

CANTERBURY TOWN BUILDING NEEDS  
COMMITTEE  
**Minutes of Meeting**  
**June 30, 2003**

**TIME & PLACE:**

Meeting June 30, 2003 at 7:00 a.m. at Town Hall.

**ATTENDANCE:**

Kent Ruesswick, Chairman

Mike Capone – Selectmen representative  
Gordon Jackson  
Ken Jordan  
Jeremy Slayton

Town Department Representatives  
Dale Caswell – Fire Chief  
Gwen Deurell – Police Chief  
Phil Stone – Highway Department Director  
Jim Silwecki – Highway Department Deputy Director

Sheerr McCrystal Palson (SMP) Representatives  
Eric Palson - President  
Kelly Gale – Designer

Cobb Hill Construction (CHC) Representative  
Steve Atherton

**MINUTES:**

Kent opened the meeting by explaining that the numbers for the project exceed budget and that he has asked Kelly to go over the budget with department heads to determine where to shave. I tried to get what everyone wanted but it's obvious we are over budget. We need to cut down space rather than areas within the municipal complex. We may cut bay that we ask to add for highway department and shave down fire department.

Eric reviewed last week's numbers being \$500,000 over budget and showed copy of budget to town's department heads and reviewed line items that have been reduced and why. Eric said that to reduce costs they could drop height of building and that "area" is the name of the game. He stated that the last two bays of library could be storage space for now.

In addition, in the municipal complex we've cut mezzanine in far area; two bays out of the total (1200 feet) need to go; we had 16 so if we can cut 2; compromise in this area. Also width of doors – do we need them that wide? Eric said that it is his view to have fewer things that work rather than more than don't work as well. These items included inexpensive siding on outside; Kelly subtracted 10% of building area – coat closets smaller, smaller space here and there. Value engineering means we look at plans to do same thing for less money rather than just cutting, so end user doesn't see a difference. Most of this is in mechanical engineering area. We took out some money for utilities (hookup, etc). Furniture for library might be paid by library; cut budget for municipal complex furniture by about \$4,000. Phone, computer, and security equipment is in budget for about \$9,000. This is lean but can be developed further. Appliance budget cut from \$10,000 to \$5,000; someone might donate. Library and municipal moving expense reduced; can be done by volunteers.

We did this together and went through entire project budget to get back in line with budget. Since then a few real numbers have trickled in and we seem to be reasonable with these revised numbers.

Eric reviewed revised plans with everyone. Dale said it's more important to have the space for the trucks rather than the office area of the complex.

Eric - We have not changed size of doors. Even with gabled end we can have it so we can phase in another bay in the future if the smaller equipment can go in the last bay.

Dale said he visited Webster's fire department last week. Need space to put all our equipment, oxygen tanks, etc. Maybe we need second story future storage similar to Webster. We have 6 trucks currently and five bays; working on a new rescue; would like to keep the old one. In near future add full time employees for ambulance service, similar to Loudon.

Eric asked would it be possible that some vehicle from one department be parked in another garage so everyone gets the space they need. We suggested living with the existing salt shed for a while longer. Steve said this is about \$100,000; may be a little high here (with this estimate). Left bunk space empty, but if you go back into building and leave stuff out it won't be enough to buy a bay.

Dale stated he would like to keep 18' ceilings if we are going to have radiant heat from there.

Eric said most of savings come from keeping ceilings lower in rest of building.

Mike asked about metal buildings used at other towns such as Webster and Loudon. Can have and make historical on the outside.

Eric said they could be both pre-fabricated. Dale said he's seen about a 1000 firehouses and they are metal; and they hang their radiant lights on ceiling. It's more efficient to

evacuate from a building with high ceilings. Webster got a firm to make a long sock with holes in it for \$6000 so when the trucks go out, the exhaust is sucked out automatically through this sock to the outside and fresh air brought in. I'd do anything to get that structure.

Steve stated that if we bid these out as prefabricated structures I can get pretty good numbers when put out for bid.

Gordon asked about the life of a prefabricated metal structure and Steve and Eric said they are comparable.

Eric – we need to go do our homework.

Ken I'm concerned with insulation with metal buildings.

Eric got the fire chiefs names for Loudon and Webster so Eric can arrange visits for the committee.

At this point, the Chairman adjourned the meeting at 8:05 a.m.

**NEXT MEETING:** 7:00 p.m., Wednesday, July 2, 2003 at Town Hall.

**ATTACHED DOCUMENTS:** None