

Public Safety Building Committee Meeting  
Meeting Minutes

Date of Meeting: August 9, 2006

Place: Senior Citizens Drop In Center

Meeting called to order at 6:10 by Chairman Chris Gagnon

Members present; Charles Packard, Phil Esposito, Jason Bergeron, Larry Barrett, Al Rickheit, Jeff Brooks, Chris Gagnon, Lincoln Stiles. Mary Neal. Absent: Gail Dumont

Committee discussed the proposed revised contract for Caolo & Bieniek who were the architects for the Safety Building project. Committee discussed that the 9-10% fee being proposed for the new building was in range of what was expected for the new project. Total cost for services in revised contract was \$210,000. Committee feels \$30,000 could be reduced from contract based upon prior work. Motion was made by Jeff Brooks and seconded by Phil Esposito for the committee to support Town Administrator Kevin Paicos in the negotiations of the new contract to hire Caola & Bieneik as the architects for the new safety building project. Unanimous affirmative vote by the committee.

Committee then asked about the 21,000 square footage design of current floor plan for the safety building. Dave Lager, project manager was asked why the 17,000 square feet he projected as the size that would come in at the budget dollars available has grown to 21,000 square feet building. A discussion was then held comparing the square foot cost estimates between the old building design and the new.

Chris Gagnon then advised the committee that the Lombard property in South Ashburnham may be available for the town to purchase at a very reasonable price. The site is 44 acres and has a building that might be able to be used to house fire apparatus. The property abuts Overlook school.

Chris also advised the committee that in order for the committee to pursue the hardware store as a town purchase a professional appraisal was required. Chris also clarified that the Town could not offer even 1 dollar more than the professional appraisal value.

Committee was then advised about the existing site work. The location of rip rap in question was changed from the original plans by the original building committee. Rip not needed due to a change in the banking slope along the post office side of the site. Hill was cut back farther and a more gradual slope was used in place of needing the rip rap.

Some excess loam on the site was removed by the town highway department and some was removed by a private contractor. Some additional extra rip rap required at the site was purchased by the highway department and Holden Sand & Gravel agreed to install for \$2500. Committee then discussed that no required grade stakes were installed at the site so the final grade that Holden Sand & Gravel has left the site is not known. Holden Sand & Gravel wants a change order to remove the silt from the wet land area caused by the banking blow out. Committee then discussed list of what is felt as current remaining site issues. Issues are: No grade stakes installed, banking still cut to close to Route 101, and silt in wetlands.

At 6:55 PM Curtis Edgin of Caolo & Bieniek arrives for discussion on new building plan cost estimates. First item of business is Curtis presents the committee with an application for payment of \$38,000 to Holden Sand & Gravel for recently completed site work. Committee discusses and believes punch list work is not complete. Also, on Friday August 11 the Conservation Commission will be meeting at the site to inspect conservation issues. Committee then reviewed Holden Sand & Gravel contract & payments to date...original contract was for \$589,500. A \$58,000 change order was authorized by the

former committee for a total contract of \$647,500. To date \$602,680 has been paid out leaving an owed balance of \$44,820. Current payment request is for \$38,000. Chris then made a statement for all attendees. Chris stated that the new building committee has been meeting for 3 month and 6 days and has made great progress and that if the original amount funded by the town were available then the present safety building design could have been built. Motion was made by Jason Bergeron that the committee would request to hold further payments to Holden Sand & Gravel until the committee approved. Al Rickheit seconded the motion. Committee vote was in favor and was unanimous. Chris then reviewed the agenda for this portion of the meeting. He also advises the committee that through negotiations the Caolo & Bieniek contract was reduced by \$30K. It was suggested that 1 block be removed form the entrance to the site so that the fire department could access the site to water the newly seeded bankings. Committee was advised that there was to be a Conservation Commission meeting regarding the building site on August 14. With Dave Lager and Curtis Edgin present the committee again discussed what was felt to be the remaining site issues.

Next order of business was the review of the AM Fogarty cost estimates for the new building plan. The new building plan is estimated to cost \$5.8 million or roughly \$1 million over the present available building funds. Curtis discussed that some saving may be possible with interior changes but 1 million dollars of saving would be unlikely. Committee then asked questions to Curtis about the cost estimate and why the report was substantially less detailed than the previous estimates. Curtis explained a more detailed cost estimate would cost an additional \$3,000 and that a more detailed estimate would not provide a lot of benefit as the current floor plan is over by \$1 million. A more lengthy discussion ensued about how the cost estimate was prepared and what other steps could be taken to reduce the building cost without dramatically changing the building plan.

Curtis advised the committee that he has experience in designing police and fire buildings and he could take a look at another redesign that would fit into the current funding available. The Committee then discussed having Curtis take another look at a floor plan redesign that would meet the available funding. Committee then discussed the hardware store property and agreed that a professional appraisal of the hardware store should be requested. This would allow the committee to know if the hardware store site would be a viable cost option. Al Rickheit then made a motion and Mary seconded to have the architect provide a new floor plan that would be within the budget allowed. Dave Lager then advised the committee that the AM Fogarty cost estimate could be as much as 20% higher than actual.

Next order of business was a discussion about the fire horn located in the town hall. The town hall renovation committee has requested the safety building committee relocate the fire horn out of the town hall. Committee agreed that the fire horn should be dealt with by the town hall renovation committee as the safety building committee did not have a place to relocate the fire horn to. Chris was asked to informally discuss this with Kevin and find out what options there are for the fire horn.

Motion made by Mary and seconded by Jason to adjourn at 8:07 PM. Committee voted to adjourn with 1 member voting opposed; Lincoln Stiles. Meeting adjourned.

#### Committee Handouts:

Meeting Agenda

Kevin Paicos letter regarding fire horn relocation

A.M. Fogarty cost estimate report

Curtis Edgin letter to Kevin Paicos with revised contract services amendment

Respectfully submitted  
Jeff Brooks