

SELECTMEN'S WORKSHOP – WEDNESDAY, APRIL 25, 2018

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Daniel Hobbs, Kathy Chase and John Howarth

Staff: Town Manager Jon Carter, Fire Chief Wayne Vetre, Police Chief Jo-Ann Putnam, Meeting Recorder Cinni Davidson

Also Present: Ron LaMarre with Lavalle Brensinger and Kevin French, Ian McCracken, Mason Rowell, Kathy Leathers with Landry/French

Public Safety Complex and Fire Substation Projects

Karl said that the voters had approved the budget for the both projects and we cannot go back and ask for more money. The purpose of tonight's meeting is to discuss methods of dealing with the overage. Landry-French has been working on the design of both buildings and budgeting internally and with the subcontractors. The subcontractor bids are in and being reviewed. We are approximately \$750,000-1,000,000 over the total budget. Two major factors are the turmoil in the markets for steel and metal. The steel fabricators have experienced a recent 25-35% increase in raw material. Drywall is up 40% due to the material cost.

The contingency is \$575,000. Jon said that one option is to build the public safety building correctly, delay the substation and sell High Pine. The substation is still several months away, going through review by the Planning Board and Fire Marshall. We need to lock in prices before they go any higher. Landry-French is looking at different materials and talking with the subcontractors about cutting costs without impacting quality. Ron said that the substation could be wood instead of metal. The contingency has been reduced from 5% to 2%. The security system for the building hasn't been bid out yet and will be reconsidered. The substation footprint has been shifted to move it away from wetlands and save on permitting. Eliminating the generator will save another \$250,000. Jo-Ann said that five dispatch stations are planned while only 2 or 3 will be manned now. The infrastructure can be prepared with the equipment purchases postponed. Ron said that some of the steel can be replaced with masonry. The metal on the back can be replaced with fiber cement like the high school and painted to match the rest of the building. The consensus of the Board was that the building shouldn't be shrunk.

Karl summarized that Jo-Ann, Wayne, Ron and the Landry-French team will make some design changes and come back to the Board with new figures. Mason said the bids are usually good for 30-60 days; steel bids are good for 30 days. Tim asked why the cheaper substitutions weren't proposed initially. The tariffs and price hikes are a recent development. Another consideration is the up front construction cost vs. later maintenance costs. The next Selectmen's meeting is Tuesday, May 15. The Planning Board is doing a site walk for the substation on Monday, April 30 at 5:30 PM.

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder
