



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

**P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360**

Telephone (603) 673-8855, ext. 213

Fax (603) 673-8136

<http://www.brooklinenh.us>

*Minutes
DPW Building Committee
Tuesday, September 1st, 2020*

Committee members in attendance: Eddie Arnold, Todd Croteau, Mike Wenrich, Dana Ketchen, Brian Rater, and Tad Putney.

Eddie called the meeting to order at 7:01pm.

Minutes

Todd moved, seconded by Brian, to approve the August 18th meeting minutes as amended; Voted Yes 6-0.

Discuss Construction Manager vs. General Contractor Approach

Eddie said **Tad** shared a preliminary comparison of pros and cons between using a construction manager and general contractor approach in advance of the meeting. **Tad** noted that his listing of pros and cons significantly favored the construction manager approach given their assistance in the process. **Todd** said his experience is that some construction managers do not do as good a job as we might get with an independent firm doing the oversight. **Tad** said he did some cost calculations realizing that the cost of the construction manager is folded into the bond. He said that he assumed a general contractor may save \$150,000. If that is the case, then the construction manager approach will cost about \$3.00 per year for a \$350,000 home in 2022, \$2.00 more in 2023 and about \$5.50 for years three through 20 of the bond. He said he feels the value of the construction manager is well worth that cost. **Dana** said she found North Branch's approach last night as too aggressive. She said she does not like hearing pushback on ideas for saving money. **Cindy** joined the meeting by phone. **Todd** asked about the cost of having expert oversight of construction as well as managing the project books. **Cindy** said it would likely be around \$100,000. **Dana** said she thinks we need to make the decision to go with a construction manager sooner than later, but she does not like their presentation last night. **Eddie** said if he was in their shoes, he understands their frustration that we have not yet signed the contract. **Cindy** said she felt North Branch said last night that they can come up with savings for us, but they want to be hired first. **Dana** asked if it was a disadvantage that we hired the architect and mechanical engineer. **Cindy** said no and it is not unusual. **Tad** noted that it was North Branch who had identified them as strong resources for us to use. **Eddie** said because we hired them, we own their work products. **Mike** moved, seconded by **Brian**, that the committee recommend to the Selectboard the use of North Branch for construction management services. After further discussion, **Todd moved, seconded by Brian, that the committee recommend North Branch as the construction manager for the DPW facility with the further recommendation that the town have a procurement attorney review North Branch's agreement on the town's behalf; Voted Yes 7-0.** **Tad** said he will look into identifying a legal resource to review the agreement. **Dana** noted that her research finds North Branch comes with high rankings and no issues with the Better Business Bureau.

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Debrief on Interim Report

Dana said her big concern was it seems the building is 10 feet short to be able to fit two six-wheelers back-to-back. **Brian** said if we are spending \$2.4 million, we need to get the best value for our money. **Dana** said she is interested in eliminating one bay and expanding the building's width. **Eddie** said we would need more like an additional 25 feet to fit two six-wheelers back-to-back. **Cindy** noted the change would increase the building's size by about 600 square feet. **Dana** asked if the loader should be inside. **Todd** said yes, it should in the winter. **Eddie** noted one item that was to be explored from the discussion with the Selectboard was the idea of adding partitions between the bays. He noted the pros to this approach are climate control savings and the potential to contain smoke and fire damage in the event of a fire. Cons included less flexible use of the space, the need for redundant systems for heating loops and exhaust fans, and costs of the partitions and doors. Members agreed that the costs outweighed the benefits, especially when it was noted DPW facilities have moved away from partitions for the greater flexibility the open space provides. **Eddie** also noted there was interest in moving the wash bay closer to the offices. Concern was expressed about having the moisture close to the office area and having the wash bay so far from the drain system. **Dana** said she believes the next big step for the committee is to bring North Branch into a meeting, once hired, and conduct a line by line review of potential cost savings. Others agreed.

Estimated Savings from Reducing Bays

Cindy said she went through North Branch's project estimate line-by-line to estimate the reduction in overall project costs if we reduced two bays and then did a similar review if we reduced one bay. She noted some figures don't change, but some do, such as the costs of the metal roof. She said she estimated a savings of \$200,000-\$250,000 if we eliminated two of the bays and it would have a minimal reduction on the project schedule of about 3-4 weeks. **Brian** noted it was about a 10% savings and **Cindy** noted a reduction of about 2,400 square feet. **Cindy** said if the two bays were then added on five years later, the cost, assuming 4% annual inflation would be about \$320,000 and also require the cost of plans and demolition costs to the side of the building.

Cindy said that if we eliminated one bay, the estimated project savings would be \$100,000 - \$120,000 and save about two weeks' time on the schedule.

Update on Public Outreach

Tad said he forwarded the material **Jill** had prepared to the NHMA staff attorney to review to see if it would run afoul of "advocacy" and he advised that they do not review material and directed us to town counsel. **Tad** said he had forwarded it to **Drescher** and is awaiting word from him.

Next Meeting

The next meeting was scheduled for Wednesday, September 16th at 7pm.

Meeting adjourned at 8:32pm. Minutes submitted by Tad Putney.