

CANTERBURY TOWN BUILDING NEEDS
COMMITTEE
Minutes of Meeting
March 3, 2004

TIME & PLACE:

Meeting Wednesday, March 3, 2004 at 7:00 p.m. at Town Hall.

ATTENDANCE:

Kent Ruesswick, Chairman

Mike Capone – Selectmen representative

Charlie Cook

Bob Fife

Gordon Jackson

Ken Jordan

Cathy Menard - Alternate

Billie Richert

Jeremy Slayton

Ted West

Town Department Representative

Dale Caswell – Fire Chief

Sheerr McCrystal Palson (SMP) Representative

Kelly Gale – Designer

Cobb Hill Construction (CHC) Representative

Claude Dupuis, Project Manager

MINUTES:

Kent called the meeting to order at 7:00 p.m. Charlie expressed his dissatisfaction with statement Claude included in email about Kent not blaming anyone. Kent said we are going to proceed with CHC and not rehash. Claude said we need to move forward.

Ken said we have taken a turn in the road with steel building to save money but now we know we aren't; this cost us time and with how we were headed it's going to cost us \$100,000's more. Drawings in wood are 75% done. One of the things speaks to me we were going to have a huge warehouse building I don't want; if we stay with steel we can't get away from this.

Claude replied you can suspend a ceiling, drywall and insulate and have another drop ceiling. Ken indicated then we are adding costs where does this leave us; where are we headed?

Claude said Kent asked me to get some numbers on paper with ICF and I have; some numbers are same as a wood building; architectural/engineering design the same. Ends up \$85,000 more than sticking with building now (designed).

Charlie asked is everything else the same? Claude replied yes; added all components with ICF; metal, foundation, same insulation. Ken asked about R factor at this point. Claude replied some substantial savings. Save you about \$6,000 a year in oil for ICF; payback in 14 years. Problem we don't have money today for payback to see if we want to go down this road. Keep garage metal and have building ICF or wood. I can't break out; may want to break out.

Ted asked why better? Claude says (it's) cheaper; insulate your office space not your garage doors; in slab heating was a deduct of \$4,500; how could this be? Highway department is opening doors more during the day. Claude continued by saying it's cheaper for two metal buildings and an ICF/wood building; this is what I believe. Keep in mind steel prices have increased 66% since last summer with no end in sight. This increase affects all trades. You need to decide. All bids are not held more than 10, 15 or 30 days.

At this point Dale asked about the sprinkler system and Claude indicated it's worth about \$68,000; (plans) have a cistern now but you can add this later. Kelly said it would be a class 3 or 4 construction if you have firewalls. Dale asked about having 30 feet space around building and Kelly said yes. Dale said we could build a wood building; take sprinkler out of steel; I could waive some construction issues. Kelly said you would have 1 to 2 hour (fire) walls between space. Kent interjected that ICF offers 3 hour walls. Kelly said those are outside only.

Claude continued with ICF can't be exposed; must be dry walled; all walls and ceilings. If you keep the steel building you eliminate this issue. Highway and fire departments get on top of trucks to clean them; they like high bays. Dale replied higher is better.

Claude then distributed a handout showing pricing for ICF building vs. metal building for the municipal complex. He commented that even if margin of error of \$3,000 to \$4,000, ICF shows an excess cost of \$85,557. Claude said that Kent had given him numbers for trim, trusses and other costs to plug in. Claude indicated we didn't have final pricing for wood building. Most of these numbers are Kent's.

Ken then asked Kelly what we doing that is making it (so) tough. Kelly replied that the project is more expensive than a year ago. I like going to ICF with a wood office; anything from going steel.

Claude said we should have gone to design and build. I pick the two most qualified bidders for mechanical and electrical; can reduce the costs by \$60,000; eliminate the generator for another \$30,000. Dale commented that he is applying for a grant for a generator from a Homeland Security funding source.

Claude – we got a bid of \$179,000 on the mechanical side; they are qualified low bidders. Kent said by chopping out air conditioning in core building we saved on insulation and duct work.

Jeremy then asked if ICF vs. wood vs. steel makes any difference for air conditioning and Claude said no; operating costs only for comfort level. Cathy asked what kind of savings? Claude said he didn't know. Kent indicated radiant heat in slabs in garage is in plans. Claude said the mechanical low bid had a deduct of \$4,500 for this Claude didn't understand. Ken asked if Claude had any ICF building experience and Claude said not any. Claude had called a supplier who had put up a showroom with ICF. Our guy on staff is certified and trained and worked with Kent.

Ken then asked is there a building we can look at so we could look at it (ICF). Claude replied it is a super insulated building spelled out in report Kent got. Air filtration big plus; 33% reduction with ICF. Kent said I talked about pricing out radiant heat in floor with ICF expert; he thought it was high. If it uses a hot air system you use certain amount of energy; use 30% more than radiant heat in floor.

Claude said with one big radiator the office space is an issue. Kent replied need to be careful in office space. Claude said otherwise people in front office cooking in slab heating; difficult to control; can zone somewhat. At this point Charlie commented that this was the reason Turner turned it off in Concord. Kent asked do we zone it or heat with baseboard in front of building.

Claude replied none of this can be designed. You need to decide if it's ICF, wood or combination. Can't design heating until you make decision of type of building then figure out mechanical and engineering and then make the numbers work.

Jeremy asked isn't survey telling us that ICF will require smaller building? Gordon then asked Claude pick 1 of 3 (alternatives) and why? Claude replied he (would go with) a combination: 2 garages in steel and ICF or wood for the office building. Cost wise it is less expensive and meets same objection. ICF is \$85,000 over \$500,000; we are already over by \$585,000. Could be \$10,000 overlap.

Ted asked Kelly her opinion. Kelly replied I'd like ICF because it would be a fun project. I'd do steel building without 2 foot extension. Claude replied super insulation with ICF (results) in more cost. Jeremy said it seems like there are factors adding up with ICF. Claude indicated that steel prices are critical (to the decision) and Kelly added that code wise makes a difference. Claude explained that with steel there is no shrinkage and drywall.

Gordon then asked if you have two metal buildings and ICF how do you heat then – three zones? And Claude said yes. Gordon asked how do you control ICF. Kent replied: highway is one (zone); fire department is one (zone); and office is 2 or 3 depending how you bring up manifolds.

Ted then said doing the project because it was fun was not a good reason in deciding which way to go and that he had three main things to say: 1) Still haven't decided conflict of interest; 2) bigger up front cost means more money; we don't have this; we take a hit for long-term savings; and 3) ICF is in experimental stage; we are not here to experiment with Town meeting. Do you have/can you get lots of bidders with lots of experience? Claude replied by naming a couple of companies: Blue Max, RX, and others. Claude said there's enough stuff out there; it's not experimental.

Jeremy replied that Ted's questions needed to be answered.

Kent replied that it's a concrete wall with insulation. Ted said (you said) you called up a supplier and they gave you no one. Claude replied they gave me ours and two others. I don't know if they were legit contractors. I don't want to spend money on engineering and not have money to complete.

Gordon commented then that the road we pick must keep us in the budget; what is cheapest; never have to do foundation and roof (again); in between you can fix up. How do we get there; can't select unless it keeps us in budget.

Ted replied it is a matter of degree how much we have to cut back and Ken asked going to steel building are we having clapboard look (on front of) building? Claude replied on main office building not steel building. Kent then said I don't think wood is way to go; don't know how to price wood; only ICF.

Cathy replied if Kent is not doing work and he brings us a solution then it relieves conflict of interest and then asked why did Turner not use radiant heating.

Mike then said my understanding is that I put radiant heat in my new house; can put in sensors so you don't have problems; senses baseboard temperature. There's a sensory mechanism; no long ramp up time; may not be available for businesses however.

Ted commented heat is not an issue. Claude said we are over \$585,000. Jeremy asked have we identified areas to cut. Claude replied we are deleting doors, windows, overhangs, cut back in the area of electrical and mechanical. Jeremy asked so if you delete these and go ICF we'd be \$85,000 over and Claude said yes, and you haven't really lost anything. You need to meet budget; distinguish nice to have to needs.

Jeremy asked if \$85,000 overage was for all three buildings and Claude said yes. Don't know what it would be if only part of structure. Jeremy replied likelihood of additional cost with two different buildings? Claude said you'd cut architect fee in half: \$64,500 if reengineering whole building; \$34,700 if you go two steel buildings/ICF main and you

have much shorter time span. Ted asked same if partially with wood frame and Kelly said yes.

Charlie asked have you spoke with Construx and Claude said no; this is estimated cost; he will send me a bill for ship drawings if we say no. Charlie asked about issue with the steel beams shown going through some windows in earlier Construx drawings and Kelly replied if you take out windows (it's not an issue). Claude commented that we have stopped shop drawings.

Ted said it was time for show of hands how to proceed. Claude said you need to decide; you can't keep going back and forth. Ken then summarized it seems like two steel buildings and maybe ICF in core; with mechanical and electrical redesign. How much of redesign (is required)? Kelly then asked Claude if there would be changes and he said yes. Kelly said then there will be changes required to drawings and Claude said he didn't expect a full set of redraws for overhangs removal, etc. Kelly asked what does Town expect. Claude replied that Construx will have redrawings. Kelly wasn't sure if this would not result in more redesign changes and commented I've been researching ICF. I don't have much experience but it is suppose to provide a super tight building.

Billie then asked about solidifying budget and if ICF numbers were reasonable and Claude said yes.

Jeremy asked about fire apparatus; heating not much of an issue if we are staying with radiant heat. Dale responded enough heat to keep drugs warm; within 6" of floor; more comfortable with slab.

Claude said it's time to track and tie down scope (of project).

Gordon replied with two garages; Kelly has drawn them as how we hope them to be; steel guy has drawn shop drawings as he wanted (Claude commented he believes we should go with these shop drawings); I don't think our choice is too difficult. Look at what's been eliminated in steel; windows for example.

Claude said if we keep metal garages do you keep overhangs or Star roof; need to decide.

Ted then made a motion to stick with steel building for fire and highway departments. Ken asked about the middle (office building)? Claude replied we can look at whether ICF will cost more. Ted asked then let's take a vote on going ICF or wood. Claude indicated we may be able to go with 6" walls.

At this point Bob asked if we eliminate overhangs do we need to be concerned with snow and ice. Kent said he wanted to see a motion first. Ted then made a motion to have two steel buildings and rest wood frame. Gordon asked any ideas ICF and wood cost wise? Kent said wood will be 1/3 cheaper than ICF. Mike said energy savings between stick and ICF appears to be 50% energy savings.

Charlie said for the core building, Claude, can you get the cost for us for ICF and wood? Claude said he could.

Ken replied we need to save \$85,000; we must have for other things we would give up. A vote was then asked for 2 steel buildings and wood or ICF for office building. All members were in favor of this proposal except Kent who voted no.

Ted then requested a show of hands of ICF or wood for the office building. Ken said I want to see cost between ICF and wood. Ted replied I think I'd go with wood tonight.

There was then discussion surrounding potential savings of \$179,000 for mechanical and electrical work from value engineering. Ken said we'll look at deducts from earlier savings from document Claude gave us dated January 29, 2004.

Kent then asked Billie to mail everyone the budget and actual expenditures to date for the project.

Kent then informed the committee of other items: some research on needed phone system for the municipal complex; \$350.00 for energy analysis; Gordon registered easement; Unutil easement may cost us; Jan has talked with them. Mike will find out where she is on this. Our next meeting we will figure out the building and the cuts we need to make.

Claude indicated that the septic tank went in today; head wall completed; stock pile sand for foundation; site work is almost done.

Kent reminded everyone of the open house on Saturday between 12:00 and 1:00.

Meeting next week at town hall. Meeting adjourned at 8:45 p.m.

NEXT MEETING: Wednesday, March 10, 2004 at Town Hall, 7:00 p.m.

ATTACHED DOCUMENTS: CHC Pricing for ICF building vs. metal building for Complex dated March 3, 2004.