

CANTERBURY TOWN BUILDING NEEDS
COMMITTEE
Minutes of Meeting
April 14, 2004

TIME & PLACE:

Meeting Wednesday, April 14, 2004 at 7:00 p.m. at Town Hall.

ATTENDANCE:

Kent Ruesswick, Chairman

Mike Capone – Selectmen representative

Charlie Cook

Gordon Jackson

Ken Jordan

Billie Richert

Gary Spaulding - Alternate

Ted West

Historic District Commission Representative

Ginger Laplante

Town Department Representative

Dale Caswell – Fire Chief

Cobb Hill Construction (CHC) Representative

Claude Dupuis - Project Manager

MINUTES:

Kent called the meeting to order at 7:00 p.m. Let the formal minutes show that on April 3, 2004, Kent called all members to ask for a vote to approve removing the cistern from the municipal complex site. Kelly believes this can result in \$20,000 cost savings; Claude thinks amount may be more. All members contacted approved the motion to remove the cistern from the project.

Kent asked Charlie for a status on the phone system project. Charlie said that Jeremy hasn't seen the Specification Sheet Charlie generated, but Kent asked that Charlie go ahead and distribute the sheet and to present to the group. Charlie noted that the task "termination of phone lines" needed to be added to the specifications. Kent commented he thought the specifications looked good and that the department heads should take a look at it. Charlie said Jeremy was going to send out requests for proposal to potential

bidders. Claude thought specifications looked good, as well. Kent asked Charlie to make sure requests go out to bidders.

Kent then asked Claude to discuss mechanicals. Claude said the good news is that the bid came in at \$181,950; our goal was \$175,000. This includes infra red in both garages; need to have some 'tweaking' with exhaust for heating and cooling; hot air in office. Includes 4.5 air handler in attic for office area. Includes air conditioning in pricing; forced hot air; fresh air intake. Claude thinks this is a good proposal. There will be no heat in floor. Ductwork numbers are high; over \$60,000; need work to get down.

Plumbing – maybe simplify sink; use regular wash basin; may eliminate/simplify wet room in fire department. This is shown on Plan P1; costs about \$2,000 to \$2,500; don't know how it got spec'd in; includes shower (not sure this is wise) and eye wash. After adding mark up and installation cost is around \$3,000. Dale said we need draining board and Claude said it's included.

The plans show 3 handicap showers; only need 2; can save \$500 to \$600. Plans show 2 in men's area; only need 1 required by code.

Charlie asked what are savings if we do without air conditioning. Claude said he didn't ask; it's within budget; could put condensers in later; maybe piping later. Gary said it's easier to put in sink later than condensers. Dale said we'll come up with a sink for there to save money. Ted asked if it will cause a problem with washing that kind of stuff and Gary said it's so diluted that no it won't present a problem.

Claude then discussed floor drains. He showed where they would be on the plans; Steve is suggesting using round cast iron drains. 1500 gallon tank buried. Will include drains in sally port. Doesn't need a permit for tank just need to have it inspected by state and hire someone who is certified to clean and empty it.

Kent asked Gary if he could talk with State and Gary said no need; call Mitch Lochner. System will use an alarm; no permit needed.

Claude then discussed status of design. This is currently on hold until we meet tonight; ready to do redraw; Mark has signed off on it. Dale asked Claude if we can have hood over stove – would require mechanical some electrical. Claude said we might suggest you don't put in a stove now. Dale said a 4' hood costs \$1,200; could be up to \$3,000 with fire extinguisher per Claude. Claude thinks total cost might be \$8,000 to \$10,000 by the time you are done.

Claude said that the footings for ICF are to start on April 26th and referred the members to the blue lines on the drawings. Green lines are CMU – bracing walls for ICF.

Dale is to get quotes for commercial stove; must have sprinklers; need hood. Claude said this must be flushed out quickly since it is a concrete wall. Dale said he will get specifications to Kent.

Claude noted that Jim Snyder is the building inspector. Mike said he had called last week to see if Jim should be in our loop. Claude thought this was a good idea. Mike said he is filing for building permit and when he does commercial jobs Jim calls in State people from time to time. Claude commented that this guy will inspect other things than what Turner is doing.

Kent then asked if Jim Snyder should come to our meetings. It was noted Jim's number is 783-9033. Mike said later if we feel we need him. Claude said in a 1 week we will need him for PVC plumbing; rather than cast iron like Concord code requires. Claude said he has spoken with Jim once; he wants a set of plans but we need to have them flushed out first. Claude said he will see Kelly tomorrow morning. Claude then said he needed the committee to accept the proposal tonight. There was a motion to accept. Charlie wanted to drop the air conditioning. Claude suggested go ahead and draw in plans; but without shower and sink and with drain changes. Tank will be 12' deep with a manhole cover. Proposal is to go with Haas Mechanical. All members voted to approve the proposal as presented.

Gary asked about checking for buoyancy in tank and that water was only good for 6 feet. Claude said he knows that and will watch out for that.

Claude said based upon revised schedule, fire garage is ready for slab; two legs were completed today for the highway department; pour concrete tomorrow. We are ready to start backfilling; need to get slabs in. Claude said he needs ICF and pretty much is all set to start April 26th with the fire garage scheduled for slabs on the 30th.

Furthermore for site work Claude said he needs some steel. He has 3 or 4 general steel proposals. He wants to go with lowest bidder which was between \$13,000 and \$14,000. One bid came in at \$15,500 and another was \$35,000. We need miscellaneous metals for the steel angles in all the overhead doors and porch area. These are not part of steel building; the cost is in our budget. Ted then moved to accept lowest bidder; Charlie seconded. All approved.

Claude stated he is trying to get poles set on road so he can get underground in for electrical. Need it for the well, as well. He wants to hire well digger. He got two quotes: \$8,940 from Digger Day and \$7,618 from Capital Well who does 99% of CHC's project wells. Kent asked what it covers. Claude said pump, lines to mechanical room; hole and tank; and variable speed pump that maintains constant pressure. Both are over budget; we had budgeted \$4,500. Capital Well includes 360 feet and \$9 a foot and \$11.50 for casing; Digger doesn't have it broken out.

Ted asked if they both go to 360 feet and Claude said yes and if less footage, the contractor will reimburse. Kent then asked about gallons per minute. Claude said Robbie gets 10 gallons a minute. Claude said water must be tested to see it's safe to drink and for specific compounds: iron, nitrate, nitrites, chloride, E coli, radon, etc., including PH factor. Ginger asked about this and Claude said this testing is required by law.

Motion was made and seconded to accept Capital's proposal. All approved.

Next topic Claude discussed was concrete. He said they accepted Interstate for the slab work and this was 3 weeks away. He got subsequent pricing for concrete from Rick Frank who is doing the ICF. Claude said he is a little uneasy about hiring him to do garages. May get some water standing in garage if pitch varies 1" per foot; slab pitches in different directions. Dale commented that it takes a real artist. Kent asked why such a low pitch and Dale replied if there is too much it becomes very wobbly moving around. Dale said he preferred Interstate. Dale asked Claude if he has seen any of Rich's floors and Claude said no. Also, Claude has told Interstate that they have the job once. Claude does not want to take a chance with someone he doesn't know.

Ted asked if Interstate had final plans and Claude said no; but we told them about the catch drains being replaced with single drains.

Ted suggested that Claude might be able to work with them. Claude said one of his concerns is that we are laying slabs the 26th and we need to move on this. Kent said I've seen his work and he's excellent. He'll probably be in the same price range. He will have prices tomorrow.

Gary said you should go with whom you are comfortable with if prices are comparable. Claude said he agreed. Kent said it will be handwork on the floors. Claude said he could increase pitch if you want and Dale said no. Ken said if within 5% go with whom you feel safer.

Dale then asked about antennas. He said we could put steel mast back of fire department above roof line by 10' like Boscawen; also with satellite. Claude said you need footing anyway. Dale said it can be tied to building for security. Claude said the mast is diamond shape 12" x 14"; it's secured in concrete 3 to 4 feet deep and attached to building with bracket. It can be positioned between 2 doors in fire garage on north side of building. Dale said it must be 10' higher than ridge. Dale said he's discussing this with Lilly Pond and cost can be between \$2,000 to \$5,000. Claude said there is no budget item for this. Dale said it includes all wiring but does not include concrete base. Dale said not to put on roof as it can fall and be hard to service; although it might be put on a telephone pole, also.

Kent asked Dale to follow up on pricing for this.

Ted asked about cement siding off steel in front of buildings. Claude said gauge metal is same; does it all the time per George; it is screwed right on with base of plywood.

Ted then asked how we are doing on budget.

Claude said holding steady. Well is a little high; mechanical is good. Once plans are generated we can finish pricing on electrical; we should be ok. He's prepared and

submitted lighting package to architects. Kelly says they look ok. This resulted in \$3,000 to \$4,000 cost savings.

Claude then said when we went to ICF, one calculation we didn't have is seismic; need seismic bracing for the concrete blocks, so bracing has been added. Numbers given previously did not include legs for seismic so garage got bumped out 2' in back due to extra thickness of ICF. Some minor changes in roof line in back but no one will see.

Ted asked if this changed the ICF pricing and Claude said yes when 40 to 50' of ICF was added to widen the walls.

Gary asked about GMP (guaranteed maximum price) and Claude said he will need to re-price a good part of the job and that he needs final drawings. Kent asked when he will have GMP. Claude said that structural drawings for ICF are scheduled for next week; it will be the middle of May before we get remaining structural drawings for roof. I did not get STAR drawings yet. George said he will be at our meeting at 8:00 a.m. tomorrow morning with some drawings. I told George he needed to get his story straight; we need drawings as soon as possible.

Claude then left the meeting at 8:10 p.m.

Kent then said Turner needed \$3,100 for engineering work done in the past; Kelly got an estimate from Turner for site engineering and testing concrete between \$2,000 and \$4,000. Kent said to use \$4,000 as the estimate. Mark Stevens is charging \$325 for laying out the garage at worksite; and there is a bill for \$325 for the energy study.

Ken asked where is the free service from local people. What's our arrangement? Kent said that Mark, for example, had not charged the Town for easement down by Robbie's side and Gordon explained what this entailed. It was felt by the committee that amounts charged by Mark were more than fair.

Ted commented that all the stuff Claude was talking about means more money; do we need to cut more. Kent said we have cut out the cistern which saves \$30,000. We could take out air conditioning but leave coils. Mike said it's easy to add back stuff later with no extra work.

There was some discussion on the need to investigate further SFC's \$5,116 bill and if total paid them has been \$32,000 or \$27,000. Billie said she would try to figure out.

Ted asked what was discussed last Thursday at the site. Ken gave Ted a copy of Claude's minutes from that meeting for Ted's records.

Gary then said he's been working on septic system for new library. Can't argue about different number of people at different times throughout the day. It is dual purpose; easy to argue meeting room; won't be accepted. Having stove in kitchen for cooking doubles flow requirements for septic system so can't have stove. You can have 4 employees with

no more than 20 people at any one time. In meeting room you can have occupancy of 80 and septic system stays the same; aerator not required.

Gary continued explaining that the septic system by the police department has always had a problem with freezing. Gary suggests abandoning this one and put in new one off the walkway buried 6' and insulate so it won't freeze up. We can even argue with State that we aren't changing flow just the tank. Dale said he would look for 80 people load. The old tank will be pumped out and filled in with sand. Not worth picking up and moving which usually result in cracks and leaks.

Kent told the committee that Claude would like to begin working on Town Hall. Kent said he needs to talk with Kelly about drawing in handicap access showing sidewalk to handicap parking. Gary will review with her. Claude will then put plans out to bid.

Meeting adjourned at 8:25 p.m.

NEXT MEETING: To be announced

ATTACHED DOCUMENTS: Canterbury Municipal Complex Communications Specifications Document Prepared by Charlie