



TOWN OF BROOKLINE, NEW HAMPSHIRE

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Minutes DPW Building Committee Tuesday, August 11th, 2020

Committee members in attendance: Eddie Arnold, Todd Croteau, Cindy LaCroix, Mike Wenrich, Dana Ketchen, Brian Rater, and Tad Putney. Also in attendance: JP Royea and Jay Kramarczyk.

Eddie called the meeting in the fire station meeting room to order at 7:03pm.

Minutes

Brian moved, seconded by Todd, to approve the August 4th meeting minutes as written; Voted Yes 7-0.

Sprinklers

Eddie said we received a letter from **Jay Kramarczyk** that was forwarded to the members advising that a sprinkler system is required for the new DPW garage. **Tad** asked **JP** if he agreed with **Jay's** assessment. **JP** said he did and the debate about whether a sprinkler is needed is put to rest. **Jay** added that a chemical system is not an option as it is more expensive. He said a foam-based system is another option, but it requires water and a cistern. **Dana** asked about the cost of a regular sprinkler system. **Jay** said he does not know specifics, but the \$250,000 figure that has been mentioned is reasonable. **Todd** asked about a "dry" system. **Jay** said what we have been talking about is actually known as a "manual" system and it is not permitted. **Jay** said we need to have a fully functional system supplied by water. **Brian** asked if there were any other options. **Jay** said we could section off the areas of the building to not exceed 4,999 square feet and have fire-rated walls and automatically closing doors, but that does not make sense. When asked, **Jay** confirmed that a water-based system with a cistern is the right option for the building. **Cindy** asked if the 1-hour rating is okay. **Jay** said a benefit of the sprinkler system is the ability to potentially reduce the 1-hour rating and to have more hazardous materials stored in the building. **Jay** said the architect will hire someone to determine via CAD where the sprinklers will be placed and then the plans will go to a sprinkler company who will do further design and installation. He said the cost will not be known until design is completed. **Jay** said the system is very straight-forward; there are not many variables for cost. Members thanked **Jay** for his valuable input. **Brian moved, seconded by Todd, to authorize spending up to \$2,000 for the design of a fire suppression system by WV Engineering; Voted Yes 7-0.**

Review of Cost Estimate from North Branch

Eddie said that we have received an initial estimate from North Branch on the cost of the facility. The cost is \$2.1 million. **Tad** said it includes about \$245,000 for construction management services comprised of about \$145,000 under "general conditions" and a

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construction management fee of \$100,000. He said it is helpful to have these figures to be able to evaluate the value they will provide. **Cindy** noted there was no allowance for a sprinkler system. **Dana** said the garage on Route 13 just sold for \$850,000. **Mike** said that it is wet and would need a lot of work. **Brian** said with the sprinkler cost included, the project is \$2.3 to \$2.4 million. **Cindy** said we should ask **Roland** for a list of who was sent the Request for Bids and who responded. **Dana** said she looked at the total hours estimated and it looked like lots of hours for carpentry. After calculating the figures based on the project plan and about seven carpenters, some members thought the figures were reasonable. **Tad** asked about the total square foot costs. **Cindy** said \$191 per square foot is reasonable and that the building is of a size that scaling is not available to make it much less expensive. It was noted once the sprinkler system is included, the cost will be over \$200 per square foot. **Todd** said the cost is too high for voters' appetite. **Brian** said in 2019 we paid off the CSDA bond and this is the next substantial project. He said he is not aware of another big project on the horizon for the town or schools. **Tad** said he thought the experience of building the Safety Complex in two phases – and the costs associated – would be instructive information for voters as to whether they would want to follow a similar approach for the DPW garage. He said we would need to understand the savings if we eliminate two bays of the proposed garages and the cost to then add them on in ten years. **Todd** suggested presenting the plan and costs we have received to the Selectboard as well as the estimated costs if we take two bays off and seek their direction. **Brian** said the public will also provide input. **Tad** asked if **Cindy** could provide an estimate of the savings by eliminating two bays. She said yes. **Mike** said he would ask **Kurt**, given **Roland** is on vacation, for the cost savings to reduce two bays and how much it would cost to add them in 10 years. **Brian** estimated the annual bond costs for the building is \$150,000 to \$195,000. **Dana moved, seconded by Mike, to authorize Mike to reach out Lauer Architects and spend up to \$1,000 to estimate costs if we eliminate two bays and the cost to add them on in 10 years; voted Yes 7-0.**

Public Outreach

Tad shared a timeline and estimate that he had worked with **Jill Ketchen** to develop. He said she recommended public outreach begin in early January and run up to the bond vote. He said she counseled against outreach too early or during the holidays. **Brian** said we do not have to decide on this tonight. Members agreed to put it off until September. **Tad** mentioned that in similar projects, he believes the architect and construction manager would provide some level of assistance in public outreach.

Energy Efficiency Review

Eddie said members were provided an email exchange between **Tad** and **Dick Henry**. **Eddie** said the Selectboard is looking at having **Dick** assist the town in doing energy audits for our town buildings. He said that **Dick** has also recommended having the DPW building plans reviewed to ensure energy efficiencies have been put in place. The estimated cost is up to \$1,000 for the review. **Todd** said he expected that the architect and engineer would be responsible for ensuring a highly energy-efficient building. It was agreed that the committee will hold off on the review at this point, as the building's size is not finalized, and may revisit it as a future option.

Schedule Next Meeting

It was decided the next meeting will be held at 7:15pm on August 18th at the Town Hall.

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Agenda for Next Meeting

It was agreed the next meeting will focus on:

- Finalize the Interim Report for the Selectboard
- Discuss the construction management versus general contractor approach
- Update from **Mike** on information from the architect and mechanical engineer

Meeting adjourned at 8:34pm.

Minutes submitted by Tad Putney.