



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

**REGULAR MEETING –MONDAY, AUGUST 5, 2013 8AM
NORTH HAMPTON TOWN HALL**

1. Call to Order

Susan Hills called the meeting to order at 8:01 AM. Those in attendance were: Town Administrator Apple, Judy Day, Tom McManus, Rick Stanton, David O’Heir, Kelly Parrott, Henry Fuller and Jim Sununu. Absent: Jim Maggiore

Mrs. Hills stated that the Select Board had recently appointed Henry Fuller to the committee, and that Mr. Fuller would be seated for Mr. Maggiore in order to have a quorum.

2. Approval of Minutes of Previous Meetings

Mrs. Hills stated the minutes will be taken up at the next meeting.

3. New Business

3.1 Discussion of Cost Estimates – John Ricci

John Ricci, Ricci Construction, stated his charge based on prior meetings with the committee, was to come up with preliminary pricing for each of the proposed facilities.

Mr. Ricci stated that his report includes an explanation of how his construction costs were arrived at. The methods of pricing Mr. Ricci used to develop costs were:

- Square foot pricing based upon similar projects that were recently completed;
- Division by division cost review; Costs have been calculated for each division site work, concrete etc
- Final estimated costs; Division by division costs were blended with historical pricing to arrive at a cost for the proposed facilities.

Mr. Ricci reviewed the proposed cost estimate 1 which included the year the building was built, the existing square footage, proposed size and an estimated cost. A copy of Mr. Ricci’s report is attached to these minutes.

Mr. Ricci stated there are several items that need further investigation, and are vital to develop and finalize the budget estimates. Some of the items include, determining the extent of ledge on these two parcels; suitable leaching areas for proposed septic systems; and initial test pits for the existing fire station leach field seem to indicate the presence of less than optimal soils for the receiving area.

Mr. Ricci reminded the committee that budget estimates are developed to serve as a baseline to work from. The estimate he has proposed should not be construed to be a final cost estimate.

Mr. Ricci stated that proposed cost estimate 1 consists of a total of 41,200 square feet at a cost of \$7.83M and did not include proposed building furnishings, architects, engineering and building contingency. The total with those items would be \$9.93M.

Mr. Ricci discussed general notes that pertain to the cost estimate that included, schedule, bonds, septic/ledge, library, "old library", existing library and grants.

Mr. Ricci stated that proposed cost estimate 2 included using shared space among the departments. The proposed size is 39,000 square feet with a cost subtotaling \$7.41M, proposed building furnishings, architects, engineering and building contingency would bring the total to \$9.39M.

Mrs. Parrott asked Mr. Ricci why the cost per square foot for a library would be approximately \$35 per square foot lower than the cost estimates the library had received.

Mr. Ricci stated that part of the lower cost would be due to a lower site cost to get the buildings ready then if it were being built on the homestead property.

Mrs. Hills asked if the \$15 per square foot for building furnishings assumes that everything is new or does it include some of the furnishing being reused, and also does it include the wiring for computers and phone lines. Mr. Ricci stated there is an assumption that there is re use of some pieces but he basically put the figure in as a place holder until follow up can be done with each department.

Mr. Ricci stated he wanted a place holder for shared space. He further stated his goal was not to have the report be more than what it is, which is an initial starting point.

Mr. McManus asked Mr. Ricci what type of technologies are available to determine what type of ledge is on the homestead property.

Mr. Ricci stated that on site borings could be done to determine what type of ledge there is, or sometimes it may be as easy as renting a backhoe for the day . Borings will determine where the ledge is and also give a soil profile, so that when the foundation is developed, and the soil type information will have been identified, and that a structural engineer will need

Mr. McManus stated he was a bit surprised by Mr. Ricci's estimates on square footage for police and fire, and asked if Mr. Ricci could expand upon the nature of the type of building, such as a wood frame, or block building.

Mr. Ricci stated that he is assuming it would be either a wood frame or metal building with eight inch walls, and he would not envision all four sides up to the roof would be made from brick, he would see it as some sort of combination. Mr. Ricci stated it is important to get the thermal envelope right.

Mr. McManus stated that he had thought there would have been a bigger disparity in costs between the cost of fire and police safety building compared to a typical office building.

Mr. McManus asked Mr. Ricci for the towns that he recently worked with that came in with the \$190 per square foot price.

Mr. Ricci stated he would email the list to everyone, but he cautioned that each towns police and fire departments may require different things. He suggested looking at stations in Manchester and Dover as they may have similar needs as North Hampton.

Mr. O'Heir asked Mr. Ricci if he felt there would be enough parking spaces available on the campus, and Mr. Ricci stated he felt there would be.

Mrs. Hills asked if the total estimated price included demolition costs, landscaping, paving, etc. Mr. Ricci stated that those costs are included in the total estimate.

The committee discussed with Chief Cote the proposed size of a new fire station and whether or not the EOC (Emergency Operations Center) and training room could be combined and other shared spaces with the police department so that the overall square footage could be less.

Mrs. Hills asked Mr. Ricci what it would cost for an architect to come up with a preliminary floor plan.

Mr. Ricci stated that he could not answer that question, and suggested that the committee sit down and outline what they want to do and then getting pricing.

Mrs. Hills re-read the Select Board's charge for the Municipal Facilities Committee as she felt some members of the committee were interpreting it differently than others.

Mr. McManus suggested moving forward with a "safe number" of 41,200 square feet, and not try to whittle the project away.

Mr. Stanton suggested ideas regarding shared spaces between fire and police and library and town administration.

Mr. Sununu asked for clarification on the procedure once the Select Board have decided they want to move forward with the project.

Mr. Apple stated that the Select Board had envisioned that once the facilities committee gave their recommendation, the Select Board would then authorize an RFP for the design work so that there is something to show the town at the town meeting. The goal would be to have the design work completed by October so that cost estimates can be done and ready for the ballot in March.

Motion by Mrs. Hills to propose the facilities committee go to the Select Board to say that they have reviewed area and space needs and have determined that the WarrenStreet needs are adequate, there is an opportunity for space savings due to shared kitchens, shared ADA bathrooms, that the committee has cost estimates and then present to the Select Board worst case cost scenario number 1 from Ricci Construction and advise the Select Board if they would like to charge the committee with going further to get an actual CAD design including the shared space to get a tighter cost estimate that will cost additional funds the amount of which is yet to be determined, and if the Select Board wants the committee to proceed or continue on and finalize and come up with a tighter plan. Seconded by Ms. Day for discussion.

Ms. Day asked if the police and fire chief were comfortable with this idea, and how they figure out a plan for a 50 year building.

Chief Page stated that as he looked at modern police facilities from 2004 forward, he realized he had slightly underestimated the sally port area, booking facilities and primarily the evidence area. These are some of the considerations that must be given when planning for a 50 year building. He further stated that he is comfortable with the committee going forward with the motion.

Mrs. Hills asked Chief Cote to explain for the viewing audience why there was a big increase in space needs for the fire department. Chief Cote stated that they simply do not have any storage. Supplies for the ambulance as well as extra uniforms are currently being kept in the kitchen area. There is not enough room to work on the self contained breathing apparatus (SCBA) and the maintenance room is simply too small. Trucks have to be pulled outside in order to make room to do any type of repair work.

Mr. Stanton stated that in addressing the motion, he does not think the committee has answered the charge given to them by the Select Board in determining space. He further stated that he would like to see a list of what space each department needs.

Mrs. Parrott stated she felt the next thing to do would be to determine if the Select Board is willing to expend additional funds to engage an architect to do preliminary space allocation.

Mr. Sununu stated that he does not see how the shared spaces between fire and police can be determined without the expertise of an architect.

Motion carries 3-2.

The committee will meet with the Select Board at their August 12, 2013 meeting at 7:00 PM.

Mrs. Hills stated that she would like to have a meeting on Wednesday, August 07, 2013, and she will prepare the presentation for the committee to review.

Mr. Stanton stated that he would like to have Rockingham Planning Commission prepare a traffic study of Alden Avenue and Atlantic Avenue intersection.

Motion by Mr. Stanton to petition the Select Board to have the Rockingham Planning Commission prepare a traffic study for the proposed cut into Alden Avenue for the public safety building, as well as site visibility onto Atlantic Avenue from the proposed fire station as well as a traffic study of the current location. Seconded by Ms. Day. Motion carries 5-0.

Mr. Ricci stated that he would suggest getting an architect involved to design a preliminary floor plan. He further stated if the design can be made a little more efficient and refine the numbers a little bit more, it may be a number that the town's people find a little more palatable. Mr. Ricci stated he would also suggest getting test borings down now as that information will be good forever.

Motion by Mr. McManus to approach the Select Board and request that the municipal facilities committee engage the appropriate technology to ascertain the characteristics of the ledge on the homestead property. Seconded by Ms. Day. Motion carries 5-0.

3.2 Any Other Business at the Chair's Discretion

Donna Drolet, Glendale Avenue asked for clarification on the first motion, and Mr. Ricci addressed her questions. Ms. Drolet also asked the committee whether or not they were going to provide numbers for renovating existing buildings versus building new.

Mrs. Hills stated that was not a charge of the municipal facilities committee, but that information was available on the town website.

Wally Kilgore requested that the WarrenStreet Campus study be re- broadcast on Channel 22.

4. Adjournment

Meeting adjourned at 10:56 AM.

Respectfully submitted,

Janet L. Facella