



Fire Station Building Review Committee

Meeting Minutes
Wednesday, January 31, 2018
APPROVED

Committee members in attendance: Selectman Kimberley Edelmann - Chair, David Hartman, Howard Kirchner, Peter Ladd, Jonathan Lord, Fire Chief Ed Raymond, Peter Wyman

SMP Architecture: Anthony Mento

Also in attendance: John Leavitt, John McGilvray, Ed Mical - Emergency Management Director

Absent: Janice Loz

1. Meeting Start & Roll Call

Kimberley called the meeting to order at 6:06 pm. Roll call was taken.

2. Status Updates

2.1 Board of Selectmen

Last night, two major steps were taken by the Board of Selectmen:

- 1) The board agreed to hire a bond attorney from Drummond for under \$5,000. The other bond attorney who was considered had equal services, but a higher price.
- 2) The date for the Public Hearing was agreed. It is Thursday, February 22, 2018. Start time, 7pm. The meeting will be held upstairs. SKIT will be holding their rehearsal that night downstairs. The Public Hearing will be advertised and posted in many locations.

2.2 Public Sessions

What had not been scheduled yet was an Informational Session. Ed Raymond noted that the fire department had not met since the January 24th meeting where the topic had been discussed. The next WFD meeting would be Tuesday, February 6. Ed will talk with the department.

John McGilvray asked if the bond attorney will be at the Public Hearing. Kimberley said she would ask, noting that she would prefer not to have to be the one to field all of the questions about how bonds or other funding works.

2.3 Funding

Ed Raymond asked if a bond was sought, where would money to pay for construction come from before July? Kimberley said a short term loan at very low interest would be used.

John asked if the debt level would be known by Town Meeting? Kimberley said it would not be to the penny, but she already had several estimates in hand. Those numbers would be shared at the public sessions, including how they impact the tax rate. Kimberley added that the Water District went through the same process with their bond. She said it may feel a bit like a "leap of faith" to some people.

2.4 Tax Impact

John Leavitt said someone approached him earlier in week and said they had heard the fire station was going to cost \$150 per \$1,000. He told the person it was not that bad. He asked Kimberley if it would be more like between \$50 and \$70 per \$1,000. Kimberley said she expected it be somewhere between 65 cents and 95 cents per \$1,000. Cents, not dollars, per \$1,000.

2.5 Emergency Management Grant Work

Ed Mical provided an update from an Emergency Management perspective. He had been in touch with the State. They're in the process of funding. He's putting grant paperwork together. He and Chief Raymond met with R&R earlier in the day to discuss radios. He also noted that the new drainage / civil design work needed to be shared as part of the grant. Ed would work directly with Anthony about that.

2.6 North Branch Construction & GMP

North Branch Construction met with the Board of Selectmen last week in a public meeting and provided their GMP (Guaranteed Maximum Price) based on the current design. Anthony also attended. NBC provided a big binder of bids and pricing. The Selectmen found the price to be higher than their goal price. Constructive conversation took place; Jim Bingham and John Dabuliewicz made good points and asked good questions. (Clyde Carson was not present.)

The total project costs provided by NBC was over \$2,950,000. The Selectmen want it under \$2,800,000. By the end of the meeting, NBC and SMP agreed to meet next week and continue working on getting the price down.

Kimberley shared that not knowing the final price was frustrating, especially since the Budget Committee and others keep asking for the price. She felt the work being done to reduce the price was very important.

Ed Raymond asked if there was a list of the contractors who bid. Kimberley said there was, but it wasn't public, especially since the final contractors had not been selected yet. Also, rejecting contractors publicly would not be good to do.

Peter Wyman asked how the price was calculated? Highest bids, lowest bids? John Leavitt said he recalled that the two lowest bids were used and that the two lowest contractors per division would be contacted to look for value engineering savings. John added that he felt the meeting was excellent, but not the price.

3. Dangling Actions

Kimberley recalled that at the last meeting, David had commented about everyone needed to review the minutes, address some unanswered questions, follow through. She asked David to expand on that.

David brought up the following points:

The Video - Kimberley said there are 6 firefighters who have stepped forward to do a video. Work on that was delayed while she worked in the Town Hall. Work will begin shortly.

Lawn Signs - Peter Wyman said the signs are being done by an outside group.

Energy Committee - Anthony met with the committee on December 12. David wondered if there were minutes available. Kimberley was not aware if there were minutes or not. David said it was also noted that the fire station plans may not meet the goals of the Energy Committee. Kimberley said they wanted a pellet system, which the design does not include. Jonathan commented that the carbon footprint for a pellet system was higher.

Apparatus Layout - David wanted to see a drawing of the layout of apparatus in the apparatus bay.

Utility Pole - David did not believe the utility pole should be removed and wanted to know why it was still shown in the plans. Kimberley said discussion with Eversource had taken place. Peter Wyman noted the driveway was very

wide without moving it. The cost to move the pole was over \$30,000. David wanted to know the status of the pole in discussion with Eversource. Ed Mical believed discussion faded and Eversource dropped the subject. Kimberley said she would find out how it was left, but the pole remains. John McGilvray said the pole in front of his house was hit by a car and destroyed. When an Eversource lineman came to repair it, John was told they would be going after the driver for the cost of replacing it, to the tune of \$32,000. Ed Raymond added that the age of the pole makes a difference.

Attic Access - Kimberley read from prior minutes, noting that the attic space would be accessed via hatches. There would not be a pull down ladder or staircase. Peter Wyman said that the rules are different for "a hole in the ceiling" versus a ladder. David asked what was done in the Town Hall; there was a pull down ladder there. Ed Mical said it was put in during the past eight years or so. David said the Selectmen at the time requested it as part of the insulation work done in the Town Hall; there are walkways up there.

Underground Chambers - David was not clear on how the underground chambers would work. Peter Wyman noted that the chamber system would be under the driveway in front of the building. They are for rainwater. David wondered about the maintenance on the system and was worried it would plug up. Peter Wyman said the sand would fall through to a catch basin, only liquid would come out of the system. The base of the basin would be what gets cleaned up.

50 Year Storm - David recalled an intense storm from summers ago. He felt the swale at the corner of Split Rock and Main Street would hold that water. Kimberley said she remembered that when doing the civil engineering or the site, the amount of rain water that flows off the property can not exceed the current levels. In a major storm, whatever would have left the site would still be allowed. David asked where water would flow in a big storm if it left the site. Peter Wyman said there was drainage on Main Street. David recalled when the town spent a lot of money to take care of the school, the Odd Fellows Building, and the Town Hall, putting in a big system and a catch basin for water, depositing the rainwater directly in the Warner River. Kimberley said the water at the site would not be going directly into the Warner River. David felt the site would be adding to the water on Rt 103. Kimberley said that that was not the case. Peter Wyman said the water retention system would prevent that.

Future Solar Array - David had a question about reference to a future solar array. He felt the Selectmen should say that a new building should be added to the current array. Kimberley said the Board of Selectmen had not discussed a new solar array. The committee decided to put conduit in place, under the back driveway, in case a solar array would be wanted in the next 40 years. The cost of the conduit was \$800 to \$1,000. David felt that money should be spent later, not during this project.

Kimberley pointed out that all of the questions David was asking were questions everyone on the committee should be able to answer.

Outlets & Sockets Discussion - David was concerned that Anthony, during a phone call, had invited him to go to a subcommittee meeting, which Kimberley later said was not a meeting. Kimberley said that was her mistake, referring to a gathering as a meeting. It was a discussion with Ed Mical, Ed Raymond, and Anthony to discuss where to put electrical outlets.

4. Questions & Answers Brainstorming Session

Kimberley asked the committee members and the three members of the public to break into groups. Each group was asked to put together a list of questions that they have heard or expect to hear from members of the public. No answers were to be discussed; just questions. Answers would be worked on later.

The next 30 minutes of the meeting were spent brainstorming. Anthony arrived towards the end of the work.

Jonathan recommended everyone read their questions. Everyone agreed. Jon started.

- ◆ Does the \$2,800,000 include interest and how much?
- ◆ What was the cost of the land, Phase 1, Phase 2, and the cost of the previous attempt of the old fire station?
- ◆ Do we need all those bays?
- ◆ Can you cut out a bay to save money?

- ◆ Will the pitch of the roof be able to deal with snow loads?
- ◆ Do we need all that equipment?
- ◆ What happens to the current fire station?
- ◆ Firemen should be involved in the Town Meeting discussion or other meetings.
- ◆ For a \$200,000 tax assessment, what would the increase at 75 cents per \$1,000 be?
- ◆ Where does the hazardous waste go when you wash the vehicles?

Ed Raymond read his team's questions.

- ◆ Old land location. what's going to happen with it?
- ◆ Can more money be put up front to reduce the cost or debt service?
- ◆ Why don't we reduce the size of the new fire station and keep using the existing fire station?
- ◆ What will happen with the existing fire station?
- ◆ Is there going to be a red light on the street in front of the fire station?
- ◆ What are the plans for further growth of the staff of the fire department?

Ed Mical read his team's questions.

- ◆ What is an Emergency Operations Center?
- ◆ When will the building be finished?
- ◆ What happens if the article fails?
- ◆ What will happen to the old fire station building?
- ◆ Is the building energy efficient?
- ◆ What effect will this have on my taxes?
- ◆ Does the building meet ADA compliance?
- ◆ Why is the building so big?
- ◆ What is the outside lighting?
- ◆ Is the building sized to handle conventional equipment?
- ◆ Does the building have a back up generator?

David Hartman read his team's questions.

- ◆ Why is the building so big?
- ◆ What's happening to the old fire station / buildings?
- ◆ How much is this going to cost?
- ◆ How will it affect my tax bill?
- ◆ Are the neighbors happy with this proposal?
- ◆ Isn't there a better location for the fire station?
- ◆ How does Warner relate to our neighbor towns to provide fire and rescue services?
- ◆ Is there provision to add to the building for new equipment and / or full time staff?
- ◆ How many firefighters are there in Warner?
- ◆ Are our firefighters really volunteer, or do they get paid? On call?
- ◆ What is the next issue to be dealt with after the building of a new fire station?
- ◆ I've always heard it takes at least 3 Town Meeting votes to pass a bond this size. Why?

Kimberley thanked everyone for their work. The answers need to be worked on next. Kimberley handed the meeting over to Anthony.

5. Selectmen's Meeting with North Branch

Anthony talked about the January 26 meeting with North Branch Construction. He pointed to the binder provided by NBC which included the bids for each division. The recommendations for each trade added up to \$2,742,000 or about \$252 per square foot. Both numbers were higher than what Warner wanted. Anthony explained that that number did not include soft costs which would include testing that needs to occur, SMP's oversight, the mechanical

engineer's oversight, and the owner's contingency which was currently set at \$138,000. Total soft costs totaled around \$200,000. The project total was around \$2,951,000. The Board of Selectmen did not want to go over \$2,800,000. This was \$150,000 over. Kimberley interjected that the Board of Selectmen had actually agreed on a limit of \$2,700,000, but wrote the warrant article at \$2,800,000.

Ed Mical asked if the soft costs includes things like the gear lockers. Anthony said the soft costs include \$138,000 in owner contingencies to be used as needed, including gear lockers and other stuff. Peter Wyman asked if there was a price list of what the Warner Fire & Rescue would have to purchase.

Anthony noted that furniture would be covered by the EOC grant. Kimberley added that the EMT office would not be covered by the EOC grant; Ed Mical confirmed. It was also noted that furniture from the current station could be moved to the new station.

Anthony said the Board of Selectmen directed North Branch Construction and SMP to work together to find savings. He knew of some things; Bruce Blazon of NBC knew of some things. They spent four hours earlier in the day going over everything. Bruce would bring updates to SMP next week. Anthony noted that the exercise happens time to time. He felt finding \$150,000 was doable.

6. Deeper Into the Details

6.1 Sand & Gravel

Anthony asked if the town has a sand and gravel pit from which contractors could get materials instead of buying for it from other sources. Kimberley said the town does have a pit, but that he would have to talk to Tim Allen about it. Peter Wyman said Tim would want to know how much yardage they were looking at. Kimberley added that Tim can also calculate the costs to the town for the material.

Ed Raymond noted that there were a number of pits in town, even not owned by the town. He wondered if the contractors who were bidding should already know that. Peter said they don't advertise.

6.2 Contractors

Anthony noted that there was still time and opportunity to have some of the contractors refine their initial bids. Anthony added that some contractors bid on more than one area of the project. Therefore, there was potential for refining bids there, as well.

Warner was still hoping to have local contractors involved in the project.

6.3 Site Plowing

Anthony noted that there was a line item in the budget for plowing. He wondered if Warner DPW would be interested in plowing the site. John Leavitt pointed out that liability would be different. Kimberley asked Anthony if he was comfortable talking to Tim about that, as well. He was.

6.4 EMS Storage

Anthony spoke about the EMS Storage Room. It, along with the SCBA Room and Work Shop, would be its own radiant slab zone. Anthony said the plans included a gas space heater, as well. The committee decided that was overkill and unnecessary. It will be removed from the plans and costs.

6.5 Apparatus Bay Heating

Anthony spoke about the current heating system for the apparatus bay. It included four small units. They have used them in the past; they are weak. Anthony proposed replacing three of them with one larger Modine system, which would be a lot more powerful, sending heat from the front to the back of the bay. One smaller unit could be kept at the far end of the bay.

Ed Raymond asked if it would be possible to add heaters after the fact. Anthony said that could be done.

Peter Wyman noted that the doors are not kept open very long. Howard said during site visits, he heard that heaters weren't even used where they had radiant slabs. Kimberley asked if the slabs would keep the area warm enough. Peter Wyman said it would.

6.6 Landscaping

Anthony said the site guy would be fine grading the grounds, loam it, and put down grass. Beyond that, there was also \$15,000 set aside for landscaping. The original budget was for \$30,000. Anthony said there would be crushed stone along the drip edges. There would be hard landscaping around the flag pole. Anthony asked if, in the interest of saving another \$15,000, the landscaping could be done later, as a community project or something else. Also, Rob Nutt had shown interest in helping, but was unavailable to help at this time.

Ed Raymond said that hydroseeding was fine. But he felt any additional landscaping right before winter was not going to be well timed no matter what. Ed felt that the Fire Department could have a fund raiser for landscaping work. Kimberley said that there was a Town Hall Beautification Fund supported by citizens. Maybe something like that could be done for the fire station.

Peter Wyman agreed the landscaping funds could be dropped to zero.

David Hartman spoke on behalf of plants. While he agreed to cut the landscaping budget, but having it be zero was not a good idea. He did not want the fire station to be bare, like the Police Station. He asked for attention to be paid to the lawn. Anthony noted the lawn was already included and guaranteed for one year.

Kimberley believed waiting until the following spring would be better for landscaping. She added that two of Gordon Smith's two nice rhododendrons had been saved and would be ready to transplant.

6.7 Apparatus Bay Doors

Anthony said there were a lot of remote controls for use with the apparatus bay doors.

The cost of ten gray doors was \$8,000 more than cost of ten white doors. The door material can't be painted; the surface won't hold the paint for long. Anthony pointed out that gray in front and white in the back would only cost \$4,000 more.

Peter Wyman said he would prefer all of the doors to be one color. Kimberley said the reason the committee wanted the darker doors was to minimize the size of the building; white doors would make the building look bigger. That was a priority. The committee agreed.

In response to gasps at the lowest door big of just over \$4,000 per door price, Anthony shared that one town had considered \$40,000 each for doors much like what Laconia had; doors which open horizontally, very quickly, and were very cool. Ed Raymond echoed his mantra, "Wants versus needs".

David reiterated his belief that the apparatus bay should have been deeper instead of wider, reducing the face of the building. He wanted 8 doors instead of 10 and vehicles parked 3 deep instead of 2 deep. Kimberley said she would add it to the list of questions the committee should be ready to answer.

David added that he did have an opinion on the color of the doors. Peter Wyman shared his building experience, noting that darker doors looked smaller.

6.8 Alternates / Options

Anthony reviewed the alternates which were calculated for possible inclusion in the project:

Lightning protection - \$9,500.

Two truck fills - \$6,200. Peter Wyman suggested a valve be installed at the end of the line instead of a cap, making it

easier to add on later.

Additional 2 inches of rigid insulation under the apparatus bay, not the stuff you get from Home Depot - \$12,100. Margaret Dillon was okay with the current 2 inches, however the Energy Committee was recommended 2 more.

Two inches of rigid insulation under the administration area - \$8,200.

Peter Wyman felt another 2 inches was not needed under the apparatus bay, but that 2 inches under the administrative bay was definitely needed. He regretted not having put insulation under his own office when he built it, noting that the floor gets cold. Anthony noted that the envelop of the building was designed to help keep the building warmer than the building Peter built which did not have insulated frost walls. Peter said during the arctic cold of December, the cold crept in.

Construction of the building floor would involve 12 inches of crushed stone, a vapor barrier, 2 inches of rigid insulation, and then the concrete floor.

Everyone agreed to add insulation under the administration bay, but not the apparatus bay, investing to keep the building energy efficient over the long run.

Anthony noted that there were several other items on the list. The Board of Selectmen asked SMP and North Branch to go over everything and find savings without impacting the quality or size of the building. Anthony said it would be another week or two before new figures were ready.

6.9 North Branch Construction Work

North Branch did end up bidding in an area of the project as all other bids that came in were deemed much too high.

7. The Fence

Anthony noted that the 250 foot long, 8 foot high, colored vinyl fence was quoted at \$27,000. The same fence in white, \$13,000. It can be painted! The committee agreed that the fence would have to be white and painted after the fact.

As the meeting wrapped up, Anthony spoke with John McGilvray about the fence. The fence will be white, but paint will be purchased based on John's wife's input.

8. Next Meeting

The committee will be meeting for the Thursday February 22 Public Hearing. Prior to that, the committee would need to meet in preparation for that meeting.

The next meeting, if in two weeks time, would be on Valentine's Day! Kimberley said she would email the committee with potential dates for the next meeting.

9. Adjournment

David made a motion, seconded by Peter Wyman to adjourn the meeting. All in favor. The meeting adjourned at 8:20 pm.

Respectfully submitted,
Kimberley Brown Edelmann
Recording Secretary

(These minutes were approved at the meeting of February 15, 2018.)