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**TOWN OF
BROOKLINE, NEW HAMPSHIRE
BPW BUILDING COMMITTEE**

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*Minutes
BPW Building Committee
Wednesday, January 6, 2021*

Members present via Zoom: Eddie Arnold, Mike Wenrich, Cindy LaCroix, Todd Croteau, Dana Ketchen, and Tad Putney as well as Roland Pothier from North Branch Construction and Kurt Lauer from Lauer Architects. Also attending was resident Peter Cook.

6:32pm Eddie opened the meeting and said we were meeting under Executive Orders which allow for remote meetings. Members all stated where they were located and that they were participating remotely due to COVID-19.

Minutes

Dana moved, seconded by **Mike**, to approve the minutes of the December 22nd meeting as written; Roll Call Vote Yes 6-0.

Brian Rater joined the meeting at 6:36pm.

Review Guaranteed Maximum Price (“GMP”)

Roland reviewed a comparison of the August 7th pricing for the project with the more recent GMP. He said the project went from \$2.105 million to \$2.711 due primarily to the addition of the cistern and sprinkler system as well as the rebidding process.

Roland reviewed the major line items and why each changed. He said General Conditions and Site Work increased due to potential ledge removal for the cistern. **Tad** asked about how certain **Roland** is about the ledge cost. **Roland** said it is more of an allowance, or estimate, than a certainty. **Dana** asked if the actual project costs are lower will our construction management fee be proportionally lower. **Roland** said the construction management fee would not be reduced. He said if we do not spend all the money for ledge work, it goes back to the town, but the construction management fee is based on the GMP figure. **Roland** said if the project costs exceed the GMP, that is their risk. **Dana** asked about the main driver for the increase in mechanical costs. **Roland** said the sprinkler system. He said he received seven bids for HVAC, so he feels good about the pricing for it. He said the other increase was for the salt shed for \$110,000, which was not in the preliminary costing. **Roland** said he would entertain other responsive bids that may come in. **Eddie** said that Absolute Mechanical expressed an interest today. **Roland** said he would allow the bid. He noted the allowances are lower now due to greater clarity on the salt shed. **Roland** noted the

BPW Building Committee Minutes
Wednesday, January 6, 2021
Page 2

GMP includes performance and payment bond costs as he expects the town will be required to have it.

Attendees then reviewed a list of potential project savings that **Roland** and **Kurt** had discussed:

- Roof – **Roland** said we could go with a rubber rather than metal roof. He said it would be black rather than dark green. **Todd** asked about the expected life of the rubber roof. **Roland** said he has seen them last 30+ years and they have addressed prior issues with the sealants. He said there is a 20-year warranty on a rubber roof and the standard warranty on a metal roof is 10 years. **Roland** said this option would save \$28,200. **Eddie** said he was open to this option. Other members agreed.
- Garage Door Thickness – **Roland** said going with doors that are 2-inches thick as opposed to 3-inches thick would save \$5,500. He said the thicker doors would be more heat efficient, but probably not too much given the opening and closing of the doors. Members agreed to go with 2-inch thick doors.
- Siding – **Roland** said the current plans call for metal siding. He said vinyl siding would save \$22,400 and Hardie siding would save \$20,400. **Mike** said he is open to going with something other than metal. He said vinyl has come a long way. **Kurt** said he prefers Hardie as it is more stable – vinyl can fade and expands and contracts more. **Eddie** asked which was more easily replaced if the building is damaged. **Roland** said there is no real difference and he favors Hardie as it provides a more appealing look. **Cindy** said she sees that Hardie is noted as holding up longer. **Kurt** confirmed that vinyl will fade quicker than Hardie. Members noted that they favor Hardie as an alternative to metal.
- Defer Salt Shed – **Mike** said we need to move forward with the salt shed now and include it in the bond. Members agreed.
- Lockers – **Eddie** suggested the lockers are important and should all be included in the original construction. **Mike** said he was fine with delaying the lockers for now given the savings.
- Defer Truck Washing Curtain – **Roland** said cost savings could be realized if we deferred the purchase of the truck washing curtain until a later date. **Mike** agreed. **Eddie** said the costs could be included in the operating budget several years out.
- Alternate Truck Bay Heating – **Roland** said a less expensive heating option exists than radiant floor heat. **Eddie** said that radiant floor heat uses one-half the BTUs and makes for a more comfortable environment for workers. **Kurt** noted that radiant floor heat is great for melting snow and ice off of trucks. Members agreed to stay with radiant floor heat.
- Remove cistern/sprinkler system – Members were not open to this option.
- Delay paving of parking lot – Members were not open to this and prefer to have the costs included in the bond.
- Aluminum windows – **Roland** said an alternative window is possible and would save \$15,000. Members agreed.

BPW Building Committee Minutes
Wednesday, January 6, 2021
Page 3

Cindy said that she will talk with **Roland** about treating the ledge as an allowance so we only pay for the work that is done.

Mike moved, seconded by Todd, to approve six of the value engineering cost savings totaling \$80,299, exclusive of savings to be computed on the construction management percentage and contingency; Roll Call Vote Yes 7-0.

Frequently Asked Questions (FAQ)

Tad noted that **Brian** and **Mike** made edits to the document. **Eddie** said that it flows well. **Dana** said the 2021 BPW operating budget is up 6.1% and she think is that is high for the same year we are asking for a new building. **Tad** suggested that **Mike** note on this FAQ response several line items that have increased – and why – in a more direct response to the question. **Eddie** said he would like to keep some items that are already in the response that he views as helpful.

Video

Brian said he has drafted a rough script. They will start at the Annex, then go to the Transfer Station to see equipment and end at the Town Hall for a discussion on bonding and financing of the project. **Brian** said they would be shooting the video on Friday.

Next Meeting

Members agreed that the next meeting would be at 6:30pm on Thursday, January 14th via Zoom. The agenda will include a review of the video and updated presentation.

Meeting adjourned at 8:13pm.

Minutes submitted by Tad Putney