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3 TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
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5 FIFTH MUNICIPAL FACILITIES COMMITTEE
6 MINUTES
7

8 REGULAR MEETING- 1 JULY 2015 -6:30 P.M.
9 MARY HERBERT CONFERENCE ROOM
10 233 ATLANTIC AVENUE
11

12 The meeting was called to order by Chair Etela at approximately 6:32 p.m. Lauri Etela, Josh Jeffrey, Peter Robie, Mike
13 Castagna and Brian Page was present on the committee. Wally Kilgore was not present where his new job responsibilities
14 had taken him out of town. After a check of the wireless phone service, the committee was unfortunately unable to call Mr.
15 Kilgore to include him in the meeting. Mr. Page agreed he would take the minutes of the meeting in the place of Mr. Kilgore.
16

17 Mr. Etela then called to question the inspection of the Fire Station by those members who decided to do so on Saturday
18 morning (6/27) with Chief Tully. Mr. Jeffrey responded that is in "bad shape", and that it is unbelievable how badly the
19 trusses are bowed in the attic of the fire station. Mr. Robie agreed with Mr. Jeffrey and mentioned that the structural report
20 says it all, but it is even more convincing that the building needs to come down when you see the issues for yourself. Mr.
21 Jeffrey then mentioned that there is no re-bar in the walls of the fire station and that is why the walls are very weak and are
22 showing deterioration.
23

24 Mr. Page then asked the opinions of what he considers construction and engineering experts in the room if they noticed the
25 cables attached to the trusses that are meant to secure the antenna tower and the equipment on that tower to the hose tower.
26 Mr. Castagna replied that if we had a real hurricane, or a severe windstorm the hose tower would be taken off of the back of
27 the building, and if would take all the equipment and the tower with it. Mr. Castagna added that in the case of that building,
28 the building pretty much fails to meet them.
29

30 Mr. Page then followed up with another question to the committee, if the construction photos he saw of the building of the
31 current fire station that George Chauncey showed him, and based on those photos and the the lack of re-bar in the walls
32 would the current walls have to come down completely to meet the newer codes? Mr. Jeffrey and Mr. Robie thought this to
33 be the case.
34

35 Mr. Castagna then asked the committee, if we had to give the department heads what they asked for, or can we give them
36 what we think they need. Mr. Page responded stating that the original Warrenstreet Plan was 42,194 sq. feet for the entire
37 campus, and in working with Lavallee-Brensinger the entire campus was reduced to 33,000 sq. feet. Mr. Page said he would
38 be very concerned if we began downsizing the buildings due to the records storage requirements, and the need to have
39 buildings that meet the 50 year use requirement initially built into the Lavallee-Brensinger Plans.
40

41 Mr. Etela then stated he feels the Select Board Charge obligates us to build as close to the same square footage for each
42 department as possible in order to do an adequate comparison to last year's plan. Mr. Etela added that based on the loss of
43 "shared space" in last year's plan by separating library and town offices the buildings may actually need to get a little larger.
44

45 Mr. Etela then asked the committee if they had reviewed the Warrenstreet and Bonette, Page, and Stone documents.
46 Considerable discussion took place, and the general consensus was that Warrenstreet was a good basic concept, and Bonette,
47 Page, and Stone addressed the envelope of the current police and town administration facility, but it did nothing to remedy
48 the code and construction problems of the fire station.
49

50 The committee then discussed the recommendations of the Chauncey Committee, and other previous options of where to
51 place each building or "department". This discussion brought up the challenges of how challenging it would be both cost-
52 wise and operationally to renovate the fire station. This then prompted much discussion about how to best phase the building
53 project based on the needs and operations of all of the departments.

54

55 Mr. Castagna then stated that he is concerned about the entire cost of the project, and that if we could not find a way to
56 downsize it then he doesn't have any confidence about it passing at the polls. He added that no matter how we slice it, the
57 cost of the fire station would be 190-195 dollars per square foot. There was considerable discussion amongst the committee
58 relative to the cost of the project, and how much bigger it may have to get due to the loss of shared space between the town
59 building and the library building, and the issue of records storage also came to the forefront.

60

61 Mr. Etela then asked the committee if they had viewed the Library Structural Report. Mr. Castagna responded by saying he
62 is going to have to take a tour of the Library. Mr. Etela stated he is of the opinion that the Library may fall into the same
63 category as the fire department as it pertains to the Codes public buildings must meet. There was must discussion once again
64 about the needs of the departments and how large the buildings must be specifically the town offices and the library.

65

66 Donna Etela, a citizen present at this meeting then explained to the committee that the library, the town, the heritage
67 committee, and the historical committee had taken part in hours of discussion and negotiation relative to the shared space and
68 the storage of records. Donna cautioned about cutting the size of the library, or any building to any extent based on the
69 considerable shared space in the original plan between the library and the town offices now being non-existent based on the
70 two-building scenario for Town Administration and Library.

71

72 Mr. Robie then asked if there had been any boring done on what currently may be considered where the library would be
73 going on the Homestead Property. Mr. Etela and Mr. Page explained to Mr. Robie that there was considerable testing done
74 on that property and that there is a certain level of granite in the property. Mr. Etela added that the testing was done two
75 years ago and there is a report on file with this project. Mr. Page added that Ron Lamarre of Lavallee-Brensinger would most
76 likely have knowledge and documentation of those boring tests.

77

78 Mr. Page also brought to the attention of the committee that the records retention areas for the public safety building were
79 considerably downsized in order to save costs on that building, and that the plans of both the fire and police chiefs was to
80 utilize space in the shared library and town office areas in order to archive the records that had to be retained permanently or
81 for at least 7 years under NH Law. Based on this scenario a new plan may have to include another close review of the
82 records retention space requirements of all departments.

83

84 Mr. Etela then handed out a document from town resident; Cynthia Swank which had some basic requirements of the design
85 and size of records storage spaces. That document will be retained with these minutes at the town offices.

86

87 Mr. Castagna then inquired of the committee their comfort level of renovating the police station. Mr. Page responded that he
88 is of the opinion that as long as the structural and code issues are remedied, and he will rely on the experts on this committee
89 to determine that, he feels the current police department expanded to the second floor will be a good sized and functional
90 facility as long as it is done correctly. Mr. Page pointed out the one of the challenges in giving tours of the police station to
91 the public was responding to the question, "the police have the newest building on the campus, so how can you justify getting
92 a new building after 20 years?" He explained to the committee that the answer was always that if police are able to move
93 into the second floor that was originally meant for them, and there is a proper second floor connection made to the fire
94 station, then the problem with the cells, the lack of proper gear storage and gender-specific shower rooms, and the problem
95 with records and evidence storage could successfully be resolved. Mr. Page did add that he was not in favor of separating the
96 fire and police facilities due to an obvious increased cost factor due to the loss of "shared" space, and also in his opinion it
97 defeats the purpose of a true public safety effort.

98

99 Schedule and order of construction was discussed at length. The challenges were discussed in-depth to having to move fire
100 out and back in during construction. Mr. Jeffrey brought up specifically the costs of moving all of the fire equipment and

101 communications equipment back and forth to and from temporary and permanent buildings. Also discussed was how do we
102 get police done while the town offices currently occupy that space, and what is the time frame of library construction if we
103 are to move town offices into a renovated library?

104
105 Mr. Page stated that if a temporary fire building is a realistic idea he thinks we will have to move in that direction as opposed
106 to considering the Public Works Building for the storage or staging of fire equipment. He added that he is convinced that
107 only two pieces of apparatus, three at the most will fit in the public works building, and then there will also be a considerable
108 response time problem with critical equipment that will need to be picked up at the public works building and brought to an
109 active emergency scene. The committee agreed at the end of this discussion that this phasing and planning would be the most
110 difficult part of our charge from the Select Board.

111
112 Mr. Jeffrey and Mr. Robie then brought up the questions; do we do this all at once? Do we put one particular project at a
113 time on the warrant each year? Mr. Jeffrey, and Mr. Castagna pointed out there are advantages to putting one project at a
114 time on the warrant, but both agreed that each year that goes by increases any project by a minimum of 3 percent. The entire
115 committee agreed that doing it all at once may be a price tag that is unacceptable to voters at the polls, but at the same time
116 recognized the potential of the project being much more costly doing it over a number of years.

117
118 At the close of the meeting there was another discussion of the need to stay within the charge of the Select Board for the
119 purposes of our meetings, and that any other ideas the committee may have after that charge is fulfilled can be talked about
120 later.

121
122 Mr. Etela then asked for a motion to approve the minutes of the meeting from June 24, 2015. Minutes were approved with
123 minor changes after a motion by Mr. Castagna and a second by Mr. Page. All were in favor of the approval of the minutes.

124
125 Mr. Etela then asked the committee if there was any other item that may legally come before the committee. Hearing no
126 response he advised the committee that Mr. Page had brought a full size version of the Mires plan from 2001, and if there
127 was anyone who would like to review it they are available. Mr. Etela then added that Mr. Page had also brought a file with
128 pictures of the construction, and plans of the Septic System installed at the rear of the fire station three years ago. Members
129 of the committee did a cursory view of the system, and there was a consensus that the current system needs to be utilized by
130 any new construction based on the new conditions of the current system, and of course the cost(s) to build another one.

131
132 Mr. Etela then asked for a motion to adjourn. A motion was made by Mr. Castagna to adjourn, with a second by Mr. Robie.

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134 The Chair adjourned the meeting at approximately 8:17 p.m.

135
136 Respectfully submitted,

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139 Brian P. Page, Director of Public Safety

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141 Date prepared: July 6, 2015
142 Date approved: July 8, 2015