

## COMMITTEE ON COMMUNITY IMPROVEMENT

**April 11, 2000**

**5:00 PM**

Chairman O'Neil called the meeting to order.

The Clerk called the roll.

**Present:** Aldermen O'Neil, Clancy, Cashin, Lopez

**Absent:** Alderman Wihby

**Messrs:** R. Johnson, F. Thomas, Aldermen Gatsas and Levasseur

Chairman O'Neil addressed Item 3 of the agenda:

Discussion with Parks, Recreation & Cemetery, Highway and Planning Departments regarding school parking projects.

Chairman O'Neil stated the intent here was to talk about two specific projects – Webster School and Gill Stadium. The fact that Gill Stadium is, in fact, a building, and that it makes sense to have Highway go forward with that project because there is electrical and mechanical involved, etc., and the fact that at Webster School we have ADA inside the building and ADA outside and for coordination it makes sense to have Highway do that project. Also, this is based on the workload that Parks & Recreation has this summer. I don't know if Ron or Frank want to address either of those issues.

Mr. Johnson stated I would like to open by saying that if the intent, and I think it is, is to try and lighten the load that we have that is appreciated so anything that I say beyond that I don't want anybody here to take it wrong. We just counted again the number of projects that we have and it is 13. That is a lot. Not in that it adds up to a lot of money like a \$9 million middle school or something like that, but in some cases there is more work involved in doing a lot of little projects that we have. There is a lot of paperwork and it is time consuming and there is a lot of construction management out in the field that either Ron or myself try to split in the directions that we are going in to the best of our ability. A lot of the work is also tied to preliminary things that need to be done as it relates to getting a project started. A project that has typically already gone through a phase or two is well on

its way and although there is significant time involved in construction monitoring, there is less time in getting the public meeting going and getting the input on a particular issue before you even get to the drawing board to develop the construction documents that allow you to go out to bid. I would just open by saying that we are not...I think that the proposal that was made by Alderman O'Neil to get us some assistance as it relates to all of our projects was really the right way to go here. Seeing the agenda item, we did take the opportunity to speak with Frank and to try and get a better feel for how he could participate in giving us some assistance. I think that he probably can, however, I think that he may have some issues that are related to a few million worth of projects that are being assigned to this person in the School Department now and there are significant issues there. I think the City has a lot of money committed to some very different projects and I think that for us not to move forward with the right monitoring would be remiss on our part and as managers, I have to really recommend that the person that we determined we need, I still have to speak to that particular person. Now, is there some assistance that can be had from Highway? Probably. As we spoke earlier today, we talked a little bit about particularly the building side where our expertise is not necessarily in building but more site work. I don't want to tell you that we struggled up at Livingston because I think we had a good architect on the job and we met frequently enough and it was at a time of the season where we could meet frequently enough to assure that the continuity of the project as well as all aspects of the job moved forward in a relatively nice fashion. So, we got it done and we are okay, but we aren't typically involved in a lot of building projects. To speak to the Gill Stadium project and I don't want to speak for Frank, but we think and again it has been expressed to me already that this is an extremely aggressive timetable for Gill Stadium. I understand that, but I think we are going to have to make everybody aware that as long as we are expected to use the City's procurement process and try to move forward within that process, we have issues that need to be dealt with at Gill and right from the onset of this project, unless Frank has a different opinion, the timetable that I am hearing out there is extremely aggressive and I am not sure that Frank or even I could guarantee the timetable that is being proposed on that particular project.

Mr. Thomas stated as Ron mentioned, we met today. The Webster Street school project that is approximately 95% complete. They are in the process of revising the final design plans so that project is quite a ways along. We can take it over and go through the bidding process and put it out for construction administration and inspection if that is the desire. The Gill Stadium project, again, we discussed that. The Parks Department does have an architect involved with some other work that is going on at Gill Stadium so it would be a pretty easy matter to amend or provide another contract for the work in regards to the locker room. Again, we can step in and take it over from this point if that is the desire. We have to agree with Ron that we are hearing somewhere that it is the desire to have that locker room

finished around the first of August to the middle of August. If we go right now, that is going to be cutting it close because of the required hand work and electrical, mechanical, plumbing and those type of things. So, I think the bottom line is that ultimately the Parks Department needs that person that is kind of hanging out there in limbo. If it is the desire of the CIP Committee, we will take over those two projects as far as getting them bid out and going through the construction administration. Quite frankly, I don't really need any Parks projects, but if that is your desire, we will try to accommodate you.

Chairman O'Neil stated there are two different issues. Regarding the Gill Stadium issue, I was one of the people that played a role and I am not trying to pat myself on the back, on creating this facilities engineer. My intent was not to be limited to schools. That person was to work on police stations, fire stations, park buildings, etc. The facilities themselves, the buildings. I see a locker room as a building and not a park. As you mentioned, there is going to be electrical, mechanical, and plumbing involved with it and the fact that the Board expects this to be done in a fairly quick timeframe. I don't think we can sit here and say it has to be done by August 1. I think the Board would appreciate it getting high priority and getting it done. That is why I would suggest that this project be turned over to your department. You guys are working on building projects. I think it makes sense to me. Secondly, with regards to Webster School and I see this happen in the real world, the private sector, where you have two different companies doing two different projects trying to meet the same goal and you come with a bridge here and the road is three feet lower. That is what concerns me is that with regards to the ADA project at Webster it is both inside and outside the building. I want to make sure that it is coordinated and done in a timely manner so that when the schools open it is ready and by having two different departments manage two different contracts, I have a concern with that. I will throw it out to the Committee for discussion. That is why I presented those two items as it.

Alderman Lopez stated I think it is great that two departments can help each other and you can take those two projects and run with them because Parks has a lot of projects that the Board of Mayor and Aldermen want to complete. That is the reason they got all of the money.

Mr. Thomas stated I agree and I don't have a problem taking those over. You keep referring to this facilities engineer. The facility engineer's next year has over \$6 million worth of projects that he will be administering and they vary in size from \$1 million all the way down. It is not like the facility engineer doesn't have any work. We are keeping him busy.

Chairman O'Neil replied I think the Board recognizes that.

Mr. Johnson stated just to speak a little bit to your concern about two different departments administering two different contracts, I think Ron has done a good a job as possible as it relates to trying to bridge that gap and whether it was the former Public Building Services Director or the principals or whoever that we could involve from the onset...we, once in awhile things go a little out of line as it relates to they sneak some portable classrooms onto a site when we are working on it and we don't see that coming down the road all of the time but we have tried, to the best of our ability, to be on top of whatever issues are existing inside, whether it is an elevator at the Highland Goffs Falls School where we were working on a site there to try and make sure that we are providing ADA compliance at that entrance or exit or whether it be...I don't think that should be a major problem for us. I am at a bit of a disadvantage here because if I sit here and sound like I am refusing help then I get called back in here again to say well we offered you help and you didn't take it. I am hearing you loud and clear and we do have a lot of projects.

Chairman O'Neil replied I think that is important. You have quite a bit of construction work throughout the City. Some very large projects that I know the Board wants to be driven very aggressively. I will speak for myself. I know that come next spring I would like to see them substantially completed. We can't get into carrying money over. The luxury of that is done. That was my thought. To coordinate the Webster School project and lighten your load a little bit and Gill Stadium, the fact that it is a small project and exclusively a building project and the fact that the Board expects it to be done very fast. We just don't have the luxury of coming in on September 15 and saying we think we are going to have it ready. That isn't going to fly here.

Mr. Johnson responded from the standpoint of expediting the project, I think in fairness as to whether we do the project and we do have an architect on board right now that has...we are ready to bid out the reconstruction of the first two levels of Gill Stadium and make them ADA compliant. That bid will go out next week. We have an architect on board already that we could extend a contract to who is a nice tie in. Now, whether they assume that phase of the work as those construction documents and whoever they are going to be developed by that is okay to. If it is the person that we have selected and he provides a good number to do that, I guess that would be okay. That would be the quickest way, in my opinion, and I am not going to speak for Frank, to get it done. Some of the issues that I want to bring to your attention that we faced with just trying to develop construction documents for the two first levels of Gill Stadium, which we now as the box seats and maybe the runway, not only did it involve extensive meetings to make sure that all of the ADA compliance issues were being met whether it be the Human Resources Department or the Advocacy Group that exists in Manchester that looks at those things and tried to get involved as many people to make sure

that we were doing it right. There were other issues that have slowed us down just in getting this bid out as it relates to the historical significance at Gill Stadium and we have made several phone calls just trying to get a response. We have sent photos and done everything that we can to them to get a response and it has been very slow and it becomes very frustrating when people don't even return your phone calls in some cases. So, there are issues there that you can run into. I don't think that expanding the locker room at Gill has a lot of historical significance as I see it, but other people have different opinions. It is a little tricky over there. You are going to be putting in a foundation, as we see it, in an area where it is going to require hand digging. You can't really bring excavation equipment under the grandstand to do that digging for you and you have some other...you know it looks like an easy thing to do but as you get down closer to the front rows of the grandstand the height of the wall there actually starts to become an issue. There are a few things...all of the heating needs to be moved out of the way and into another area and I am not an architect or an engineer and I am not sure exactly where that goes. I want to make it clear right now and again whether it is Frank and God bless him if it is, it is an aggressive schedule even though it just looks like some block is going to be thrown up.

Alderman Clancy stated as you know, gentlemen, Gill Stadium has been on the back burner for a number of years. I have been sitting here now for six years and haven't said two words about Gill Stadium until maybe six months ago. We have Livingston almost 80% done and now we are working on West Memorial Field. When is it time for the inner City children and the field that gets the most play, to have some work done to it? As you just said, you have some architect on board. Okay, get him and find out how much he is going to do and if you don't have the people to do it, put it out to bid. We have waited long enough. Central High has waited long enough. That field is being used more than any other field in the City.

Chairman O'Neil replied I would prefer it we would stay on track with the locker room since that is the issue before us right now. There was discussion during development of the CIP budget with regards to the field at Gill Stadium and I think we need to stay on top of that, but let's stay focused on the locker room.

Alderman Clancy responded okay let's talk about the locker room. When the 72 kids go over there to practice football, most of them have to put their clothes on the floor. That is not right. You also don't have adequate hot water over there. When was the last time that this place had any major repairs to the locker rooms?

Mr. Johnson replied I think to address that, there was a Master Plan done back in 1985 specifically for Gill Stadium and at that time several issues needed to be addressed from roofing to electrical to mechanical to insulating the locker rooms to putting in new toilet facilities at that time in both the mens and ladies rooms,

fencing around the entire ballpark, regrading of the field, irrigation....Gill Stadium had no automatic irrigation as late as 1985.

Chairman O'Neil stated let's stay focused on the locker room.

Mr. Johnson replied I am in full agreement and I can honestly tell you that since 1985 we put \$480,000 into the facility.

Alderman Clancy asked how much into the locker room.

Mr. Johnson answered well you did roof and electrical. Not a lot, but I am not ashamed to take anybody in this room right now to the locker rooms.

Alderman Gatsas stated Ron they haven't changed much and I played there in 1968. I don't question that you could take them...they painted them themselves and I think you guys did some paint this year but anyway let's not question that. I believe that Coach Schubert dropped off some plans to you on architectural stuff.

Mr. Johnson replied yes.

Alderman Gatsas stated you are concerned with the procurement procedures, so if we could get the architect that you have on board to draw a set of mechanicals we should be able to get that bid out. What do you think for a timeframe for him to do the mechanicals?

Mr. Johnson answered I don't want to speak for Kurt Lauer.

Chairman O'Neil stated this is why I would appreciate it if you would go with my suggestion. The facility engineer on board, now he can't put a stamp on the plan correct?

Mr. Thomas replied I wouldn't expect him to do the design, but he has the knowledge to sit down with the architect that Ron already has on. We can amend the contract to put out another contract because the procurement process has already been obtained.

Alderman Gatsas stated he has an architect there and you can extend his scope of work to include designing the locker rooms. Now obviously if you do that, you are going to expedite the matters. Could he have it done in 30 day?

Mr. Johnson answered I would think less.

Alderman Gatsas stated let's use some timeframes so that we all know where we are. Let's assume that he can get it done by May 15. What does procurement call for on the bid process? How long does it have to go out for a bid process?

Mr. Thomas answered you want a minimum period of at least a couple of weeks.

Alderman Gatsas stated so by June 1 the bid should be open.

Mr. Thomas answered correct. I think what you are saying is yes you could facilitate the project.

Alderman Gatsas stated if you put in there that you wanted a date for completion of August 15, obviously the contract is going to take that into consideration and if he has to work 24 hours a day to get it done and charge you, that is what is going to happen. If the Chairman is looking for an August 15 date, you just told me that we can follow the guidelines and make that attempt so we don't even need to talk about it.

Mr. Thomas stated I think we can do all of that. I think what Ron was alluding to is when you start hand digging in an old facility like that...

Alderman Gatsas interjected I don't think that is our problem. That is whoever is bidding. If they need 50 guys to dig it out to meet their deadline, that is what they are going to do.

Chairman O'Neil stated my intent with both of these projects was to first, lighten the load of Parks & Recreation a little bit because we are going to be driving Ron nuts. There is no other way to put it. He is going to get sick of hearing from us. More importantly, the fact that we have engineers on board, both an electrical mechanical person and Frank, through his other engineers, has civil experience and I think they can handle the Webster School and help expedite...to be honest with you, I don't have a lot of faith in some of the architects and engineers and Tom Sommers, that is not directed at you, that we have used in the past here because they have their agenda. We need to drive this project. That is why my suggestion was that the Webster School, because it is both inside and outside, as well as Gill Stadium because it is a building, the locker room addition, I don't care about the other work at Gill Stadium, be turned over to the engineering division of the Highway Department.

Alderman Lopez replied I totally agree with you. I think both gentlemen know what we want done and we want it done as fast as possible so I totally agree with you.

Alderman Lopez moved to that due to time constraints and workloads, administration of the Gill Stadium Central High Lockers project and the Webster School Site Improvements projects be transferred from the Parks and Recreation Department to the Highway Department. Alderman Clancy duly seconded the motion. Chairman O'Neil called for a vote on the motion. There being none opposed, the motion carried.

Alderman Cashin asked, Ron, how do you feel about this. Are you comfortable with this?

Mr. Johnson answered I am a little bit in between because if I say we can accept the work and we don't get it done...you are shifting a lot of responsibility onto Frank and he is never in a position not to accept.

Alderman Cashin stated I am asking you are you comfortable with this. I am not trying to take any work away from you? Do you understand that? I don't want you to feel that we don't think you have the capability to get this done. I want you to feel comfortable with it. I think the problem here is that we want to make sure that it is expedited in the most efficient manner. We are not saying that you can't do it but you said you had 13 projects to do and we are talking 2 away from you so you have 11 projects to handle this summer. I think that is a pretty good load.

Chairman O'Neil addressed Item 4 of the agenda:

Discussion of the Planner I position at Parks, Recreation & Cemetery Department.

Chairman O'Neil stated this position was created at the same time that the facilities engineer position at the Highway Department was. It was posted by Human Resources and you actually conducted interviews.

Mr. Johnson stated we haven't interviewed yet.

Chairman O'Neil stated as they were ready to start interviewing, the freeze on new hires came out. I have spoken briefly with the Mayor about it. He certainly was interested in the discussion that we had and I told him that we were going to talk about it at the CIP meeting and he had no problem with that. It would be my recommendation that we request the Board of Mayor and Aldermen to allow this position to be filled, again, based on the fact of the amount of workload that we have put on Parks & Recreation for this coming summer and fall.

Alderman Cashin moved to recommend to the full Board that the Parks, Recreation & Cemetery Department be authorized to fill the Planner I position. Chairman O'Neil called for a vote. There being none opposed, the motion carried.

### **NEW BUSINESS**

Chairman O'Neil stated we have one more item of new business. Hopefully, everyone received this yesterday. It is a communication regarding contact with the Army Corps of Engineers. Frank, could you come up to talk about this.

Mr. Thomas stated at the last Board meeting, the Mayor handed you a letter that had enclosed a scope of services and a preliminary agreement with the U.S. Army Corps of Engineers. The proposal is to bring on the Army Corps of Engineers to provide some facility services, professional engineering services on facilities. As you know, the School Department wanted to do a study on needs and whether to build new buildings or tear down buildings. We, at the Highway Department, made a request to at least have the City's facilities looked at so that we could prioritize and categorize maintenance issues so that we could put together long-term funding scenarios that would make sense. What this agreement does is allow the Mayor or your requested authorization tonight is to allow the Mayor to enter into this agreement. All this general agreement does is allow the Corps of Engineers, for a fee, to develop cost estimates for the scope of services and then we can decide whether we want to move forward with them. We would be proposing to move, if the prices are right, to move forward on a phased approach to evaluate the performance and costs. Ultimately they would be looking at all facility issues from potentially the need for a new police station to building new schools or rehabbing schools. That is basically what that is.

Chairman O'Neil asked you can't get to the cost point until you enter into a general service agreement with them.

Mr. Thomas answered that is right. The general service agreement says that we want the Army Corps of Engineers to provide services for us and then the next step is to develop a service agreement and that spells out the actual scope of services. Some money has to be set aside and then they would bring on their professionals to put together cost estimates, timeframes, etc. to accommodate that scope of services. At that time, the City then would decide whether to move forward based on what they see or back off and change their mind.

Alderman Lopez asked, Frank, this list here under the attachment, will there be any added.

Mr. Thomas answered definitely and that was discussed at the Board meeting. I think Alderman O'Neil raised the issue. What we are looking at is doing it on a phased basis. Going in and taking a look at the facilities that are on the list because, quite frankly, those are the facilities that we had identified for custodial services. Our next phase could be to do the same type of audit or services on buildings like the police station, fire station and whatnot. However, once you start getting into asking questions like is this the right kind of facility and does this facility have the right size, etc., you really have to bring on people with expertise so when you start asking the question is this school big enough, then you kind of have to gear your scope of work and have the Army Corps bring in experts in that area or fire, police, highway or whatever.

Alderman Lopez asked would that also include if there was a department head for the Enterprise who asked you to look at a building, would you also do that.

Mr. Thomas answered it if was an Enterprise, sure. Knowing the City, we would probably try to charge the Enterprise for our services, but yes, definitely.

Alderman Clancy asked how are you going to prioritize these buildings. Are you going to go by conditions or people asking you?

Mr. Thomas answered the first phase basically is to take a look at the buildings on that list and go in and do an inspection of the mechanical, electrical, and structural and put together a report on that facility categorizing the type of maintenance that has to be provided. You do that to all of the facilities in this first phase and then once that is done, you could ask the Corps or whoever is doing the study to say looking at all of the facilities how would you prioritize maintenance issues. Should they be life safety? There could be a lot of different priority scenarios. Again, this is only a first phase. I don't see this overall master plan that we would like to develop of all facilities being done until some later phases so this would be a building process.

Alderman Clancy stated I feel sorry for the kids at Chandler School who are at 555 Auburn Street. They are in a room as big as my kitchen. They have 10 or 12 kids in there. What is going to happen? They are going to stay there because we are leasing the building? I feel sorry for those children up there.

Mr. Thomas replied that has been one of the problems with the City for a long time. You have been deferring maintenance on the facilities. You haven't invested in any of them until there has been a crisis. We have had leaking roofs down at the Manchester School of Technology for years and now we are getting estimates of \$1 million to address that problem. We shouldn't be waiting until the

roof is ready to collapse too address it. Quite frankly, what we want to do is some type of logical study so that we can come to you and say this is the problem, these are the alternatives, let's start addressing life safety, air quality, whatever the situation is or you can tell us which way you want to address it but at least you are going to have the information available to make the decisions that you are going to have to make.

Alderman Clancy responded I concur with you on that. Every roof in the City, as far as I am concerned, leaks. I don't know what the story is.

Mr. Thomas stated I know the roof at the Highway Department leaks.

Alderman Gatsas stated maybe somebody needs to explain this to me. I thought with the disaffiliation that we had with the School Department that if we went through this program and decided that we prioritized, let's say Bakersville School, and we said the City is willing to spend \$700,000 rehabilitating Bakersville School. That would go on a bottom number to the School and if they decided not to do that they could put the money where they wanted. Is that correct?

Mr. Thomas stated on any school project we have to receive approval by the School Building & Sites Committee and we also have to receive approval from the Joint School Building Committee. Keep in mind that 90% of the budget for building maintenance is school related so any costs that come down whether to make improvements or not, have to be approved up front by the School District.

Alderman Gatsas asked so what I am hearing you say, Frank, is that...I counted here 39 buildings. There are 23 assuming City and that doesn't include fire stations and everything else and there are 26 on the School side. Does that mean that they are going to incur 2/3 of the expense versus 1/3?

Mr. Thomas answered that is correct. Quite frankly, the final decision has not been made as to whether we include all City buildings under this first phase. As I mentioned, at the Board meeting Alderman O'Neil and I think Alderman Clancy raised the need to look at all of the buildings including fire stations, Highway Department, etc. What we will probably do is ask for a couple of different scenarios from the Corps of Engineers to give us these prices, but you are right. Anything dealing with the School District will be passed on to the School District and anything that we do for them has to be approved as I mentioned by the School Board. Actually do any work in those facilities, we have to get about 10 different approvals.

Alderman Gatsas asked so if the full Board agreed that this is a great idea and the School Department said no or the School District said no, what do we do.

Mr. Thomas answered right now the School Superintendent and his assistants have been aware of the proposal and they are very supportive. I believe there have been presentations made to the Building & Sites Committee of the School Board and I believe, without speaking for them, that they are supportive of this.

Alderman Gatsas asked so there are two different tasks that are here and what you are looking to do is the first task. When are we going to get an idea of cost?

Mr. Thomas answered as I mentioned earlier, before we can even ask the Army Corps of Engineers to develop a cost to do the work we have to have the Mayor or you have to authorize the Mayor to sign this general services agreement and then we would present a scope of services to the Army Corps of Engineers, put some money off to the side and then we would have to pay them to develop the estimate to do the work.

Alderman Levasseur stated I appreciate you letting me speak. I just want to caution everyone. We need another task force like we need another task force. Before I came on, I was given a big blue book with a Task Force Study on the school projects and they gave us estimates of how much it would cost to do three different scenarios. One of them was \$40 million, one was \$70 million and one was \$120 million. So, by getting that nice big blue book we get to see...it is like thank you for the more depressing news. With the talent that we have in this City, just on the Planning Board alone because I have done a couple of buildings and Mr. Duval and Mr. Lafreniere and Mr. Sink will come in and inspect my building and tell me what is or is not up to code and what has to be fixed. I know you guys are probably overworked, but if we took our own talent and we talked through a building, I am sure we could say yes the roof leaks, yes the boiler needs to be changed, etc. It seems to me that if we are going to spend money for another task force we are just going to be wasting more money for them to come out and say okay here is another big blue book, which I am sure is going to be a lot bigger than just the school book and it is going to say we have \$300 million worth of stuff to fix. We know we have all kinds of things to fix in this City. We have things to fix now that we can't even get fixed never mind another huge list coming out from some more professionals. Our people in this City are capable and have qualities and are right on top of everything. Frank, if you just said we are going to do two buildings a month and you brought your professionals in I am sure that you could come up with a nice list and give us the same kind of an estimate. I caution the Board to just put together another task force to tell us more depressing news about what needs to be done in this City. We have that other City and that cost us \$375,00. Has anybody starting working on that plan yet? We can't afford to do it as it is. I don't know how much more we want to throw down the people's throats in this town.

Mr. Thomas responded I tend to agree with you to a point. I think you heard the Parks Department saying that their workload is right up and our workload is right up. Yes, we do have talent in the City that could go out and do what you are saying between the Planning Department and the other departments. The problem is that we know that almost every building in the City is in pretty deplorable shape. I think when you are faced with that magnitude of problems, plus the potential needs to new police stations, new schools, maybe new Highway Department facilities, I think you have to take a look at the big picture and start prioritizing or if you try to pick away at one little building at a time I think you wind up flushing money down the drain instead of addressing the big picture and the big needs first.

Alderman Levasseur stated I think the big picture would say we have a grade of C if we were going to grade ourselves from an A-F, the grade would be C. We know that we need to fix everything.

Mr. Thomas replied the grade would probably be lower.

Chairman O'Neil asked Frank to discuss how he did a similar program with regard to City bridges.

Mr. Thomas answered we have done audits to put together annual programs before. Back in the early 80's, the City's bridges were in terrible shape. Quite frankly, they were like the State's bridges are now. We had the Notre Dame Bridge falling on the Everett Turnpike to the point where we had to put wood to hold up the concrete from falling on the road. What we did during that time was we went out and did a detailed inspection of all of our bridges. You can call it a bridge audit or whatnot, but it was a detailed inspection and we prioritized the improvements. A consultant came on board to put together a long-range plan, which was used as the justification to set-up annual programs that are still followed to this day. We have done the same thing with the parking garages. The engineering for the parking garages got turned over to us a few years ago because quite frankly the Hampshire Plaza garage was shut down and shortly after that the Center of NH garage had problems. What we did is we were able to convince the Board to go out and do an audit and take a quick look at everything to identify the problems and put together an annual program. Now, our parking facilities are in reasonable shape. At least they are all open and functioning as far as I know.

Alderman Gatsas stated, Frank, we go back to a situation that obviously what we are looking for is the Army Corps of Engineers to give us an engagement letter, sign a contract before we get that engagement letter. Why don't we do what we do in private life? Draft up an engagement letter of what we want and give it to the Army Corps of Engineers so that they can give us back a price instead of

putting the cart before the horse. We are asking somebody to give us an engagement letter and tell us what you are going to charge us and then we just don't have an option.

Mr. Thomas replied that isn't quite correct. Just entering into this agreement does not commit the City to anything. It is like a formal request to the Army Corps of Engineers for services so there is no commitment.

Alderman Gatsas stated that is an engagement letter.

Mr. Thomas replied if that is what you want to call it. The title on it is an agreement between us and the Army Corps of Engineers but it is basically a request to provide services.

Alderman Gatsas asked did you draw up the request or did they.

Mr. Thomas answered they did.

Alderman Gatsas replied that is what I am saying to you. We are back to them drawing up the request for something that we are looking for. They may not be giving us what we want. We should be drawing up that engagement letter and saying we want A, B, C, D, E, F & G. What are you going to charge us to do that?

Mr. Thomas responded we will do that as the second step under the service agreement. All the first thing says is we want to enter into a relationship with you to provide some professional services. Once that agreement or whatever you want to call it has been reached, then there are service agreements. The City will then develop a scope of services and we hand it over to the Army Corps of engineers and they develop a price and then we decide whether we want to go ahead with it.

Chairman O'Neil asked are you comfortable with this, Frank.

Mr. Thomas answered I think it is worth investigating. I think there are some issues to be worked out but all we are asking for tonight is authorization for the Mayor to sign this agreement so that we can talk to the Corps of Engineers.

Alderman Clancy moved to recommend that the Board of Mayor and Aldermen authorize the Mayor to execute the enclosed agreement with the Army Corps of Engineers relating to a City Facilities Study, subject to the review and approval of the City Solicitor. Alderman Lopez duly seconded the motion. Chairman O'Neil called for a vote on the motion. There being none opposed, the motion carried.

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There being no further business to come before the Committee, on motion of Alderman Clancy duly seconded by Alderman Cashin, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee