

CANTERBURY TOWN BUILDING NEEDS
COMMITTEE
Minutes of Meeting
August 6, 2003

TIME & PLACE:

Meeting Wednesday, August 6, 2003 at 7:00 p.m. at Town Hall.

ATTENDANCE:

Kent Ruesswick, Chairman

Mike Capone – Selectmen representative

Bob Fife

Gordon Jackson

Ken Jordan

Cathy Menard – Alternate

Billie Richert

Jeremy Slayton

Gary Spaulding – Alternate

Historical District Commission Representative

Ginger LaPlante

Cobb Hill Construction (CHC) Representative

Steve Atherton

Sheerr McCrystal Palson (SMP) Representatives

Eric Palson – President

Kelly Gale – Designer

Canterbury Plumbing and Heating

Chip Hacking

MINUTES:

Kent called the meeting to order at 7:10 p.m. by asking Gary to present the site plan layout. Gary began his presentation by stating that there is a person replacing him who will continue the project work awarded to SFC Engineering Partnership Inc. (SFC). Gary is no longer employed with SFC but will continue volunteering his time to the Town.

Gary explained the site plans now reflect a salt shed and two storage sheds added to the back of the building. The well has been moved to the center of the rear of the building.

The concrete apron in front of the fire department stops short of the southwest end of the building so trucks can go around the side. The septic tanks are next to this apron.

Gary stated that the Department of Transportation (DOT) wants to know how many times each department goes in and out of the driveway and wanted the Town to do a traffic count. There was some discussion then about this and it was decided that the Town has already done a traffic count.

The leach field is in the front of the property on the east side with a detention pond to catch runoff. There are four slight burms in the back of the building. Gary reviewed the design flow for the leach field plan by confirming the anticipated gallons used each day and stated that the capacity as designed is ok and that it would be a pump system. Gary also stated that Mark could design the system now since it is small.

Kent then accepted Bob's offer to bring a backhoe tomorrow afternoon to do a leach field test pit.

Ken asked who was going to see that the septic system design was going to be completed and Kent said he would talk with Mark. Ken suggested that the decision be made tonight and asked Gary to please do the design for us.

Steve then asked Gary how long it would take to do this and obtain approval and Gary said about 3 to 4 weeks for site specific permit. Kent said we need to expedite the state permit and Ken offered to spend 10-15 minutes to meet with Gary and go discuss permit approval with Mike Nolan. Gary would go along with Ken to meet with Mr. Nolan at the state office.

Gary concluded his presentation by stating the Town needs to sign off on footprint of building (municipal complex).

Eric mentioned that the highway department's present salt shed is 40X56 and the plan reflects a 40X40 salt shed but this could be hashed through later.

Bob expressed some concern about the runoff hitting the salt shed but Gary said that would not happen and the highway crew can handle any drainage issue later on.

Hughie Fifield, a Canterbury resident, was present and was introduced by Kent. Hughie expressed his disappointment that a local business had not bid on entire project (Bonnett, Page, and Stone) and that he was not aware that project was as far along as it was. Kent thanked him for coming and Hughie left shortly thereafter.

Eric then reviewed the latest set of plans and there is a second version that reflects six bays versus eight bays. There is a cistern in the middle of the building that is needed by the sprinkler system. This cistern has four feet of water with a hatch and is accessible via the supply closet.

Chip said the pump needs to be checked and used periodically so you know it works when needed. Kent asked if the fire department can do this on a regular basis and Jeremy said yes.

Charlie asked if the plans reflect a steel building and Eric said the plans don't say but we've allowed for that. We sat down with George (steel building person) and he says that we have more than enough columns and the cost for extra two bays is about \$30,000.

There was discussion then about the salt shed being galvanized metal versus wood. The new shed 40X56 will cost about \$110,000. Eric said instead, save money and add two bays and asked if the salt shed needs to be 40X56? Kelly stated that the highway department had wanted to store 100 yards of sand, as well.

Eric showed the front of the municipal complex having clapboard in front and side of front portion of building with metal in back. There are all steel roofs. Eric said that George ran numbers but wanted flatter roofs, but I told him that's not what's wanted.

Charlie at this point expressed some concern about snow load, and Eric said we could require certification for snow load on the roofs. Eric stated that George can't do dormers in front of building, but he did understand the roofing difference and gave us pricing for this today. George included an up charge for liner panel inside the building so not to see plastic. George gave us pricing for same insulation – 2X6; this is same as if wood, for walls only; not ceiling; it would still have “plaster” insulation showing. This would not be done where you are going to do drywall; only do in garages.

Kent asked how to connect with drywall area; what's on outside of office part; what do they attach to – plywood? Sheetrock to steel studs?

Eric explained blocking used between steel studs for hanging things similar to wood. Eric answered Ginger's questions concerning life of steel building (just as long) as wood and is less expensive.

Kent asked Eric about holding structure off ground so won't rot and Eric explained there are four (4) foot concrete walls in garage. Charlie asked if splash from roof shorten life of building and Eric said no; it's true about any building. Numbers Steve has given us includes the cost of eight (8) bays.

Kent said some committee members want clapboard on side facing Robinson's property and Eric said he doesn't think you would see this from the Robinson's house. At this point Ginger said you need to be concerned about the Historical District Commission and asked what kind of metal was being used. Eric said there would be red coloring for the steel as well. Kent stated that let's keep the sides metal. Eric replied that it would cost less than \$10,000 if you decide to cover side with clapboard. There is a 20-year life for metal finish.

Kent then asked Eric if the builder discussed energy efficiency and Eric said he can do apples to apples comparison (with wood structure), but we will do the calculation. Kent then said to Chip that he wanted to see an R19 – 6” wall insulation rating.

There was then discussion on what to include on the plans for approval submission to the State.

Ken then moved to propose steel frame with clapboard upfront with eight bays – with rear 40’ apron pad and salt shed shown 30X40; with two more sanding racks; Phase II will have 2 bays, pad and salt shed.

Mike said to go with 30X40 and he will speak with Phil about this.

Gordon seconded motion.

Kent amended 30X40 salt shed to 40X56 and Jeremy seconded. Motion was unanimously approved.

Next, Kent asked Chip to discuss heating. Chip said he is proposing radiant heat with four (4) zones – 3 garages and 1 for interior space with a Mediras boiler at a cost of \$4.37 a square foot without insulation. Chip stated that it would take him a week to install and Kent asked if we need wire mesh and Steve said that rebar would be better. So, for 19132 square feet the total cost is \$60,250 without insulation; and this does not include the two extra bays. Chip said you need to show chimney (on plans) for exhaust.

Charlie asked about having two boilers and Eric said you only need for 5 days – takes that long to cool down; no supplemental heat required.

Eric asked about air conditioning office space only and the committee agreed to this. Eric is going to have his engineer call Chip who suggested using high velocity units.

Steve said he would revise numbers that will be generalized until we go out to bid.

Cathy asked what another heating system would cost and Eric said they would come up with that.

Kent asked the committee to meet in 2 weeks and adjourned the meeting at 8:50 p.m.

NEXT MEETING: 7:00 p.m., Wednesday, August 13, 2003 at Town Hall (**Cancelled**)
7:00 p.m., Wednesday, August 20, 2003 at Town Hall (**Cancelled**)
7:00 p.m., Wednesday, August 27, 2003 at Town Hall

ATTACHED DOCUMENTS: None