

CANTERBURY TOWN BUILDING NEEDS  
COMMITTEE

**Minutes of Meeting  
February 4, 2004**

**TIME & PLACE:**

Meeting Wednesday, February 4, 2004 at 7:00 p.m. at home of Kent Ruesswick.

**ATTENDANCE:**

Kent Ruesswick, Chairman

Beth Blair

Mike Capone – Selectmen representative

Charlie Cook

Bob Fife

Gordon Jackson

Ken Jordan

Cathy Menard - Alternate

Billie Richert

Gary Spaulding - Alternate

Ted West

**MINUTES:**

Kent called the meeting to order at 7:00 p.m. Kent reported that he had the driveway permit in hand. He and Lynn got this from Gilford and our application went through in two weeks. Mark is to do an easement on westerly side of field to give DoT ability to maintain area; swell; wetlands area. Gary said they need to see vegetation in plans. It was discussed taking pictures every week of the progress at the site. We have set of library plans. It will be called the Elkins library; the trustees want this.

Kent stated that job will be shutdown for budget reasons and the cold. Beth asked if we are incurring costs of shutting down. Kent said Lynn is doing site plans on library; will be done preliminarily this Friday. We may need to review right away. Claude wanted these plans by Friday to get out for bid. Mapping by surveyors is done. Worksheets should have been finished today. Ken made copies of the budget worksheets from CHC and Kent distributed these to the committee.

Kent explained that he, Gary and Mike had met with Claude, Steve, Tom, Jerry, Kelly, Eric and Gale last Thursday at 11:00 a.m. to review the project status. Claude started off with this is where we could cut. Gary started asking him questions about the overage.

Kent then said we are \$570,000 over the budget on the municipal complex. Mike commented that CHC's spin was that their budget was based on a smaller building; didn't anticipate some of site costs; costs have gone up, such as for steel, etc. Kent commented that Mike was very quiet at this meeting. Mike said what was the use; not time to start a war. Mike said he was not surprised we are over budget. We told department heads tell us what you want and then we will see where we are. I thought we'd be about \$200,000 over not \$500,000.

Kent then said he had asked why we were over budget and he wasn't satisfied with the response. CHC haven't kept up on the costs. They went until plans went out to bid. Not sure what they weren't anticipating; bids came in way high on plumbing and electrical. They wanted to be at tonight's meeting but I felt we needed to meet among ourselves. The three of us probably can answer your questions you may have. We have removed a lot to cut out \$500,000 including our contingencies. Mike said that it comes down to the confidence you have with the numbers. There is a cost of \$75,000 for each additional bay we added. Mike said if you look at what is in here – steel building – should not have been off that much. Biggest cost is mechanical services even with value engineering. Gary interjected you would lose radiant heat. Ted asked why you think CHC wanted to be here tonight and Gary said to explain why we are over budget.

Gary said they came up with a bunch of things to help building size stay the same. With some cuts (this) doesn't work as you want; like pulling in and out a bay. Do you want a big building or go with a smaller building that is efficient?

Ken then asked what Eric's take on this was. Gary said Eric thought it better to build big building now but if you need to reduce the efficiency of it that's not the way to go. Ken said I'm thinking that firemen will know if we reduce size of building; Town will not. Gary replied the Town is expecting a smaller building; that is, six bays not eight for example.

The committee then discussed the issue of not going with a wood building was taking the budget the wrong way. Gary said \$170,000 in savings – if we do building in wood; however size of building changes.

Mike then said you can try to break it down: \$2.7 million – six bays for highway department and eight bays for fire department. How we may have been misled by going this path. Charlie said we still have pictures we presented to the Town.

Kent said this put me in reverse. I build insulated concrete buildings. I went to A&B Lumber; I can get trusses big enough to do this for about \$300,000 plus roof and sheathing as opposed to about \$500,000.

Ken asked if the steel building plans showed the beams going into the windows. Mike replied a lot of doors and windows are going, so beams going into windows not an issue.

Ted asked if this is a consistent budget and Kent said they said they will be fine on the library. Mike said we can't take money from library unless they have substantial savings; we can use a little money, maybe. Gordon replied weren't they suppose to bid the buildings at the same time? Mike answered the library plans won't be done until February. Ken wanted to know if there is a different way to ask bidders to bid; do you have any suggestions, etc.

The committee then reviewed detail items in the CHC budget. Everyone expressed dismay with Steve Atherton and how Steve kept reassuring the committee that going with a steel structure would save a substantial amount. It was also felt that the architect shared some responsibility for the overage. Charlie even stated he thought they were a bunch of liars.

Cathy asked if we have performance issues now. Gary said he could come up with a 1000 reasons why I'm over (if I were them). Mike said we've paid Eric a fair amount of money. Do you want to go with the old configuration (Eric has about 75% of these plans done) or go with the extra bays?

Kent replied if we take a bay off it saves \$75,000. I priced out steel roofing system without the labor. I came up with a little over \$300,000; with R24 insulation; foundation and ready for sheet rock inside. Mike asked if you don't know labor do you have any ballpark figure. Kent said he didn't know. Beth asked who would build it. Kent asked do I become the general contractor or ask CHC and set down with lowest bidder. Mike said the good news is we haven't wasted any serious money; we have good drawings; no concrete has been bought; no steel building has been delivered.

Beth asked about the cost of leaving the worksite and Gary said that topic hasn't come up.

Ken suggested forming a subcommittee to sit down with CHC to decide if we need this, etc., in an attempt to reduce costs. Kent said the sprinkler system came in at \$67,000 was \$28,446 in the budget.

Ted suggested we summarize where we are to determine next step. Gary suggested sitting down with department heads and see what they will give up. Mike agreed with this; you need to ask them. Ted then said to summarize: refer with department heads; meet with architect; then go out to bid again.

Gary suggested going back to low bidder to see if they are still interested. Most bids are only good for 30 days; ask them how this change (cut) impacts your bid. What worries me is that CHC has taken out all contingency funds; material costs are rising; you need contingencies. There is no money left for a cushion. Beth then asked about Kent's idea with R24 building. How do we work that into this equation? Beth then said maybe we need to revisit steel building. Cathy asked Kent if he had a company to do this. Billie said this would be a conflict of interest. Ted asked about a block building. Kent said mine comes with insulation.

Ken wanted to know if there is someone that could present this and Kent said he's sitting here in the living room.

Gary then said we require new plans; need to understand the cost; can go back to town about budget at this coming town meeting. Mike said one of hang-ups; in order to appropriate money for the Riverdale land, need 50% of registered voters.

Ken said he wasn't aware we're losing a ceiling in the steel building and Kent said only in fire and highway department building. For \$9,000 hang a suspended ceiling over office space – 5500 square feet – can't use it or access it.

Mike suggested we might want to look at what it costs to actually build out a tight ceiling. Kent said he took plans to A&B Lumber to get costs for trusses with finished ceiling.

Ken then said let's have meeting with department heads and Kent said we can't sit down with them without Eric and CHC. Gary suggested sitting down with department heads to determine what they need, just the bare bones.

Billie asked if we are going to wait until we know what the library costs. Kent said they are pushing for Mark for plans. Mike said you can make the assumption we aren't going to save library \$300,000. Gary said don't give Dale detail numbers.

Kent said Claude is in budget for about \$60,000 as project manager. Mike said trying to change horses in mid-stream won't buy us much. Gary said if you aren't confident in CHC or architect that would be the reason to change. Gary said I've been there; many reasons why it's over: materials, insurance, labor have gone up; building is larger; builder given you a price on one side; architect knows what it costs; they add safety, practicality and design approach.

Mike said that Tom did say 6" slab would work; engineer stamped plans say 10" – issue /risk with this.

Gary said there is value of sitting down with them about how unhappy we are; they have heard it before. Charlie said let's move forward with getting department heads in here to cut out items. Ted said we are at a good place before spending too much; problem that Boscawen school had. We need a stripped down committee to review the plans and cut out excess. Ken said this makes sense. Kent asked do we want to bring Claude into picture. What would Gwen and highway department cut out? Dale might know what to cut out.

Gary suggested going to department heads after someone goes through plans. Ted suggested that several people need to go through plans that understand plans and how to read them. Gary said they need to mark plans and indicate what is going to be taken out but CHC won't do this unless Claude is here. It was agreed that Claude needed to participate to answer questions. Ted and Gary volunteered to be part of subcommittee.

Beth again asked if we pursue Kent's building, how to compare savings, maintenance, etc. Kent said only if we spend money by doing an energy audit on existing building. I had asked Eric but it costs money; probably \$2,000 to \$3,000. Beth replied so energy audit will tell you how much it costs to heat?

Ken said there never was an operating budget together for this building.

Beth said sounds like a good idea to have an energy audit.

Ken moved that a subcommittee meet with CHC (Claude) and department heads to see what adjustments can be made. The subcommittee will include Charlie, Ted, Kent and Gary. All voted in favor of this.

Kent then said Claude had stopped by to discuss easement for electricity along side of site to get power from Concord Unitil. I suggest we proceed with this. I'm assuming a selectmen needs to sign.

Beth asked about energy audit again and Kent said he can get a number.

Gordon said it was a good idea if you go with R9 so that you know what it's going to cost.

Ken said we've advertised about our public meeting but deliberately we have not advertised that current bids presented are over budget by \$568,000. I've told Wayne Mann I'm giving him the information but have not released to general public. It's just a number; we haven't spent it. Charlie commented that the number was already out there.

Mike said his opinion was that department heads have given us a rough idea what they want; now we need to go back to them (to start cutting).

There is to be an open house March 6<sup>th</sup>, open to the public. There will be a mini committee meeting next week with department heads and Claude. Claude is to provide red line plans for this meeting. Kent said he will try to get red line plans from Claude via Eric.

Mike noted he had detail expenditures of \$175,000 through December with about \$125,000 to the architect.

No meeting next week. Meeting adjourned at 8:45 p.m.

**NEXT MEETING:** Wednesday, February 25, 2004 at Kent's home, 7:00 p.m.

**ATTACHED DOCUMENTS:** None