

**Franconia Safety Services Building Committee Meeting**  
**Wednesday May 28, 2014**

A meeting of the Safety Services Building Committee was held on Wednesday May 28, 2014 at 1:00 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), Paul Schmucker (Life Squad Chief), James Fitzpatrick (Resident), John Monaghan (Police Chief), Rick Gaudette (Fire Chief) and Jeff Woodward (Resident).

Members of the public attending were Jack Cook and Roger O'Dell.

The meeting was called to order at 1:00 p.m. by Bob Montagno.

The purpose of today's meeting is to hear presentations and ask questions from the top finalists for the Construction Management firms with the intent to make a recommendation to the Board of Selectmen for the hiring of a Construction Management Firm for the Safety Services Building. Presentations to last one hour with a 15 minute break in between to allow the Committee to discuss the presentation and prepare for the next presentation.

At 1:00 pm Ricci Construction Inc. – John Ricci(Owner), and Jeff Nawrocki (Designer) presented to the Committee. Mr. Ricci indicated that the Job Superintendent could not attend due to a scheduling conflict. He advised that he could have his Job Superintendent, Don Turgeon attend a meeting later in the week if the Committee wanted.

Mr. Ricci introduced Mr. Nawrocki who would be the designer and structural engineer. It was noted that Mr. Ricci is also a Professional Engineer. Mr. Ricci discussed his firm's unique qualifications and reminded the Committee of the experience the firm has designing and constructing police and fire stations.

Mr. Ricci commented on the plans that were part of the RFP and advised that he thought the building envelope utilizing 6" walls, 1.5" spray foam and the balance dense pack cellulose or fiberglass was the correct way to proceed. Alternative 1.5" foam board on the exterior was an option. The ceiling should utilize blown cellulose. Mr. Ricci indicated that he had concern with the current plans lack of storage. He recommended exploring raising the eave heights to provide mezzanine storage over the offices. Not a full story like New Hampton, but storage.

Mr. Ricci thought the specs presented were well thought out. He sees no need to have a 6 inch step into the bay area. A sloped area toward drainage is needed. Need to keep ADA requirements in mind. He would also like to consider Solar Tubes to provide no cost natural light.

Mr. Nawrocki presented his qualifications indicating that in his design that simple is always better. Mr. Nawrocki was asked about alternative building systems such as a pre-engineered steel building or Structural Insulated Panels (SIPS). Both Mr. Nawrocki and Mr. Ricci indicated that they were concerned with the thermal envelope in a steel building. They indicated that SIPS did not allow for changes in the process and were not a good candidate for this application.

Mr. Ricci was asked if his company has ever worked with RBG which is an energy consulting firm in Concord. He indicated that they have not worked with that company but they have worked with other energy consultants. Mr. Ricci is a proponent for dense pack cellulose and spray foam. He was not a proponent for Geothermal as in the north it is too slow to react to the fire trucks coming in froze up at -30 degrees and a supplemental heat system would be necessary making the cost prohibitive.

Dawn Steele asked Mr. Ricci if it was practical to utilize only products made in the USA. He indicated that they could, but it would increase the cost and the time to complete the project. He did indicate that they would utilize local subcontractors whenever possible, provided they are qualified. Ricci Construction would utilize subcontractors for the majority of the work, but would install the doors, hardware and accessories with their own forces.

Jeff Woodward asked about working with our timeline. John feels they can accomplish that. He would fast track the project with the foundation starting in early July. He would panelize the structure and would expect the first panels to be installed the first of August. He is figuring about 20 weeks needed to complete the project and that the trucks could move into the building in October.

Chief Monaghan had a question about the apparent conflict in the proposal. He noted that the GNP was \$1.4 million, but the bond was based on \$1.6 million. Mr. Ricci explained that the bond amount was estimated prior to the GMP being determined. The GMP based on the specifications is \$1.4 million.

Mr. Ricci reviewed items that came to his attention while preparing his GMP that will need to be addressed such as an evaporation trench, flooring, solar flag pole, roofing, CO sensors along with vehicle exhaust removal, lockers, landscaping, and gear washer/dryer size.

Mr. Ricci indicated that the Job Superintendent would be at the site any time work was being done. Mr. Ricci would be the Project Manager and would attend the weekly job meetings.

Paul Schmucker asked, "What sets you apart from the other Construction Managers? Ricci's answer was consistent on-time delivery and experience especially with buildings such as the Safety Services Building and the fact that Ricci's only business is constructing buildings for third parties.

2:15 pm Conneston Construction Inc. – Bryant Lehr (Vice President), Tom Samyn (Architect from Samyn-D'Elia Architects) and Mark Bolstridge, (Job Superintendent). All members introduced themselves and gave a little background of them and their company. Mr. Lehr indicated that their company has done a significant amount of municipal work. It was noted that Mr. Bolstridge previously worked for Ricci Construction and was the job superintendent for the New Hampton Safety Services Building and the Manchester Fire Station. He left Ricci and rejoined Conneston to be closer to his home.

Mr. Samyn indicated that his firm has a broad range of experience and is currently the architect for the two rest area complexes in Hooksett which are being constructed by Conneston. Mr. Samyn indicated that his firm has designed 5 fire stations.

Mr. Lehr indicated that the Job Superintendent would be at the site any time work was taking place including weekends. Mr. Lehr would be the job Project Manager and would attend all job meetings.

Mr. Lehr and Mr. Samyn indicated they would extend the masonry wall between the apparatus bays to the full height to support the trusses. They were concerned that the current design had minimal storage and no room for expansion. Mr. Samyn indicated that the floor plans should be modified to be more efficient with better work flow.

They indicated that radiant floor heat works well with geo thermal. The direct exposure to the south was mentioned. They have little direct experience with alternative energy. Conneston would welcome working with an energy consultant to examine alternative heating sources and solar.

The question of using a pre-engineered steel building was asked and Mr. Lehr indicated that they had concerns with moisture since the trucks will be washed inside of the building and that they do not believe that steel buildings can have as good of a thermal envelope. They like to use dense pack cellulous or fiberglass together with spray foam. Mr. Lehr sees the timeline of being about 22 weeks from start to finish and they would panelize the exterior walls and utilize wood trusses. Conneston uses local contractors as much as possible.

Paul Schmucker asked the question, “What sets you apart from the other two companies we are interviewing today.” Mr. Lehr indicated that Conneston works cooperatively with everyone, work in fun environments with very few surprises and also the fact that the contractor and the Architect have worked together since 1992.

3:30 pm Presby Construction Inc. – Thad Presby (owner), Trevor Presby (owner), John Izzo (Site Manager) and Bill Gregsack (Engineer). Mr. Presby introduced their team and discussed the quality and the reputation of Presby Construction Inc. It was emphasized that they were local and the majority of their work is done within 20 miles of Franconia.

They talked about energy efficiency and geo thermal energy. They are a proponent of geo-thermal, but acknowledged that propane would be needed to back up the geothermal system due to the unusual characteristics of a Fire Station.

Mr. Presby indicated that they would utilize their own forces for sitework, concrete, carpentry and likely plumbing. By utilizing their own forces it results in better control of the schedule. They indicated that they would complete the building by Thanksgiving and would not panelize the exterior walls.

Mr. Presby indicated that they believed a pre-engineered building could be delivered in time to not adversely affect the schedule. They also thought it could be as energy efficient as a wood building. They also indicated that they did not think there was significant cost savings from going to pre-engineered steel, but that it could provide flexibility as it could be designed clear span.

Mr. Presby indicated that they have not worked with an energy consultant before, but would welcome the opportunity. They indicated and demonstrated a knowledge of alternative energy sources and especially geothermal.

Mr. Presby indicated that he had the opportunity to review the site plan prepared by Provan and Lorber and thought that the stormwater drainage utilizing a complex system under the parking areas was significantly over designed. He thought that the difference between impervious surfaces prior to construction and after construction were the same (gravel surface is considered impervious by the State) and that open treatment and swales into the wetlands would be adequate. He strongly suggested the Committee review different options for stormwater as the plastic materials have a cost in excess of \$60,000 not including installation and mark up.

Mr. Presby indicated that Presby Construction is not currently bonded, but could be bonded, but that it takes more time than they realized. He presented a Letter of Credit drawn on Woodsville Guaranty Bank in the amount of \$500,000 as an alternative. It was agreed that the Letter of Credit and the concept would be reviewed by Town Counsel. [Town Counsel indicated after the meeting that a Letter of Credit is equal to or superior to a Payment & Performance Bond, but that the amount must be 110% of the entire contract amount pursuant to State law.]

Paul Schmucker asked why their Guaranteed Maximum Price was so much lower than the others. Mr. Presby responded by stating; 1, They are local and do not have any travel expenses, 2., they would utilize a large percentage of their own crew which cost is not marked up and 3., they do not intend to have a full time job superintendent on the job at all times.

Their Engineer discussed his role and his firm. He indicated that he did the design and structural work for the Weathervane Theater. He offered no other examples and indicated that much of his work is bridge and civil engineering type of work.

Paul Schmucker asked, “What separates them from the other companies that were interviewed today.” Mr. Presby advised that they were local, they use a common sense approach to business, they take pride in what they do, and they have a lot invested in the area and are here for the long haul.

When asked about SIPS Trevor Presby indicated that this job was not an appropriate job for SIPS.

4:30 pm – The Committee then discussed the reference of all three companies. All had good references according to the extensive background work done by Dawn Steele and John Monaghan.

Each member of the Committee rated each company based on a score of 1 – 5 with 5 being the highest based on a number of attributes. A copy of the worksheet is attached to the minutes. It was noted that Allan Clark abstained from the analysis and from voting on a recommendation as Building Inspector and Project Manager as he must be impartial and able to work with whomever is recommended.

The results of the analysis when all scores were totaled was Ricci 241, Conneston 222.5 and Presby 206. There was much discussion of the various firms with pluses and minuses of each firm discussed. After significant consideration it was decided to drop Conneston from the consideration primarily due to the quality of their presentation and it being believed that the architect would be difficult to work with.

Based on the analytical ratings of the written proposals in response to the RFP, Ricci Construction was ranked number 1, Conneston number 2 and Presby number 3. See minutes of May 21, 2014.

After more discussion the Committee voted unanimously to recommend to the Board of Selectmen Ricci Construction primarily due to their experience constructing fire stations, police stations and safety services buildings and the strength of the Mr. Nawrocki as engineer and designer.

The consensus concerning Presby was that the inability to bond or provide a letter of credit for the full amount of the job was a significant failure as the law requires a full payment bond and there is insufficient time to wait for them to obtain a bond or a larger letter of credit. The engineer was not well received and appeared to lack experience in the proposed building type. Concerned was also expressed that Presby did not intend to staff the job with a full time Job Superintendent and that Presby was involved in many projects.

With a unanimous recommendation for the hiring of Ricci Construction of Portsmouth A vote was taken and the voting members of the Committee voted to unanimously recommend to the Select Board that Ricci be hired as the Construction Manager.

With the purpose of the meeting accomplish, the meeting adjourned at 5:45 pm.

Respectfully Submitted,  
Suzanne MacDonald  
Safety Services Building Committee