

Safety Services Building Committee Meeting Wednesday June 4, 2014

A meeting of the Safety Services Building Committee was held on Wednesday June 4, 2014 at 3:00 pm at the Franconia Town Hall. The minutes were recorded by Suzanne MacDonald

Regular members in attendance were Bob Montagno (Selectman), Dawn Steele (Resident), Allan Clark (Building Inspector & Project Manager), Paul Schmucker (Life Squad Chief), James Fitzpatrick (Resident), John Monaghan (Police Chief), Rick Gaudette (Fire Chief)

Contractors in attendance – John Ricci. Dana Nute and Paul with RBG.

Guests were Jack Cook, David Vanhoughton of Bethlehem, Chair of Ammonoosuc Energy Team.

The meeting was called to order at 3:06 p.m. by Bob Montagno.

Introductions of Ricci Designer and Job Superintendent – Don Turgeon – John Ricci was introduced to the group. The Job Superintendent and the Architect are expected to attend the next meeting.

Introduction of Dana Nute & Role – Dana Nute and Paul Leveille from RBG were introduced as energy consultants to the Committee. The relationship between RBG's work and that of Ricci was discussed. It was understood that this project is on a design fast track, but that the decision on energy source would not be rushed. It was acknowledged though that any impact that the energy source might have on the floor plan must be identified by June 13, 2014. RBG will have preliminary analysis complete for the next meeting so that alternative energy sources can be narrowed down and any impacts on the floor plan known.

Committee's Role going forward – Subcommittees, Design, Budget, Furniture & Equipment, Interior Aesthetics (Colors) – The role of the Committee and the steps to bring the project to where it is today was discussed. The Committee will continue to have a role, but once construction commences the role will be reduced significantly. The Committee will take on the role of overseer and will most likely be meeting on a monthly basis.

All changes to what was presented to the Town will be brought back to the committee. This will include significant floor plan changes, elevations and alternative energy sources. Allan will prepare a weekly status summary that will be distributed to the committee to keep them informed.

In order to be more efficient sub-committees will be formed to handle key functions. Bob Montagno will serve on all of the sub-committees. The Design subcommittee will be the three chiefs, the Furniture & Equipment will be John Monaghan and Dawn, the

Budget will be Jeff Woodward, John Monaghan, and Sally Small and the Interior Aesthetics (Colors) will be Dawn Steele and Laura from Mallory Interiors.

Borings & Geotechnical – In order to design the foundation the bearing capacity of the soil must be known. Borings will be done and will be complete by Friday June 13, 2014. A total of 9 borings will be done and they are marked on the site.

Letter of Intent – Ricci & Town – On Monday, June 2, 2014 the Board of Selectmen voted to accept the unanimous decision of the Committee to hire Ricci Construction as the Construction Manager assuming a final GMP acceptable to the Town is reached. A letter of intent will be reviewed and expected to be signed by the Board. Design work and final pricing has started by Ricci Construction.

Ricci Overall Schedule – Ricci will develop a detailed design and construction schedule for the project within the next two weeks.

Ricci detailed 60 day schedule with Critical Tasks – Ricci identified the critical tasks over the next 60 days to be as follows:

- Finalize the floor plan – June 13
- Finalize the storm water – June 20
- Finalize the exterior elevations – June 20
- Finalize the energy source – June 20
- Foundation Drawings by end of June 27
- Identify Key Subcontractors – June 20
- Finalize GMP - June 23
- Signed Contract – June 23
- Sitework Started – June 30
- Place Foundation – July 7
- Erect Panels – August 4

Building Envelope – Final – Ricci proposed the following envelope starting from the exterior and working towards the interior, Siding such as hardiplank, Tyvek, ¾” plywood, 2 x 8” studs, 1 ½” spray foam, dense pack blown fiberglass to fill balance of the cavity, sheetrock. The ceiling will be loose blown cellulous of R-50 although R-60 will be studied by RBG to determine if cost effective. Roof trusses will be raised at end to accept full insulation. All in attendance agreed that this was a superior building envelope and will be utilized.

Overall Exterior Appearance – Front & Rear – Bob Montagno stated that the appearance of the building is crucial as it is a key building in Franconia and must be attractive. Architectural details will be very important. The Committee advised Ricci that they liked the details utilized in the Bethlehem library and will want to see overhangs at eaves, trim to break up large planes and multiple siding details and colors. Ricci to have preliminary elevations to be reviewed by the Committee on June 11th.

Local Subcontractors to be Considered by Ricci – Ricci would like to utilize qualified local subcontractors as much as possible. The Committee put together a preliminary listing of local subcontractors to be considered.

Status of Permits – Septic, Driveway, Shoreland Protection (On Hold) – The Septic Permit has been submitted. The Driveway Permit has submitted. The Shoreland Protection Permit has not been submitted as it will likely be modified to eliminate the expensive storm water infiltration system. Allan to meet with Tim grant of Provan & Lorber to review options.

Design Process – Details – Jeff Nawrocki and the architect from JSN will actually design the project and prepare the structural and architectural drawings once the floor plans and the elevations are finalized. Ricci will also utilize an interior designer to assist with colors and finishes. They will need the specifics on the washer utilized by the Fire Department which Rick Gaudette will obtain.

Creation of Storage Mezzanine over Offices – A concern over needed storage was discussed and the possibility of creating a mezzanine. Bob Montagno advised that he is opposed to storage areas to simply to store accumulated “stuff”. Rick Gaudette would like to see some storage space overhead in a flat space over the offices. Storage over the offices is not likely to be possible due to the roof truss design and the limitation on height as Franconia has a maximum height of 35 feet in their zoning.

Flag Pole – The Building will have a solar flag pole which will be donated by John Ricci.

Allowances – Increase Testing from \$2500 to \$4500 – Increase Hardware from \$2500 to \$7000 – Allowance increases were made in Testing and Hardware to be more representative of expected costs.

Apparatus Bay Exhaust System – The fire department advised that they will be happy with an airvac exhaust system instead of the Plymouth system. Ricci would like to cost compare a few that would work. It was noted that the building will require CO sensors and exhaust fans to meet code.

Alternative Energy Sources Analysis Process – Dana Nute and his associates are working on analyzing various energy sources for the building. They will investigate geothermal and biomass. Cooling should be designed for the Fire meeting room and the entire Police side. Any impact on the floor plan must be known by June 11th.

Photovoltaic Cost Benefit Analysis Process – Dana’s firm will analyze the cost benefits of utilizing solar panels to produce electricity. It was agreed that the roof pitch will not change simply to accommodate the solar panels due to height considerations. Any floor plan requirements must be known on June 11th. RBG will also review the area designated for clear cutting by Provan & Lorber to determine if an area that large will be needed.

Meeting Schedule – The full Committee will meet next week on Wednesday June 11, 2014 at 3pm.

Homeland Security Grants - On Thursday June 19, 2014 Allan Clark and Mark Taylor will be meeting with the NH Director of Homeland Security to discuss grant options.

The meeting adjourned at 4:45 pm.

Respectfully Submitted,
Suzanne MacDonald
Safety Services Building Committee