum Price from the Construction Manager (General Contractor).

The project was very difficult to manage as Mr. Scalley worked in the background undermining my authority. This was evident on numerous occasions and his decisions resulted in the project not being completed as quickly as it should have been. It should be noted that Mr. Scalley provided construction equipment and vehicles to the site contractor throughout the project. The site contractor was the most difficult subcontractor to manage and hold accountable.

The incident that resulted in my requesting that I be released from my contract related to the furniture. I spent a significant amount of time working with a furniture vendor who developed layouts and made recommendations for furniture that would be within the Project Budget. The salesperson that I was working spent a significant amount of time finding good quality product that would be durable and meet the budget requirements.

While finalizing the furniture order, I received a call from the salesperson that I was working with who advised that the furniture account was being reassigned to a salesperson within the same firm who David Scalley had a relationship with. Mr., Scalley denied that this occurred, but it is a matter of record. Accordingly, the salesperson I was working with was never compensated for his time, experience and knowledge and Mr. Scalley's salesperson received the full commission.

It was that incident which resulted in my requesting that I be released from my Agreement as I could not perform my obligations if I was going to have my authority undermined. The SelectBoard agreed with my request and terminated the relationship.

Although I no longer met with the Task Force, I did continue to work on the project performing numerous tasks without compensation as I wanted the project to succeed. Interestingly, I was reinstated as the Project Manager so that I could negotiate with the Northern Border Regional Commission and have them fund the Town of Carroll \$250,000.

I have numerous emails and text messages from David Scalley since I was "terminated" thanking me for all of the work that I was performing in the best interest of the Town. This work continued on the Northern Border Regional Commission through September. I was invited to the Ceremonial Dedication of the municipal complex, listed in the program as Project Manager and thanked for all of my work. I am willing to provide full access to those emails and text messages if the Board desires.

I do not want to work for Northumberland if the Board believes that the Project Manager must work under conditions where he is expected to accept interference (not direction) from Selectmen and other officials that will not allow the Project Manager to perform his work. If that is the case, REI Service Corporation is not the correct company for Northumberland.

Board of Selectmen
Town of Northumberland
October 19, 2020
Page 3 of 3

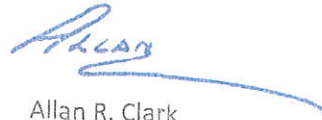
If you want someone that can deliver a high-quality project under budget and on schedule then you should consider REI Service Corporation based on its abilities, knowledge and experience.

If you want an unbiased representation of our capabilities please contact Suzanne Nelson, who is a North Conway Water Precinct Commissioner and chair of the Building Committee for the North Conway Fire Station. Her phone number is 978.886.1367.

I plan on attending today's SelectBoard meeting to answer any questions unless advised not to attend.

Respectfully,

REI SERVICE CORPORATION



Allan R. Clark
President

c: Chief Peter Pelletier
Chief Jim Gibson