

**TOWN OF DEERFIELD  
BOARD OF SELECTMEN  
January 11, 2022  
MINUTES of SPECIAL BOARD MEETING**

**Call to Order**

5:30 pm – Chairman McGarry called the meeting to order

**Present:** Fred McGarry, Chairman, Richard Pitman, Vice Chairman, Alden Dill, Cynthia McHugh and Dwight Barnes, Selectmen.

Hutter Construction:

**Pledge of Allegiance to the Flag**

Chairman McGarry asks all to rise and pledge allegiance to the Flag

Chairman McGarry: We probably should end up doing introductions. Fred McGarry with the Board of Selectmen and Dick ...

Vice Chairman Pitman: Richard Pitman.

Selectwoman McHugh: Cindy McHugh.

Selectman Dill: Alden Dill.

Selectman Barnes: Dwight Barnes

Selectman Dill: And then we also have two very long-term former selectmen with us. Andy Robertson and Jeff Shute and the police chief.

Chairman McGarry: And the police chief.

Selectman Dill: They were both on the last building committee as well so they want to keep helping us. Thank you for coming in guys.

Chairman McGarry: And just a little background here for you guys anyways, we had a previous architect that had put together a cost estimate for a building across the street and the estimate for that was about \$2.5 million.

Members of the board were a little bit concerned with that cost and we, someone had mentioned well, gee, you guys familiar with what they did in Farmington?

So, they had built a public safety building, police and fire there.

So, Andy had gone over and checked Farmington and found out that they ended up doing it by a design-building concept and we went and spoke with Groen Construction who was the contractor for that particular project and so it gave us a little background with regard to the design-build project.

And I think the Board pretty much felt that the design-build concept was the way for us to go so that's how we got to the point where we are. We of course, as you're familiar with, we put out the RFQ and you and Eckman were the only ones who responded and the Board liked your package that and just felt that we should sit down and talk to you and prior to putting, going to the town meeting and getting the vote for proceeding with the design.

We won't have to, we're not anticipating, we're not even anticipating, we're not going to go for a bond issue on this. We figure we can get it without, if we can get it, we won't have to go through the bond issue. However, it certainly would be necessary with regard to the construction.

But that gives you some background and do any Board members want to elaborate any further on what I've said?

Okay.

Selectman Dill: Yeah, so it's obviously kind of tight for this year, time-wise so thanks for getting in what you guys got in because that had to come fast and yeah, there's no way we're going to get this all done by March so hopefully we can, you know, get that approved and get moving for next year.

The school is also doing a, we were discussing before you came in, the school's doing a big bonded question this year too so there is some other stuff going on in town as well.

Chairman McGarry: But we do, have put forward a bond, I mean, not a bond, a warrant article for design costs. We do have a small amount of money remaining from the previous vote that we had so that would be put together with a vote on the warrant and assuming that passes, we get, certainly have enough money to cover the design, total design cost.

So, I figured probably you guys want to give background on the, on your two firms and experience with the design-build and how you envision the proceeding with the project.

You going to have to probably put you over at the microphone over there at the table.

Selectwoman McHugh: There's two seats there.

Chairman McGarry: Two seats, yeah.

I want to mention too that Jonathan used to live in town and he was, he served on the Planning Board with me a few years ago, right John?

Jonathan: Long time ago.

(Hutter Construction representative): Well again, thank you and we're honored to be able to present and would be honored to be part of the team to help you accomplish the goal of getting the updated police station here in town so.

Jonathan and I, Warren Street Architects and Hutter Construction have teamed up on tens if not close to 100 different projects, you know, in various ways or most of them have been on a design-build type of a contract agreement with the client such as yourself so we're prepared to learn more about the need, the details, I know Jonathan here on, is taking from our team has, is more intimate knowledge of the project and the need here than I personally have but we support each other well in, you know, providing for those needs; him on the design and the consultant side and myself and my team on the construction side.

Chairman McGarry: John, you want to give some ...

Warren Street representative, Jonathan: So, Warrant Street is thirty-two years old. We've been in Concord for that long. We're an architectural firm of twelve people. Six architects.

As Lars said, we've done hundreds of projects with Hutter in the last thirty years.

A few things. We did all of Horseshoe Pond. That whole development in Concord. We did the Epsom Medical building. I'm trying to think of some things that you might have reference to. Exit 16, the Foundry business site; those three buildings which are partly Concord Hospital.

We're a practice that does, we've done fire stations, police stations. We've done a lot of municipal work. We're currently working with Rockingham County doing the new municipal complex that's going to be out on the farm there. That's an 85,000 square foot building, just shy of \$55 million dollars.

We do a lot of work for Concord Hospital. We've, we just, we've been a practice that does a little bit of everything which I think adds, is a benefit to you.

I think, if I can speak briefly about your project. I know a little bit about it. Helping John write the RFP. This project has some challenges. I mean it's no different than any one of us wanting to buy something in today's market where nothing is on the shelf. Everything, our long lead items and the cost of construction today is headed straight to the roof so it's going to be a challenge day one.

I know that you have not picked a site yet and I think that, honestly, the solution here, to quote an old friend that used to work for Lars, it's about three different aspects of this project. Quantity, quality and budget. You can have two and you're going to compromise on the third.

So, you know for the most part, how much square footage you want and you have an idea that you don't want to be over \$2 million dollars.

The solution is going to be what type of building can we build to give you the amount of area that you want for the dollar, for the price tag that you guys can support and you know, it may be something other than what you guys have conceived of today.

I mean, I don't, you know, it might not be a freestanding building. It, I mean, I'll just throw it out not knowing what I don't know, maybe it's an addition to this building. I'm just saying I think in order to meet the goals that you guys are going to establish for this project, I think we have to have an open and honest dialogue of how do we get there.

So, I'll leave it there and you guys can ask some questions.

Lars: Just, you know, as far as the experience goes, as we do work with a lot of public you know, entities to come up with those solutions whether it's, you know, towns, cities, you know, hospitals, you know there's a lot of times where we're the extension of the hospital engineering departments that you're always trying to come up with solutions and we've worked through many of those. We're doing it with Sig Sauer right now on, you know, multiple projects as they continue to grow and have demand.

Hutter Construction is finishing up a major project for the Rochester DPW. We're finishing up a fire station for Billerica, North Acton.

So, we're actively, you know, in pricing and performing, you know, these types of projects, you know, on a regular basis.

Chairman McGarry: Okay. Let's see, I've got a couple of items here.

We had a preliminary site plan done for the site across the street and as I mentioned, the total cost of that was estimated at \$2.5 million and the estimate was prepared, I guess it was last year at this time.

Of that, there is about \$450,000.00 was estimated for the site work and I guess from my standpoint, if we can find another site that we could use that would not have such a high site work cost, that would obviously would be a savings for the overall and could end up putting some extra features in there that maybe we might otherwise might have to cut out.

And so, there are, I had talked with John with regard to a couple of other possible locations and would you guys be able to sit down with the committee and the Board of Selectmen to evaluate some of these on a conceptual basics, obviously not a full-blown design basis.

But a conceptual basis is to, whether, what we want to be able to do could fit on these couple of, couple of two or three other sites that we might be looking at.

Jonathan: Absolutely.

Lars: So, the short answer is yes. Also, to support that is Hutter Construction does have their, have a site work division that we then have the total stations and the ability to review and collect some data, you know in minimal amounts to be able to support you in that venture.

Chairman McGarry: Good. One of the questions I end up having, I had anyways, is, with regard to the overseeing the construction.

Obviously, Jonathan and his firm would be preparing the plans for the building and would be establishing basically through those plans of the, a level of quality that would be going into this building.

How do we, or how in the design-build, the projects that you've worked with, how does the client know that what those original design plans are calling for are actually going into the building? Do they, would we be, have to hire our own separate engineer to just leave, basically to oversee the construction or what would be the approach?

Lars: Well, I would say first and foremost is from my seat, right on through, the highest-level integrity is always right, what is spoken, what is practiced and demonstrated through everything that we do first and foremost but there would

be regular opportunities through the meetings, through the communications, right from the submittal process through the final inspections that you would have every opportunity to have input and be able to view and inspect.

Many projects do have either OPM's (owners project managers) or their third-party inspectors that they get involved so would be certainly willing to talk through any of those solutions to bring the comfort to the town that they're getting what they're, that they're intended to.

Jonathan: I think the challenge here is that the actual construction is so far out and I'm not speaking for Lars, I'll let him chime in on this but a lot of what we're hearing now is that subs will only hold a number for a very short period of time. Days.

Lars: Most of them are seven days.

Jonathan: Right. Seven days so our practice working with Hutter is basically, we put everything on the drawing board. You know what you're buying. If it's VCT flooring or carpet or vinyl base or whatever, it's documented on the drawings.

In my opinion, hiring an OPM or a Clerk of the Works is the cost of a sally port so you have to make that decision. I believe that with the communication and the meetings and the things that are scheduled in and how I know that Hutter works, I think that you Fred are more than qualified on a bi-weekly meeting to show up and say, where do we stand, what are we doing.

Everything that's required by code, special inspections, rebar placement, all of that is, goes through a testing company, all of that is in place.

Honestly, in today's practice, it's totally a comfort. I personally think it's a waste of money. I think that you guys, you Fred, as an engineer, have seen more than this in your lifetime.

Showing up and walking around and their constructions sites are always open. You're the owner. You can come in. You can review the shops; you can review everything. This is not something where, when you get to a point and again, I'm not speaking for Lars but when we get to a point of actually signing an agreement to do the construction, he will have bought this job out. You're getting what's on the drawings. This is not like; oh, we get down the road and we can't afford the carpet. That's not how design-build works.

Chairman McGarry: And I guess one other question I had was we have a deliberative session that's going to be coming up February 10<sup>th</sup>, February 5<sup>th</sup> and would you, both of you be able to take and attend that deliberative session just to provide information and tell the voters how the design-build approach works?

Jonathan: Sure.

Selectman Dill: It's a Saturday. If that matters.

Lars: I think so.

I mean myself or one of my teammates certainly would be able to support it so, depending on the scheduling.

Chairman McGarry: I think that covers my questions.

Alden?

Selectman Dill: Just a couple quick ones.

When we were flipping through, you guys do some very large jobs. Do you do smaller jobs on this scall of municipalities?

Jonathan: Absolutely.

Lars: We're a small New Hampshire contractor as in saying that the community, it's a state, it's a small community, yes. We've grown and been blessed to the point that we do a \$100 million dollars in contracts every year. Some of that is made up of larger contracts but we pride ourselves with whether it's a custom home for a repeat customer, a project for a local town or the major project, it is one of the single largest investments that Deerfield's going to be doing and we understand that and we try to do the best that we can under, put ourselves in your seat and make sure

that we're accomplishing what we would expect from the other side so you would get a project manager that would be tending, be focused on this project. The superintendent would be full-time to that project during the construction side during the construction schedule and be dedicated to making sure that the job is done right and done well.

Selectman Dill: Obviously we have to pick a location first and that's going to take some time.

Say we pick a location. What do you just estimate timeline on design after we pick a location? Three months, six months, roughly.

Jonathan: The benefit that you have here with Warren Street and Hutter having worked together for so long, it really comes down to your comfort level.

If you ask me if we're going to stand back and we're just going to design something. Issue a set of drawings. He prices it. Four to five months.

If you said and I know that you've got to do a bond vote the following year so but the ability here is if you decided you wanted to do some work up front or something like that, the relationship is such that we could fast-track something.

We have projects right now that we're talking about ordering steel six months before the design is done simply because steel has 12, 18-month lead times. We could do that here.

I'm assuming that you're going to take through the normal permitting even a courtesy with the town and go through that whole process?

Chairman McGarry: As far as the building permit and stuff?

Jonathan: Well, the whole permitting process.

Lars: Review and everything.

Jonathan: Do the review and ...

Chairman McGarry: Yeah, I think probably would although from the Planning Board standpoint, the town is exempt from the requirements. It would, probably from a standpoint of public relations, it would be a good idea to go through a regular site plan review.

Jonathan: And, I don't know who reviews your plans for you, if it's Central New Hampshire...

Chairman McGarry: Southern New Hampshire is involved and Keach and Nostrum that does the engineering review/

Jonathan: So, we go through that whole process. That alone is three months right there so we need to pick a site. Do an analysis. Get the civil done. Take that through. I mean, if we, if you get approval in March, we let the snow melt. We do a survey on a site come April, May. You're doing a design May, June, July. You get approvals August. We start the concept. We start the building design.

We can do it as fast as you can make decisions. I guess that's what I'm trying to say. If a lot of what you already know can be documented right up front, we can run right into construction drawings and have this done by early fall.

And then it's a matter of putting a price together giving you a GMP with some understanding here because the market is a mess because how do you hold that until March or April of the next year.

Chairman McGarry: Could you explain the GMP concept?

Lars: We would be working alongside Warren Street, T.F. Brand is who we had reached out to and got carried some values for the civil and the structural design so we would be working closely with them in that process and then as soon as every, that scope was defined through the approval process, any special conditions and then the design, we then would go out to a select number of subcontractors and suppliers as well as do takeoffs in-house and use historical data to compare and to check our numbers with and we would come up with the value to build that project.

Typically, depending on the level of details, there's a contingency that's anticipated is there, you know, if there's going to be inflation in costs or any type of materials and then we would then submit that to you and hold that number.

Chairman McGarry: That's the, sorry for using the initials but "guaranteed maximum price". That's what ended up being.

Alden, did you have anything else?

Selectman Dill: Actually, the budget committee asked me the other day, the number that you guys submitted for the design-build, that's again the total price on the design-build, right?

Jonathan: The total price on the design.

Chairman McGarry: The pre-commissioned design.

Selectman Dill: That's what I meant, yes. For the end that we're currently talking about.

Jonathan: Short of something that we don't know. I mean if you decided that, I don't know ...

Selectman Dill: We wanted to fill in a wetland or something to build this thing.

Jonathan: Exactly.

Lars: Yeah, if there's any special permitting or anything outside of a normal process.

Selectman Dill: That's what I figured but the budget committee asked so I thought I'd get the exact answer on that one.

Jonathan: Right.

Chairman McGarry: Dick?

Vice Chairman Pitman: So, this price covers whatever the chief needs for space as far as the different rooms and the cells and things like that?

Jonathan: Yeah, we're going to sit with the chief and his staff and design the ... I know there's already a plan that was developed last year ...

Vice Chairman Pitman: Right, but it recites, depending what site we pick.

Jonathan: I mean, we'll start with that program and refine that to your needs, you know.

Vice Chairman Pitman: Thank you.

Chairman McGarry: Have anything, Dwight?

Selectman Barnes: If we visited another site with you, how long would it take for you to put some general concept ideas together for us relative to that site, particular site?

Jonathan: If you give me a site?

Selectman Barnes: Yes.

Jonathan: So, explain to me what, when you say a concept what ...?

Selectman Barnes: Well, you mentioned earlier that you could do just some basic work to figure out you know, maybe site work costs, that sort of thing without getting into a complete design and if we walked you down the street and showed you a particular spot and said what do you think about this, how would this compare to across the street relative to site work?

Jonathan: So, if you gave me a site that had some kind of topography to it, whether it's GPS or USGS or something that I can, you know, do a concept to, give me a couple of days, I can come up with a site plan that we can talk about.

I would rely on Lars to go compare across the street that you have to move a mountain, should you find a site that's flat, I mean, we can pretty quickly do a comparison of on to the other.

Selectman Barnes: And would you be able to do that more than once?

Jonathan: Couple of weeks, time, probably. Say that again?

Selectman Barnes: Would you be able to do that process more than one time if necessary? Say there were two other sites.

Jonathan: Within reason. My fee was competitive knowing that we were going to have one site and we're going to go there. If we want to do some study of comparable site, there might be more than two or three or whatever that might be, I would just like fair on both sides.

Selectman Barnes: Understood.

Jonathan: You pay my time. I'll pay, we pick a site and then I go.

Selectman Barnes: Okay. All right. Thank you.

Selectman Dill: I think we really have two or three areas we're thinking about now so I think that's where you were going with that, right Dwight? Just so we can have a knowledgeable comparison of those sites is what we're working on.

Lars: So, I think, what we're trying to be is careful with is don't just say well I have this site. If we say, here's these two or three sites. We go, spend one day visiting and collect some information and then we can look at each one of them over a week's time. That's some fairness to there and we can work something out with you.

If we do an exercise on one site and then we don't like the satisfactory results and well now, let's go look at this site and let's go look at that site, it just starts to take and drag into a lot of people's time and efforts.

Jonathan: Are the potential sites fairly close to each other?

Chairman McGarry and Selectman Dill: Yes.

Jonathan: Same road?

Selectman Barnes: Yeah, they're very much nearby.

(Someone from the audience): Very much the same response times, all that kind of thing?

Chairman McGarry: There's a possibility in the back of this building and another possibility is down, right down by the old town hall and the area by the town hall at least one portion, one site would, basically is relatively flat and which would probably mean based on that original plan that had been prepared by the previous architect, we'd have to take and expand the size of the building to get the total square footage that we were looking for but we wouldn't have two levels and be pretty much all on a single level.

And, out back here, I'm not quite sure what would end up having. I think we have a topographical issue out here but I guess fully, having been in your position when I was in consulting that if you start looking at two or three different sites in particular of any detail, it's going to start costing money and it's only fair to be compensating you for looking at additional sites.

Jonathan: I don't know what I don't know.

Chairman McGarry: Right, exactly.

Jonathan: Anything special that the department has that, whatever it might be.

Chairman McGarry: But I think it would be incumbent upon us to give you these particular, narrow down the number of sites I'm going to be looking for and say, okay, this is the two sites that we want to look at.

Lars: So, one exercise you look at both sites and have some discussion with the police department and whatever those needs are.

Jonathan: Exactly.

Chairman McGarry: Jeff or Andy or chief, do you have any questions?

Jeff?

Mr. Shute: The design-build side is just a little nervous to me. I just want to make sure we get a chief, gets what he wants not what you guys want to remember what fits the budget.

I've done some design-build but mostly the conventional way so that would be my only hesitation.

Chairman McGarry: Jeff used to be with, in fact you still are, right?

Mr. Shute: Part time, right.

Chairman McGarry: Part-time with the public works for the DOT.

Lars: Our motivation would be to get the client what they want not what we want to deliver them. At the same time, we will transparent and real and open book of here's what the costs are to get there so ...

Jonathan: Those are all decisions you make.

Lars: Right. We will deliver what we present when you make that decision.

Chairman McGarry: And obviously, the \$2 million dollars is, I don't think, is cast in concrete. If you come back and say, well the only thing that we can do for \$2 million bucks is a steel building, we may end up saying no, I don't think so but that's, am I correct? Do other Board members feel that if we're not absolutely bound by \$2 million?

Selectman Dill: We have enough shortcut buildings already.

Chairman McGarry: Yeah, right.

Jonathan: I will share with you a quick story though. This goes back probably 15, 20 years ago.

Hutter and Warren Street did the Webster public safety building and they hired Warren Street separately the first year. Came up with their Christmas wish list. It was a \$2 million dollar design. At town meeting they almost ran the chief out of the building. There was no way that they were even going to take a vote.

So, in the infinite wisdom of the committee, they hired a second architect. Nobody that you've talked to and that Christmas list grew to almost a \$3.5 million dollar and there was almost an insurrection.

The third year, they came back to Warren Street and Hutter and after a couple of very long and heated meetings and debates, we managed to cull down the entire conversation to everybody agreeing the only thing that was going to pass at that time was a project a dollar under a million dollars.

Chairman McGarry: One million?

Jonathan: That was the criteria that they set. You can't hit that million-dollar number okay, and I don't know what the politics are here in Deerfield but you need to take that into account, what is going to pass.

I don't want to design a building that ends up a roll of drawings on a shelf somewhere, no sense to me or to you but there is the politics behind here in terms of, you've got competition with the school, you've got other things.

When we talk about \$2 million dollars, maybe it's \$2.2, maybe it's 2.5, maybe it's something less, I don't know but the politics comes into play and what happened in Webster is they got a pre-engineered metal building. They got three bays, drive through. They got a police station with a sally port. They got everything quantity wise that they wanted but they got it in a metal building package and I think Hutter delivered it for something like \$980,000.00 at the time.

It passed but there was a meeting of the mind of the leadership in that town at that time that it was a waste of energy to do anything over and above a million dollars. It just simply wasn't going to pass.



So, I think that's the kind of conversation that needs to happen here, that you guys need to be realistic about what it is and part of that is where it's going to be located and the pieces and parts that go through it.

You know, it's not up to me to tell you whether or not the chief has a big office or a little office. He needs a functioning space. We can deliver all of that. It's the politics here and Lars and I are both happy to come to the deliberative session.

I don't know, is the question of the fees for the design-build at ...

Selectman Dill: Yes.

Jonathan: At risk at that meeting?

Selectman Dill: That's the warrant article to get the fee to go ahead.

Jonathan: Okay.

Vice Chairman Pitman: What are you thinking?

Jonathan: Well, I'm just concerned when you get to the deliberative session and is this an SB2 town?

(Multiple members of the Board answered): Yes.

Jonathan: So, the question is, you asked the question, should it be design-build or should it be a public bid or should it be, I think you guys have made a decision as to the direction that you want to go. Having a consultant try to explain that to the public and defend hiring me, it just makes me nervous. To be honest.

Vice Chairman Pitman: It's not right.

Jonathan: Because you're asking the questions, is this the right thing to do when you guys have already considered that, yes, we believe so we support your decision.

Vice Chairman Pitman: I think what Fred was thinking if they had questions as far as what you were going to do compared to us trying to tell them.

Selectman Dill: And how the process works.

Vice Chairman Pitman: More than ... But I don't blame you a bit with what you said, Jonathan.

Jonathan: No, I mean we can talk through the process and we can come up but if it's just a sort of question-and-answer kind of thing, I don't know, you just never know what ...

Vice Chairman Pitman: I still think the first question will be that day is how much.

Jonathan: How much for the ...

Vice Chairman Pitman: Before we spend \$150,000.00 on plans, how much are we, they're going to want to know. Is it \$1.85 or is it \$2.1 or what?

Jonathan: Because they're not in the position ...

Selectman Dill: We're not going to have that answer.

Vice Chairman Pitman: That's something, I'm just saying that's going to have you guys ready.

Jonathan: Then there needs to be some conversation up front because I don't, we haven't designed anything. We haven't picked it, we haven't done anything so I've been in this position enough times that if you don't have an answer for all of this, saying I don't know doesn't work because people, if someone's going to ask this, well you're going to come, we're going to spend \$200,000.00 this year for \$2.5 million dollars next year, we don't want to spend \$2.5 million dollars. Again, I don't know what I don't know.

So, there needs to be some time and some ...

Lars: Yeah, there needs to be some conversation and discussions prepare for that. I mean it could be as simple as giving historic values, well you know, here's some historic numbers that these projects, these police departments came in at so much a square foot. Yours is 7,400 square feet. That would look like xxx.

Selectman Dill: It is kind of hard, too, because we haven't had a major building, especially for the police department of course but we haven't had a major building on the town side in quite a while.

Mr. Robertson: There hasn't been a major expenditure for 20 to 25 years and since you closed the transfer station, it was the last major expense.

Selectman Dill: So, it's hard to tell you historically, if you were coming in and bidding right now on a fire command vehicle, I'd tell you there's no way because we haven't approved one of those in 10 years but on the other hand, we approve other things so it's really hard for us to be able to tell you historically how people are going to vote on this.

I'd like to think, I mean last year the design passed. It passed pretty well but it's hard to tell.

Mr. Robertson: (Couldn't understand, not at mike) I think there's definitely a majority of the community that recognizes the need for a police department or a safety service building at this point. It's been demonstrated by recent votes on smaller parts of it but ...

Jonathan: My hesitancy is that I'm a consultant coming in from the outside. I have no connection to the community.

Another quick, quick little story. Our office worked with the town of Litchfield for 15 years. I worked through three different fire chiefs. It failed four times. It was an SB2 deliberative session when there were probably 300 people in the room and one older gentleman, clearly in his 80's was sitting in the front row and about half an hour into the conversation he stood up and lost his mind. He basically told everybody in that room, enough is enough. We could have bought this station for \$2 million dollars 15 years ago. It's \$4 million dollars today. We need the station. It needs to pass. He had enough respect in that room, everybody followed suit. I mean, it was, it only passed by six votes but it was his, he was, call it the old guy from Litchfield that everybody knew and they felt he was telling the truth and I think that's something you should take to heed here.

I don't know who that is here in Deerfield. It might be you Fred, I don't know but I'm just saying ...

Chairman McGarry: Well, I've not hit the 80 thresholds yet so.

Lars: Not quite the old guy yet.

Jonathan: You have to understand that you've been down this road several times. You've looked at it. You've viewed it. You know this is what it is and it's never going to get cheaper.

Chairman McGarry: No.

Jonathan: It's not. That would be my recommendation. I'm happy to support whoever that person is but I think that story that we can help put together needs to be told by somebody that everybody knows in that room.

Selectman Dill: If only we knew two former selectmen that have been involved with this stuff.

Selectman Barnes: You want to make a motion?

Mr. Shute: Just for the deliberative I think, to be helpful, we're not selling a project yet, we're trying to get money for a design so maybe to justify your fee. You know, why is it \$100,000.00 and not \$200,000.00 or \$100,000.00 instead of \$50,000.00. What are we getting for it?

I think you're going to have to sell that and then understand that in the future we're going to come back with a number to build it.

Vice Chairman Pitman: Right.

Jonathan: Fair enough. I can put something together.

Chairman McGarry: Yeah.

Mr. Shute? I mean, looking at the stuff today, I'm doing a project in Concord and I can't get insulation until July. Who knows what the price is going to be so you can't put a real number to this project?

Vice Chairman Pitman: No, I don't think so either especially the way things are.

Selectman Dill: And we haven't picked a site.

Mr. Shute: I think justifying what we're asking for ...

Jonathan: The services, yeah.

Mr. Shute: Justifying the building. I think we all know the justification for that.

Selectman Dill: Do you guys have any other questions for us?

Jonathan: You stated you're on a tight time frame so what is your next steps and your plans?

Chairman McGarry: Well, obviously the vote in March and assuming that we go with that then we're anticipating that we'd then have the vote for the actual construction cost in March of '23.

Jonathan: What are doing in preparation for the vote in March?

Chairman McGarry: So far, we haven't done, well ...

Selectman Dill: We've done this.

Chairman McGarry: Yeah, basically, selecting you folks.

Lars: And I don't know, what I mean, the key to any successful project is communication, communication, communication and that I think there's got to be certainly some emphasis put on that so that they're not surprised at the deliberative session by the request.

Jonathan: Is the deliberative session at the school?

Vice Chairman Pitman: It's at the Deerfield Fairgrounds.

Jonathan: At the fairgrounds? Okay.

Chairman McGarry: Hopefully, we won't have a day that's as cold as today but ...

Jonathan: I'm just thinking it might be better to do a handout or something to talk with you about, what you want from us.

Selectman Dill: Are we before the school or after the school?

Mr. Harrington: Before the school. The school is doing theirs at the school.

Selectman Dill: No, no, different day. I'm saying, are we coming ...

Mr. Harrington: The school is on the 12<sup>th</sup>.

Selectman Dill: Okay.

Chairman McGarry: And we're on the 5<sup>th</sup>?

Mr. Harrington: Correct.

Selectman Dill: I was hoping we were after the school so we would seem cheaper.

Chairman McGarry: Yeah, right.

Jonathan: Other than that, we're good.

Chairman McGarry: Any other questions for the team here.

Vice Chairman Pitman: No, they did a good job. Thank you.

Jonathan: Thank you.

Selectman Dill: Thank you for coming in.

Jonathan: You're welcome.

Selectman Barnes: Is there business cards that you could leave us?

Chairman McGarry: I wanted to mention too that Jonathan and I had worked together on the design on the North Conway Wastewater Treatment plant...

Jonathan: Thirty years ago.

Chairman McGarry: It was thirty years ago, wasn't it?

Selectman Dill: And it's still working.

Chairman McGarry: It's still working.

We got some awards on the architectural design on the building, buildings I should say.

Lars: I didn't bring mine.

Selectman Dill: That's fine. We can figure out how to get in touch.

Lars: I can give you an email if you want.

Selectman Dill: That's okay. They just end up in my giant pile of cards.

**Motion:** Selectman Dill moves to adjourn

**Second:** Selectman Barnes

**Discussion:**

**Vote:** Yea 5, Nay 0, Abstained 0 – Motion Carries

**Next Meeting: Tuesday, January 18, 2022 at 5:30 pm**

*The Minutes were transcribed and respectfully submitted by Dianne L. Kimball, Recording Secretary  
Pending approval by the Board of Selectmen*