



**TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
FACILITIES COMMITTEE  
APPROVED MINUTES**

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**REGULAR MEETING –WEDNESDAY, JULY 24, 2013 –7PM  
NORTH HAMPTON TOWN HALL**

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**1. Call to Order**

Chair Maggiore called the meeting to order at 7:00 PM. Those in attendance were: Judy Day, Susan Hills, David O’Heir, Kelly Parrott and Jim Sununu. Absent: Tom McManus, Rick Stanton and Town Administrator Apple.

Chair Maggiore asked committee members if they had any objections to Chief Page giving his input at this meeting, as he was unable to attend Monday’s meeting.

Chief Page answered questions from committee members regarding shared spaces, proposed location of the safety complex versus another location, traffic and safety concerns on Atlantic Avenue and Alden Avenue.

Chief Page distributed copies of a report he had compiled as well as a CD with over 50 pictures of the interior and current conditions of the police station.

**2. Approval of Minutes of Previous Meetings**

**3. New Business**

**3.1 Meet with John Ricci**

John Ricci, Ricci Construction introduced himself to the committee. Mr. Ricci stated that his company has been in business for almost 80 years. His professional work includes 15 years as a professional engineer .

Mr. Ricci stated he has been on the Planning Board in Portsmouth for the past nine years, and served as chair for eight of those years. He has worked with the City Manager of Portsmouth on the Capital Improvements subcommittee for the past five years, and has an excellent working knowledge of budgets and municipal government.

Mr. Ricci stated his company has worked on 15 safety complexes and or police and fire stations over the past 12 years.

Kelly Parrott asked Mr. Ricci if he preferred one architectural firm over another. Mr. Ricci stated that his company works with several firms across the state and prefers not to sole source the projects.

*(Secretary’s Note: A question from Jim Sununu for Mr. Ricci was inaudible as it was not directed into a microphone.)*

Mr. Ricci stated that one of the most critical things in his mind is to have early involvement between the designer and the construction manager/builder and having them work in unison to balance each other.

Mr. Ricci stated if he were to sit down with department heads for a quick meeting and find out what the needs are, he is confident he could put together an estimate of costs and feel very comfortable with the numbers.

Mr. Ricci stated the benefits of having the homestead property are no trees will need to be cut down, or utilities brought in which will result in a cost savings, and the site can be ready for a foundation within a couple of days.

David O'Heir asked if the site for the entire municipal campus is large enough for all of the proposed buildings.

Mr. Ricci stated he believed there is enough room for the buildings and enough to have green space as well.

Judy Day stated concerns about granite on the homestead property as mentioned at the last meeting, and asked Mr. Ricci if he could address that.

Mr. Ricci stated that 20 years ago, ledge was known as a "bad word." He stated that over the last ten to fifteen years as the "good land" becomes used up, a lot of sites are "ledge sites." He further stated it is not necessarily a commodity, but it certainly is not a "bad word" anymore.

Mr. Ricci stated that depending on the type of ledge it is, it can now be processed on site and used as fill if needed, rather than having to have trucks loading and offloading on the site. He further stated ledge is more of a good thing than a bad thing.

Judy Day asked Mr. Ricci should blasting need to be done, would it be in line with the town ordinance.

Mr. Ricci stated that although he is not familiar with the town's ordinance, typically the blasting company will conduct a pre-blast survey of abutting properties, which includes videotaping every square inch of an abutter's home. He further stated that blasting companies want to do more than what is required in a town or city ordinance.

Kelly Parrott asked if the blasting company has an insurance policy that would pay for any damages that occur.

Mr. Ricci stated that typically part of the insurance policy of the blasting company covers damages.

*(Secretary's Note: A question from Jim Sununu for Mr. Ricci was inaudible as it was not directed into a microphone.)*

Mr. Ricci described different types of ledge and the various ways of removal.

Jim Sununu asked Mr. Ricci to compare the safety complex for New Hampton to what North Hampton is proposing.

Mr. Ricci stated that for the most part, fire stations all tend to be the same, but police stations can be very different from town to town. He further stated that the needs of the New Hampton police station and the North Hampton police station are very different. The New Hampton safety complex is approximately 22,000 square feet at a cost of \$2.6 million.

Chair Maggiore asked Mr. Ricci what is the typical overage percentage on a project such as this.

Mr. Ricci stated that in his experience he has found 10% to be the typical amount of a contingency and more than enough.

Mr. Ricci reviewed the 20 questions that the committee had submitted at their prior meeting.

#### Ledge on homestead property

Mr. Ricci stated that it must be determined what type of ledge it is in order to know whether it has to be blasted or hammered. Mr. Ricci stated he would like to be able to process the ledge onsite and use it.

#### Utilities underground

Mr. Ricci stated that his preference would be to do everything underground particularly fire, police and town offices because they are essential services.

#### Post 911 safety construction standards for the police department

Mr. Ricci stated that the three he can see but that does not have any type of building code or design requirements, are a vestibule for police and fire so that no one can gain unauthorized access, bullet proof glass, and protection of the facility to prevent a vehicle from driving into the facility.

#### Potential reuse of existing town septic system

Mr. Ricci said if it is at all possible he would advise to reuse it.

#### Phasing for the construction of each building

Mr. Ricci stated that his initial thoughts were to construct the safety complex and the second phase would be to construct a new library and the town offices would be last. He stated the overall project would take approximately two years.

#### Temporary office space

Mr. Ricci stated he did not envision bringing in any temporary office space. He felt that the town would be able to use what it has.

Kelley Parrott asked whether or not any offices would have to be temporarily shut down. Mr. Ricci stated he did not believe that would be the case.

#### Does existing acreage support the design proposal

Mr. Ricci stated he believed it does.

#### Pros and Cons from previous projects

Mr. Ricci stated he felt it was important to identify costs up front that will be paid for from grants.

#### Thermal envelope of current buildings

Mr. Ricci stated he is a huge proponent of a thermal envelope that can provide well insulated walls, roof, and utilize natural daylight.

#### Will the quality and scope meet the goal of 50 years

Mr. Ricci stated that with the right building design, right envelope and the use of the right building materials it will certainly meet the 50 years.

#### Property and building maintenance costs

Mr. Ricci suggested sitting down with the police and fire chiefs as well as representatives from the library to determine needs.

Susan Hills asked that separate quotes be done on a fire and police safety complex, library, and town offices.

### 3.2 Any other item of new business at the Chair's discretion

The committee discussed when the next meeting should be held, and all were in agreement to hold off until Mr. Ricci had met with the department heads.

4. **Adjournment**

Meeting adjourned at 8:45 PM.