

MINUTES of the Fire Station Building Committee
MEETING HELD VIA ZOOM PLATFORM
Wednesday, March 3, 2021 @ 3:00 p.m.

Committee Members present electronically
via Zoom:

Councilor Martin Pepin, Chair
Councilor David Witham, Vice Chair
Councilor Kenneth Vincent
Paul Robidas, Citizen Representative

Staff Members present electronically
via Zoom:

Bob Belmore, City Manager
Scott Smith, Deputy City Manager/Finance Director
Jonathan Slaven, City Clerk
George Kramlinger, Fire Chief

Public present:
via Zoom:

Carl Dubois, Harvey Construction
Kelly Davis, Port One Architects
Tim Lotterhand, Harvey Construction

As Chair of the Somersworth Fire Station Building Committee, I, Councilor Marty Pepin find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

We are utilizing Zoom for this electronic meeting. All members of the Committee have the ability to communicate contemporaneously during this meeting through this platform. The Public was asked to submit comments via email to jslaven@somersworth.com or bbelmore@somersworth.com by Wednesday, March 3, 2021 by 12:00 p.m.

**Please note that all votes that are taken during this meeting shall be done by roll call vote.*

APPROVE MINUTES FROM JANUARY 6, 2021

Councilor Witham made a motion to approve the January 6, 2021 minutes as written. The motion was seconded by Citizen Representative Paul Robidas and passed 4-0 by roll call vote.

REVIEW VALUE ENGINEERING COST ESTIMATES & ADJUSTED SOFT COSTS

Manager Belmore detailed a memo that was submitted to Committee members prior to the meeting. In it contained recommendations to approve value engineering deductions to include bidding out the training tower and bifold doors as alternate bid items. The memo also contained a recommendation to remove the training tower, replace interior CMU partitions with drywall, reduce the HVAC scope, and replace bifold doors with sectional doors. The changes amount to a cost reduction of \$490,127 (from \$6,981,104 to \$6,490,977). Manager Belmore also noted Chief Kramlinger has applied for a grant to purchase an emergency generator. He explained

there is no guarantee we receive the funds, but if received, they will potentially allow us to add the training tower and/or bifold doors back in.

Kelly Davis, of Port One Architects, explained that we are currently in the schematic design phase and the next step is the schematic development phase; the latter of which includes more mechanical and electrical designs to help subcontractors get a better idea of the scope. Carl Dubois, of Harvey Construction, said he has gone out to a series of subcontractors to come up with the current evaluations on value engineering and gave a detailed explanation on how he came up with the numbers on each of the listed line items. He explained the total value engineering deductions came out to \$629,174, but he will proceed with whatever the Committee is comfortable with.

Manager Belmore explained that he and his staff's recommendation did not include item #7 brick (optional material), but that it could be added as a deduction. He mentioned if Committee members who wanted to see the bricks to inspect the samples he has in his office. Mr. Davis explained that the two brick samples are the same brick with different processes for production.

Councilor Vincent said he would prefer to investigate cost savings on larger items such as the brick. He suggested leaving the brick on the front and using other masonry on the sides and rear of the building. Vincent stated he agreed with the training tower being cut as it is not frequently used. He said he respects the work going into the proposed cuts, he just thinks there are bigger cost savings out there.

Councilor Witham applauded staff efforts in seeking grants in order to limit the necessity for value engineering. He said if the Committee starts talking about a significantly different building, his opinion is it would need to go back to Council for approval. He said although the training tower has seen an increase in activity, it is a reasonable deduction that potential grant funds on other items could help put back on. Witham said he would consider drywall in areas with less chance of damage occurring, but would prefer to keep CMU block in equipment rooms and areas that might have more potential for damage or heavy wear and tear to occur. He said the deduction of the bifold doors was reasonable, but he likes the idea of glass doors that have operational benefit and add curb appeal.

Councilor Pepin said he knows a lot of work and time has gone into seeking cost savings, but would like to see the deductions put in as alternates. He noted that radiant heat would need to be done when the concrete is being poured. He posed the idea of adding the piping for radiant heat now for potential future use.

Mr. Robidas said he would rather save costs on the exterior of the building and provide everything needed for the inside to provide longevity. He further explained there is considerable savings with using masonry other than brick on the sides and rear. As for the doors, Robidas said he would like to see good quality, well-insulated, glass doors. He also noted that the interior of his station was built with drywall and is already in poor shape after eight years of use. He said he cannot speak too much to radiant heat, but that a peer of his swears by it. Councilor Pepin said it really helps to keep the floor dry. Councilor Vincent noted that the arcs above the doors are a nice touch and would like to see them kept in the plan. He also stated that radiant heat works really well.

Councilor Vincent said he sees the focus is on longevity, but reminded the Committee to consider maintenance. He said we would be doing Somersworth an injustice if we didn't try to save money where we can. At the same time, Vincent said, he does not want to jeopardize a nice building.

Mr. Dubois said he can look into the material changes for interior walls. Dubois indicated he can include a plan to install the piping for radiant heat and also get pricing for all-glass doors. Mr. Kelly stated he and Mr. Dubois would look at each item that has been discussed and provide greater detail.

Councilor Witham recapped the changes discussed and inquired about the timeline the bid alternates would need to be decided on. He also reiterated that a change in the proposal needs the decision of full Council. Councilor Vincent stated that Council gave us the go ahead to do what we needed to do in line with the agreed upon budget. Manager Belmore asked the architect and construction management team if the information requested would be available by Tuesday afternoon.

Mr. Kelly and Mr. Davis stated they would convene over the next few days and discuss the items brought up today and also look into other potential areas for value engineering.

Councilor Witham inquired if a few different option plans could be made available. He also stated he was interested in receiving staff's opinion of the approaches provided. Mr. Dubois said he can add different items line by line and have the Committee vote on them a la carte. Councilor Witham also asked if the cost for hazardous material remediation is based on what was found. Mr. Dubois replied in the affirmative. Witham also asked what the contingencies were. Mr. Kelly explained that the contingencies were as follows:

- Owner contingency = \$260,000
- Design contingency = \$125,000
- Construction contingency = \$ 190,000
- Total = \$500,000

Mr. Kelly said we hope to adjust this as we get closer to the final numbers. Witham asked if we are heading toward the guaranteed maximum price to which Mr. Kelly replied in the affirmative. Mr. Dubois noted that the design contingency is flexible, but would advise keeping the other the same. Witham asked if the idea is to use all the contingencies. Mr. Dubois replied the idea is to give them back, but we will know more once we are out of the ground. As the project moves along, he said, the Committee ultimately makes the decisions that dictate this.

ADJOURN

A motion to adjourn was made by Councilor Witham. The motion was seconded by Citizen Representative Paul Robidas and passed 4-0 by roll call vote. Meeting adjourned at 4:05 p.m.

Respectfully submitted,

Jonathan Slaven, City Clerk