



**TOWN OF
BROOKLINE, NEW HAMPSHIRE
SELECTBOARD**

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

Telephone (603) 673-8855, ext. 213

Fax (603) 673-8136

Selectboard@brooklinenh.us

<http://www.brooklinenh.us>

*Minutes
Public Works Building Committee
September 28th, 2021*

Members in attendance: Eddie Arnold, Cindy LaCroix, Mike Wenrich, Todd Croteau, and Tad Putney.

6:32pm - **Eddie** called the meeting to order.

Minutes

*Mike moved, seconded by Todd, to approve the September 14th minutes as written;
Vote Yes 5-0.*

Review of Project Cost Spreadsheet

Tad reviewed the latest project cost spreadsheet. He noted the addition of six recent expense items would reduce the owner's contingency to less than \$1,000. He noted, however, that **Roland** has confirmed that he will provide a credit from the unused ledge allowance of around \$22,000 to the owner's contingency. **Tad** said **Roland** is also expecting to have about \$8,000 left in the gate allowance that will be credited to the owner's contingency. **Mike** said that **Jerry** has confirmed that we will also get a credit for the forebay, which will not be constructed. Taken together, members expect to see about \$35,000 credited to the owner's contingency. **Cindy** said that **Roland** still has around \$100,000 in the construction manager's contingency.

Update on Surveillance and Key FOB System

Tad said that **Roland** had obtained three competitive bids and the Selectboard had selected OneSource as the low and winning bid at their last meeting.

Review Invoices for approval

Members of the Invoice Approval Subcommittee reviewed the August 31st invoice from Miller Engineering (\$1,107.40) for materials testing. **Tad** said with this invoice, they will exceed the agreed "not to exceed" amount of \$5,000 with a total of \$5,415.66. **Tad** said we had agreed to \$300-\$500 additional for testing the salt shed blocks, but he does not think these costs were in the August invoice. **Eddie** said he would like to push back with a total payment of \$5,000 for the August invoice and up to \$500 for the additional testing. **Tad** will follow up and the subcommittee will address the invoice at their meeting on Saturday.

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Change Orders

Tad said he has provided the approval of the surveillance system and key FOB change order to North Branch.

Following review, ***Tad moved, seconded by Cindy, to approve a change order in the amount of \$5,326.42 for placing underground piping to address drainage off the back of the roof and direct it to the retention basin; Voted Yes 5-0.***

Following a review of the estimate, ***Mike moved, seconded by Todd, to approve a change order in the amount of \$14,061.77 for drainage along the entrance of the Transfer Station resulting from the new building; Voted Yes 5-0.***

Following a review of the estimate, ***Todd moved, seconded by Eddie, to approve \$2,972.14 for drainage that has been installed around the salt shed; Voted Yes 5-0.***

It was noted all of the above change orders were included in the project cost spreadsheet reviewed earlier in the meeting.

Two Extra Windows

Tad said we learned last week two extra windows were delivered that are not needed due to changes in the building. **Tad** said they could be added to the mezzanine for natural light. **Eddie** expressed concern about heat loss. **Tad** said **Roland** estimated it would cost about \$1,500 for carpenters to install the windows. **Cindy** and **Todd** asked why the windows were delivered and if the GMP includes installation of all of the ordered windows. If so, we should not need to pay for their installation. ***Todd moved, seconded by Mike, for North Branch to either give us credit for the two windows or install them at no cost to the town; Voted Yes 5-0.***

Discuss Safety Fencing on Retaining Wall

Members expressed preference for the option which drills the piping into the top of the retaining wall blocks and the galvanized chain link fence material. **Cindy** noted the quote does not include the North Branch mark-up yet. **Tad** suggested we wait on this expense given the low level of our contingency and members agreed.

Nitrogen System

Members reviewed an email that had been received from resident **Jay Kramarczyk** advocating for a nitrogen system in the dry sprinkler system to avoid corrosion. **Eddie** noted a 12-15 year breakeven. **Mike** wondered if the \$8,968 proposed cost was gross or net. Members wondered if it was too late to avoid the cost of the air compressor. The topic will be discussed with North Branch tomorrow.

Boring Estimate – Groundwater Monitoring

Members reviewed an estimate **Roland** had forwarded from New England Boring Contractors in the amount of \$2,519.70 (excluding North Branch mark-up) to drill two groundwater monitoring wells. It was agreed we would wait on this item at this time.

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Lifts in the Building

Mike said he would like to have Longchamps give us a price to put in wiring for a two-post lift as it would be less expensive now than when all the insulation is in. It was agreed we would ask for a price from North Branch.

Trees – Eversource

Tad will contact Eversource about getting them to donate trees for the site this fall.

Change Order – Loading Ramp

Mike said he spoke with **Jerry** last week about adding a loading ramp before the site is paved later this week. He said the ramp is in and he guesses it will cost \$4,000-\$5,000.

Next Meeting

The Invoice Approval Subcommittee will next meet at 10am on Saturday, October 2nd to review the next set of invoices, if provided by the end of Thursday. It was agreed the next full committee meeting will be October 12th at 6:30pm in the Town Hall Conference Room.

Meeting adjourned at 7:43pm.

Minutes submitted by Tad Putney.