

Safety Services Building Committee Meeting Wednesday, March 26, 2014

A meeting of the Safety Services Building Committee was held on Wednesday March 26, 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), Rick Gaudette (Fire Chief), and Allen Clark (Building Inspector) Paul Schmucker (Life Squad Chief), Jeff Woodward (Resident), John Monaghan, (Police Chief).

Guests were Roger O'dell, Thad Presby, Trevor Presby, and John Lachapelle

The meeting was called to order by Bob Montagno.

This Committee is now prepared to make recommendations to the Select Board on how to proceed with design or design building.

Allan Clark explained that there were two methods of moving forward; 1) The design, bid and build process and 2) The Design-Build process.

The Design-Bid-Build process is the traditional method of building. Design professional design the project, the drawings go out to bid, and then a contractor builds exactly what was designed. It is critical that the drawings be accurate as any changes from what was shown on the drawings will be a change order. The process is linear requiring an extended project. This process is necessary where the design of the building is critical such as a courthouse.

The Design-Build process is based on a hiring a construction manager once a preliminary design and specifications are developed which in this case are done. The Construction Manager works on the basis of cost plus a fee with a guaranteed maximum price. The Construction Manager hires the design professionals and the construction is faster tracked. Often the Design Build process is significantly faster and significantly cheaper. This process is typically utilized where function is more important than a specific design. The builder can make recommendations based on their previous experience.

Allen Clark as the Building Inspector for the Town of Franconia will recues himself from any vote.

Examples of the RFP's and the process of them were discussed. Several examples were given.

A lot of the basic work on this project has been done by Provan & Lorber. Provan & Lorber has provided the "construction manager" phase of the project up to this point. The Town of Franconia has invested in Provan & Lorber and we would like to continue to use them in some capacity. A lot of the language in documents that is required has already been established. Could one of our Committee Members pick up this role? Allen

Clark is willing to do this as long as all information is reviewed by town Council. This is an expedited project.

Just to put things into prospective, Profile High School was a Design Build project. John Monaghan wanted to clarify that the latest building at Profile was the Design Build, not the building done around 1975.

There was some discussion on a Construction Manager. A gentleman from the area has a lot of expertise doing this. The Construction Manager would rely on the design engineer for details. Ultimately, the design engineer is responsible for the project.

The project must meet our purchasing/bid policy established by the Town of Franconia. The bidders must meet the qualifications that we have established in our RFP's.

Three RFP's will be established immediately; Construction Manager, Civil Engineering and Demolition.

A vote of the Committee was taken on traditional build – zero- and a vote was taken on design build 6 voting members in favor.

Allen Clark then distributed a task list. Allen will work on the RFP's. RFP's will be going to potential bidders soon. The Committee would like to keep things as local as possible.

Next week we will look at names of potential bidders and send a letter for prequalifications. They must have built safety services buildings and they must be bonded.

Jeff Woodward has sent information to four area banks and has heard back from one with an offer of 3.25%. He expects to hear back from the others within the week then the Committee can discuss.

The Committee is planning a trip to the New Hampton Safety Services Building. They are hoping to visit on Thursday April 3, 2014 prior to the next meeting of the Committee.

John Monaghan asked for an explanation on turnkey category 4. Allen discussed this.

The Committee feels a committee does not need to be established to find temporary facilities.

More focus will be given on architecture and energy later on.

Rick Gaudette has been asked several times if the Safety Services Building will need to go to site plan review. Rick and Allen think it is exempt. No Building Permit is required.

Police Chief Smith from Littleton has offered to share knowledge on the Police Department end.

Surplus items may be able to be sold for profit on propertyroom.com or on govdeals.com.

The next meeting will be on Thursday April 3, 2014 at 3pm. Prior to that we will be going to New Hampton Safety Services Building, leaving the Town Hall at 12:15pm.

With no other business to conduct the meeting was adjourned at 4:09 PM.

Respectfully Submitted,
Suzanne MacDonald
Safety Services Building Committee - Secretary