



**TOWN OF NORTH HAMPTON  
THE FIFTH MUNICIPAL FACILITIES COMMITTEE  
DRAFT MINUTES**

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REGULAR MEETING – SEPTEMBER 17, 2015 – 6:30 P.M.  
MARY HERBERT CONFERENCE ROOM  
NORTH HAMPTON TOWN OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NEW HAMPSHIRE

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***These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.***

**1. The Call to Order by the Chair**

Chair Etela called the meeting to order at 6:35 PM. Those in attendance were Peter Robie, Josh Jeffrey, Michael Castagna, Director Page. Absent: Wally Kilgore

**2. Old Business**

2.1 Confirm everyone's availability for Select Board Meeting on Monday 9/28 and Public Hearing on Monday October 5

All members present confirmed their availability on both dates.

**3. New Business**

3.1 Review and comment on Estimates received to-date.

Chair Etela stated after a cursory review, there were many inconsistencies with the numbers presented by Bauen Construction, and he had many questions for Ron Lamarre. He further stated it was not clear to him if soft costs were included or not.

Chair Etela stated costs given for the library is based on 9,000 square feet and wondered if the library had agreed to this square footage. He also questioned whether the site costs are allocated by square footage.

Chair Etela tried to reach Ron Lamarre via telephone but was unable to reach him.

Mr. Castagna stated after reviewing the numbers, his first thought was whether or not the \$5.7 million cost would be a “non-starter,” and did the committee feel they should try to get a number that would work; both cost wise and square footage wise, and still satisfy the space requirements. He further stated there is at least 20% “fat” in the plan.

Mr. Castagna stated the plan he had spoken with Ron Lamarre about two and one half weeks ago, worked and it gets the plan below \$5 million.

Mr. Robie stated the committee has fulfilled the charge given to them by the Select Board and that was to get the costs on the Chauncey plan. He asked how much further the committee wished to take this.

Director Page stated he was not in favor of the design of the alternate plan and it did not have to be brought forward to the Select Board.

Donna Etela spoke from the audience and stated it was not the committee's charge to make a decision on cutting square feet.

Mr. Jeffrey stated the demolition costs seem to be too high.

The committee came up with the following questions for Mr. Lamarre before they tried to call him again.

1. Has he talked to the library about 9,000 square feet?
2. Are the furniture and A & E (architecture and engineering) costs included? If not, the number is not complete without them;
3. Site costs are shown allocated on various parts and pieces; need to see costs of new septic system if the library is built on the homestead property; need to see site costs broken down by square footage;
4. Question on a new elevator on the Chauncey plan why is there an elevator?
5. Additional cost for temp relocation-need estimate;
6. Are the soft costs included on the second estimate?
7. Questions on costs for town offices why the difference in square footage?
8. Last plan does not show temporary costs for town offices;
9. Soft costs not included in Chauncey plan or current plan

### 3.2 Review latest plans for the Alternate Scheme with Ron Lamarre via Phone.

Ron Lamarre called in and discussed ensued regarding the latest plans and the committee asked the questions they had come up with after reviewing the plans.

Mr. Lamarre stated he asked Bauen Construction to base the library on the same size as the Kingston Library, which is 9,000 square feet. He further stated he will be working with the library to come up with the most spatially efficient space possible.

A sprinkler system was added because the library wished to have one. Mr. Lamarre stated the sprinkler system would not be needed in a building smaller than 10,000 square footage, but the library had asked to

have one on the plan. Chief Tully stated he would require sprinklers in the library due to the Assembly Occupancy.

Mr. Lamarre stated none of the costs included furnishings, A&E costs or a contingency, and they would need to add those figures in. He stated his fees were not included and they would be the same as last year. He further stated soft costs are not included in any of the options; it is purely construction costs.

Mr. Lamarre stated the current footprint of the alternate plan is roughly 2,000 square feet bigger than last year's plan. The reason for the addition is because of the addition and renovation to existing buildings. This amount of square footage will come close to \$500,000, and he is continuing to come up with ways to reduce the square footage of the net to gross ratio.

Mr. Lamarre stated the "Chauncey Plan" is well above the price of any of the options. The plan also shows a new elevator because the phasing would not work.

The committee asked Chief Tully his thoughts on three bays with an extension on it.

Chief Tully stated he would need to see measurements before he could comment, but he noted the current cramp angles will not allow for three of the trucks to make the turn out of the back of the station.

Director Page stated he has heard many comparisons of the North Hampton Fire Station to Station 2 in Portsmouth. He suggested having former Portsmouth Fire Chief, and current Newburyport Fire Chief Chris LeClaire ,sit down with the committee and explain the differences in how satellite stations work in comparison to North Hampton.

Mr. Lamarre suggested sitting everyone down in a room with Bauen Construction and anyone else , rolling up their sleeves and put together something they can present to the Select Board.

#### **4. Approve minutes from September 2, 2015 meeting**

**Motion by Mr. Robie to approve the minutes as amended. Seconded by Director Page. Motion carries 5-0.**

#### **5. Any other item that may come before the Committee**

*No items*

#### **6. Adjournment**

Meeting adjourned at 8:07 PM.