

CANTERBURY TOWN BUILDING NEEDS  
COMMITTEE  
**Minutes of Meeting**  
**March 10, 2004**

**TIME & PLACE:**

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

**ATTENDANCE:**

Kent Ruesswick, Chairman

Mike Capone – Selectmen representative

Charlie Cook

Ken Jordan

Billie Richert

Jeremy Slayton

Gary Spaulding - Alternate

Ted West

Town Department Representative

Dale Caswell – Fire Chief

Phil Stone – Highway Department Director

Jim Silwecki – Highway Department Deputy Director

Sheerr McCrystal Palson (SMP) Representative

Eric Palson - President

Kelly Gale – Designer

Cobb Hill Construction (CHC) Representative

Claude Dupuis, Project Manager

**MINUTES:**

Kent called the meeting to order at 7:00 p.m. Kent opened the meeting by giving Billie the approval documents for the driveway at the municipal complex. Kent said that Claude has some numbers on revised prices on metal building. Original cost was \$358,966 and in today's dollars \$410,687 for the building as designed in all steel; basically a \$51,000 increase. Claude distributed a handout showing the detail of these numbers. Basically the revised cost includes a quote for stand alone steel fire and highway garages of \$282,254; a deduct for architectural standing seam roof and foam panels of \$56,545; this would include 6" insulation in roof and changing foam panels to regular panels; and a deduct for two foot overhangs of \$24,245. So a total cost in today's dollars of \$201,464 for steel highway and fire department structures. This leaves

\$128,433 for the office part of the building. Savings of \$26,673 if you go with ICF. Claude said he did not do pricing for doing the office part in wood. When Billie asked about this and how she thought he was to provide the committee with both ICF and wood pricing, Claude said he was not asked to do wood.

Jeremy confirmed that this \$26,673 savings was using the revised (increased) steel numbers and Claude said yes.

Jim asked Claude when he could lock in prices and Claude said anytime you want. Steel is really changing the industry. Contractors are now holding prices for 10 days and there is a ripple effect throughout the industry. For example, copper went up 41% and you can only lock copper prices for 10 days, as well.

Kent said the comparison with ICF estimate includes a general conditions delay of 3 weeks; immobilization cost of \$5,000. Claude said if we go with two steel buildings we can start Monday; without these costs, whether you go wood or ICF for the office building part. With a March 15 start date you are looking at the end of November for project completion. He proposed doing the changes to Town Hall before winter starts.

Kent asked difference between ICF and steel for entire building and using ICF for office building part would save \$26,673 (compared with doing office building in steel).

Jeremy asked if we go with deducts and ICF what would it cost and Ted replied that deducts only apply to all steel building. Jeremy asked Claude what's the entire cost and Claude said I don't know. Kent said last week you were given a total cost of \$560,823 for a total ICF building with wood trusses and metal roof; all steel building for fire and highway departments on this handout cost \$410,687. You need to add foundation; infill core of building with wood or steel studs and attached siding. There's also an extra \$65,000 for reengineering in ICF for architectural and structural.

Gary asked if this includes general conditions and Claude said yes. Gary asked are wood and ICF prices increasing like steel prices are and Claude said no. Claude said numbers are approximate; we need to requote (get new bids). Eric said I'm sure it can be done. Gary asked whole thing goes out to rebid and Claude said yes. Gary then asked can we get bids in before April 1 before next steel increase and Claude said if we stick with steel we will lock in. Ted commented plus we can start digging Monday. Claude said yes. They are at a stand still now; could start on two garages (on Monday).

Dale then asked if standalone with steel structures for the two garages; how much (does it cost) for core with ICF? Kent replied \$155,380 for office with ICF. Claude said it would be about 1/3 less with wood; could get additional savings but not the insulation.

Dale asked Eric is this a Class V building and Kelly said yes Class V coding is built into numbers. Claude said you need another code review.

Charlie asked bottom line what it is. Claude said as we discussed last week, we are over \$580,000. Kent said \$568,000 and reviewed breakdown. There was some discussion back and forth on the detail. Claude finally said \$568,000 over budget; deduct \$26,000 from this which brings you to \$542,000 over budget if you do office building in ICF.

Ted said building overhangs is an aesthetic deduct; standing seam is an aesthetic deduct but I'm concerned with insulation. At this time Eric said it is difficult to make this decision in part. Kent asked do you think you should whack steel building. Eric replied need to do exercise; if you go for \$26,000 savings with ICF then if you try to crack the \$500,000 overage, you can't realize all the savings you need to. Kent said core with ICF regardless, do we want to whack steel building? Kent then went over numbers on Claude's handout; \$201,464 net with stand alone fire and highway department in steel. Dale asked so what is cost of ICF building. Eric said you need to start with the numbers from last week on a flip chart so we will know where we are. Claude replied you need to cut over \$600,000 to get some contingencies back.

Eric and the group then went through the exercise of taking the numbers from February 2, 2004 and subtracting deducts per Municipal Complex document dated March 8, 2004:

Municipal complex with steel increases	\$2,175,972
Less: ICF for office	-26,673
Standing seam and overhang; foam panels	-80,790
Add: apron paving for Fire garage	5,104
Less: Septic line; septic in site number	-15,000
Concrete aprons	-38,500
Salt Shed	-13,600
Change evidence room to drywall	-4,000
Interior concrete details	-1,000
Delete ballards/misc	-1,979
Use one coat cure and seal at concrete slabs	-24,000
Change fiberglass doors to HM	-8,370
Delete 7 overhead doors	-29,126
Delete 9 windows	-2,000
Delete bullet proof glass	-8,853
Delete mezzanine	-38,000
Delete louvers	-2,648
Delete flag pole	-2,610
Delete road sign	-2,000
Delete white/tack boards	-853
Delete benches and lockers	-5,118
Delete curtains	-180
Cabinets & storage value engineering	-2,000
Sprinkler equipment value engineering	-5,000
Plumbing and HVAC value engineering	-179,000
Delete generator	-25,200
Electrical value engineering	-35,000

Delete contingency	<u>-77,514</u>
Revised estimated cost/budget for municipal complex	\$1,552,062

Per Eric this means we still have a contingency of \$76,949 as original budget of \$1,552,300 did not include contingency. And if we take out sprinkler we have a total contingency of about \$145,000.

Ken said we took out windows and siding and not sheathing in front may cost to do sheathing. Kent said we are right on edge with steel price increases with contingency.

Dale commented that his concern about removing sprinkler – there is about \$1,000,000 dollars of equipment in these garages; huge loss if we lost enough of it. Need protected 5” sheet rock; we have cash replacement; we are not carrying full replacement cost insurance; insurance savings would offset sprinkler cost. Kent replied we can put in additional sensors. Dale said we need monitoring company for alarm system; only way I feel comfortable.

Jim asked about mezzanine changes and if changes will carry load with storage. Gary said he thinks we should substitute sprinkler with mezzanine and doors. Kent said he wants to take out sprinklers; and Dale agreed.

This all assumes ICF in main building and two steel buildings.

Gary asked with ICF in entire building would be \$33,000 more. Time is only issue if we go with steel; ICF would give us a better building. Ted asked if the \$33,000 included reengineering costs and Gary said yes.

Claude said we need to turn it around quickly. Eric asked does it include foundation? Gary said with ICF you get overhangs and insulation. \$5,640 per year payback with ICF on 50 year life. It would be \$33,000 more if ICF used in entire building.

Ted said I thought we were going to look at ICF contractors. This is a big building not very common. How many companies in New Hampshire have put these up? If they are only in Canada or Massachusetts it may be more expensive. Kent has Quick Silver Concrete Contractor that can do ICF. Claude said there will be some increased costs for delay. Billie asked Claude if CHC is going to obtain competitive bid pricing for ICF and Claude said yes they would still go out for competitive bid. At this point Eric said that the energy savings report didn't take into consideration (fire and highway department) doors opening and that temperature is the same on either side whether insulated or not.

Jeremy said I understand that there are not bids for ICF yet but you could lock in prices on steel by Friday. Claude replied that we may need to buy to lock in prices. Jeremy asked what is timeframe to get ICF bids. Claude said I understand ICF people will do plans; need to cut highway garage in half to support trusses; no steel beam for hoisting. Ken said let's take a vote about cuts; Ted seconded. Ken said I move to accept these changes we discussed tonight. Jeremy asked can we have a list of things to add back. It

was restated for the group that the cuts reflected above are for two steel buildings and ICF core. At this point there was discussion on the numbers again. Mike summarized that going with ICF would cost us an additional \$33,000. Jeremy asked any chance ICF may be too hot (now that steel prices are skyrocketing) and Kent said no. Gary said even if it eventually costs more it is easier to explain to Town. Ken said I move we go to an all ICF building which will include these numbers. Charlie seconded. The four subcommittee members voted on presenting this motion to the full committee; three members voted yes; Ted voted no.

Claude said once you make this decision there will be no turning back. Ted then asked if Claude would get some references. It was decided that Eric, Ted, Gary and Kent would go talk with an ICF vendor.

Meeting next week at town hall. Meeting adjourned at 9:20 p.m.

**NEXT MEETING:** Wednesday, March 17, 2004 at Town Hall, 7:00 p.m.

**ATTACHED DOCUMENTS:**

CHC Pricing for ICF building vs. metal building for main office dated March 10, 2004.  
CHC Municipal Complex cuts from team meeting dated March 8, 2004.