



Fire Station Building Review Committee

Meeting Minutes
Wednesday, July 12, 2017
APPROVED

Allan opened the meeting at 6:03 pm

Committee members in attendance: Allan Brown - Chairman, Kimberley Edelmann, David Hartman, Howard Kirchner, Ed Raymond, Peter Ladd, Jonathan Lord

Absent: Peter Wyman, Janice Loz

Others present: Anthony Mento & Jason LaCombe – SMP Architects, Ken Holmes – North Branch Construction, Rick Davies, John McGilvary, Intertown Record, Bill Balsam, Ken Milender, Darren Blood, Ed Mical, Sue Hemmingway, Bruce Blason

1. Meeting Minutes

A. A motion was moved and seconded to approve meeting minutes dated June 29, 2017. Corrections were provided. Motion passed unanimously.

2. Geotechnical Samples

A letter has been sent to about 11 surrounding property owners about the samples that will be taken on the property on August 2.

3. Water & Sewer Drawings

A. Allan said the Water Precinct cannot find the needed drawings. SMP will notify the Civil Engineer, and if needed the surveyor may need to come back.

4. Committee Update from the Town

A. Kimberley reported the SMP contract has been signed, however, the Selectmen have not signed the North Branch Contract yet. The house has been sold and the details for the move are being worked out.

B. Ed Mical reported the Architectural Historian has visited the fire station site, Ed will follow-up. The house can't be removed until FEMA gives permission to do so. Ed M. said any tree cutting that is needed to remove the house needs to be coordinated with the State and FEMA as well.

Action Item

Kimberley asked Ed M. to let the Selectman's Office know the minute the house can be removed.

5. SMP Update

A. Kimberley asked SMP how are they doing with the schedule. SMP said they slipped a little on the geotechnical, the hope was to have the borings in early July and the report in the middle of August. SMP has now released the engineer to complete the geotechnical and the report will be a little later than August. Other than that SMP is on schedule.

6. Energy Committee Recommendation

A. The Committee discussed the recommendation from the Energy Committee to hire a third-party consultant. Allan said the Committee went into this knowing this will be a bare bones budget, there is no extra money to hire professionals. The town hired SMP because SMP said they have the professional's on board, and Allan's opinion is the Committee should allow SMP to do their job and see how it all works out.

- B. Howard asked if the Committee is going to vote on this, the cost can be added on to the bid on the other end. Allan said no money was appropriated for this year, and he doesn't feel the Committee has the right to spend money that would need to be appropriated next year. The cost for a consultant would need to be paid for this year because now would be the time to use them. Kimberley said the Energy Committee was going to put together a short list of consultants, maybe the Committee should check the list out. Ed Raymond said he agrees with Allan, SMP has people on board, why would we hire someone else. Peter Ladd said he remembers SMP supporting this idea. SMP said the firm feels it would be a very good benefit for the project but SMP would want them on board soon to review the drawings when they are 50% or 60% complete so that SMP receives feedback during the design process.

Action Item

Peter Ladd said the Energy Committee is meeting tonight to go over their short list. Allan asked Peter L. to email the list to him.

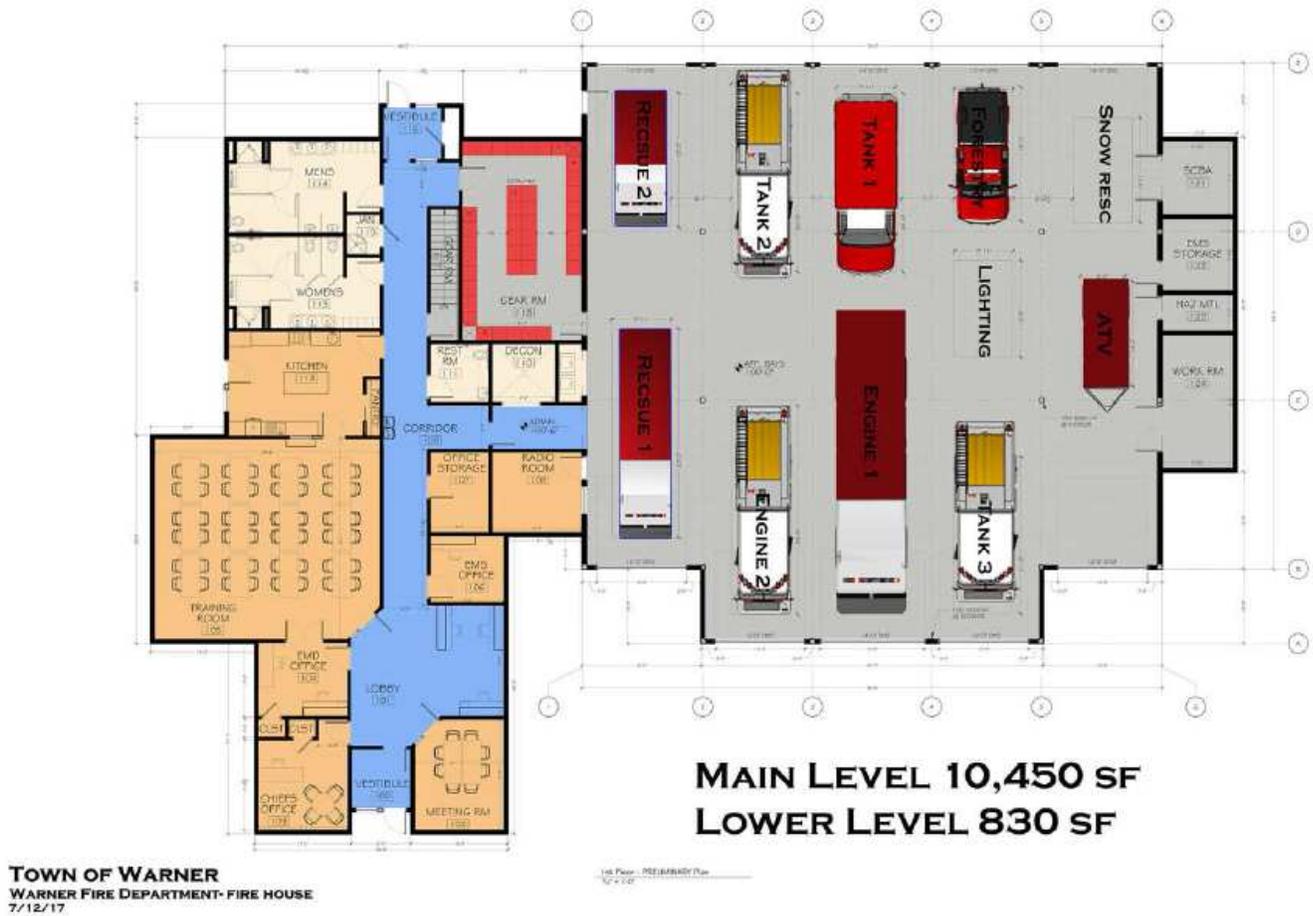
- C. Darren Blood from the Energy Committee agrees this Committee has no hiring authority, he wanted to make sure Peter L's voice was heard. He thinks it makes sense for the town to spend a little more money now versus a lot of money for the next 50 years.
- D. David asked SMP if they are not sure about energy conservation. SMP said in the letter the Energy Committee provided and the discussion from the last meeting the intention was to have the Energy Consultant look holistically at every aspect of the building and systems. SMP said they have the technical expertise on staff and within the engineering team and construction managers are also LEED Certified professionals. SMP designs around LEED guidelines without chasing every credit. SMP has a mechanical engineer that will do the base level of energy modeling so they can determine the anticipated costs on the heating and electrical systems and weigh it against the construction type. SMP feels quite comfortable the level of service and detail they provide will far surpass anything the town currently has. Allan asked SMP when would they need this consultant on board. SMP said the sooner the better or get a consultant to review the design drawings at 50% leaving time for adjustments.
- E. David said he is leery about spending extra money to get the expertise that needs to be done to review the architectural and construction management teams design. David was under the impression that SMP could deal with it. David said he understands about the electrical and plumbing, but he's not sure about the energy part. Howard seconds David's opinion, what will we gain 1% or 2% more in energy efficiency?

6. Geotechnical Report

- A. SMP introduced Ken Milender from Ransom Environmental Engineering. Ken said his firm will be on site August 2 with a drill rig to drill some test borings within the proposed footprint of the building. The borings will indicate the strength of the soil and what the soils are, then the soil will be tested to determine the soil bearing capacity. The noise level will be the same as a well drilling rig and he plans on being on site from 7:30 am to 5:00 pm. Kimberley asked the abutter's that are present if they had any questions, they had none. Ed Mical asked if any trees will need to come down for this. Ken said no.

7. Building Floor Plan

A. The Committee reviewed the floor plan.

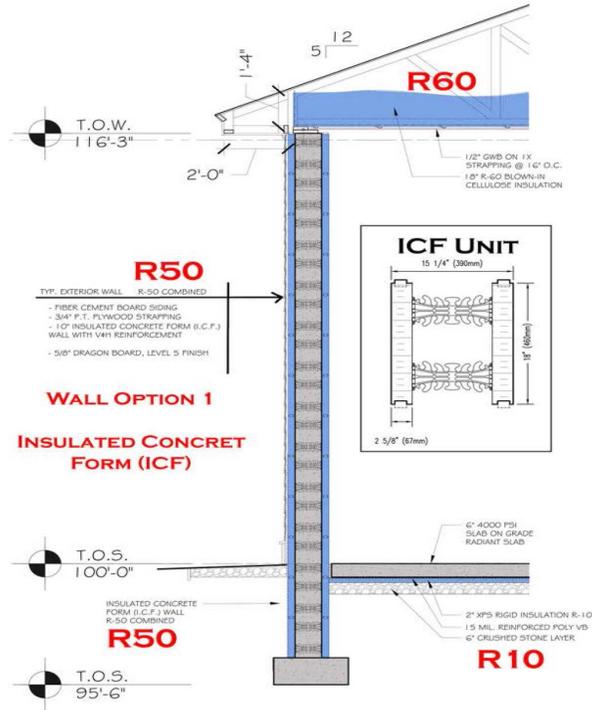


- B. Kimberley noted that overflow space is needed when performing emergency operation's.
- C. Corridor's are 6' wide.
- D. Peter Ladd asked if there will be plumbing in the right hand work space. SMP was hoping not to. Ed Raymond said a laundry sink would do.
- E. Air to every truck with the exception of Rescue 2. Peter Ladd suggested air to the work space too. Ed Mical suggested electricity to every truck for chargers. Bruce suggested truck fill for the tankers.

8. Roof Options

A. SMP presented the roof options available. A clear span in the bay is preferred.

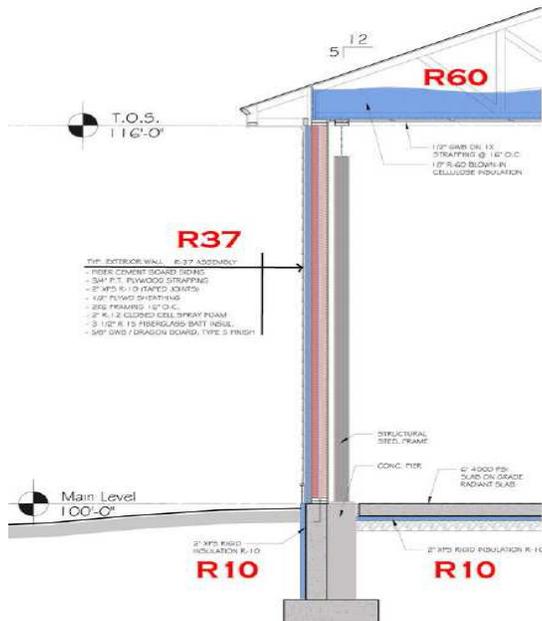
9. Wall Options



OPTION 1 - INSULATED CONCRETE FORM
1/2" = 1'-0"



Wall Option 2
Standard Option



OPTION 2 - STRUCTURAL STEEL - w/ STUD
1/2" = 1'-0"



- A. The cost for the wood/steel masonry option for the exterior and load bearing walls is \$262,624, for ICF option is \$231,990 and wood/steel LVL option was \$212,324. Depending on which system, the outside gross area of the building could grow.

Committee Decisions

- A. Allan asked the Committee who wants a clear span in the bay area: Ed Raymond – clear span, Kimberley – clear span, David Hartman – columns, Jonathan Lord – clear span, Peter Ladd – clear span, Howard Kirchner – clear span, Allan Brown – clear span. Clear span is the choice of the Committee.
- B. Exterior and load bearing walls: Option 1 ICF \$231,990 – Jonathan Lord, Ed Raymond, Kimberley, David, Peter Ladd, Howard, Allan.

Committee Action

Allan moved to go with Option 1, ICF for exterior and load bearing walls in the amount of approximately \$231,990. Ed seconded the motion, motion passed unanimously.

10. Fire Station Site

A sign will be erected at the site once SMP has it printed.

11. Next Meeting

Next Committee meeting is scheduled for Wednesday, July 19, 2017

12. Generator

Action Item

Anthony asked Ed Raymond to bring the current generator specs. to the next meeting with SMP.

13. Adjournment

Meeting adjourned at 8:19 pm.

Recorder of the minutes: Mary Whalen