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TOWN OF BROOKLINE, NEW HAMPSHIRE

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Minutes DPW Building Committee Tuesday, May 26th, 2020

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

Eddie called the meeting to order at 7:05pm.

Minutes

Mike moved, seconded by Brian, to approve the May 19th minutes as written; vote in favor 7-0.

Update on Information from ClearSpan (Salt Shed)

Mike said he spoke with a new contact at ClearSpan who solely works on salt sheds for municipalities. **Mike** handed out an estimate he had received for a 56-foot by 80-foot salt shed and noted a few items that could be changed or eliminated from the estimate. **Eddie** noted the total estimated cost with **Mike's** changes was about \$78,000. **Todd** suggested we have electric service in it for lights. **Mike** will follow-up with ClearSpan about the cost of adding lights. **Mike** noted the 56-foot by 80-foot size is a standard size for ClearSpan and therefore saves money. **Dana** asked if we would get other bids. **Mike** said we would look to the Construction Manager or General Contractor to get us the required three bids. **Todd** gave **Mike** the name of the firm that provided the salt shed in Hollis (Rubb); **Mike** will reach out to them for a bid. **Mike** said he thinks the warranty is for 15 or 20 years. **Eddie** noted asphalt shingles only last around 15-20 years, so they would need to be replaced if we went with a wood-framed salt shed. **Mike** said he will get a third bid as well. **Eddie** asked about using asphalt or concrete under the salt. **Mike** and **Todd** said they would favor asphalt as it is cheaper and concrete does not mix well with salt.

Guaranteed Maximum Price (GMP) - North Branch

Tad said he and **Mike** had reached out to **Roland** at North Branch, but it was not until this morning, and they have not heard back yet. **Eddie** said we will have an update on getting a GMP for the next meeting.

Capital Improvements Plan (CIP)

Brian said he was looking for more detail regarding the items in the latest CIP for public works, so he could better understand the details. **Mike** said he would distribute the report detail to committee members.

Running List of Equipment Needs

Mike said he has started a list of equipment and other needed items for the building. The following items were listed and discussed:

Item	Estimated Cost	Notes
Air compressor	\$3,000	
Hot water pressure washer	\$6,000	At least 220 volt
Two welders	\$2,200	110 and 220 volt
Mobile truck lift	\$40,000	Set of four; optimal approach and provide flexibility
Toolboxes	\$1,000	
Surveillance system	\$20,000	Add a few cameras at Transfer Station
Key FOB entry system	TBD	
Desks, chairs, fridge, stove, tables, computers	TBD	
<i>Alarm system</i>	<i>TBD</i>	<i>May not be necessary. <u>Research cost to evaluate</u></i>
<i>Plotter for printing large plans</i>	<i>TBD</i>	<i>Not necessary, but would be good to have. <u>Research cost to evaluate</u></i>

There was also discussion of having a gantry lift. **Mike** said it is not needed now, but would be good to have and would be needed more in the future. **Tad** asked if it would help to plan for such a lift now relative to the concrete floor to save work and cost later. Members said yes and North Branch should be advised of this objective for the GMP.

Todd said most DPW facilities now have, and some recently added, surveillance systems.

Sprinkler System

Mike asked if we should look at whether residents want to have a sprinkler system in the building. **Todd** said Primex will want us to have it sprinkled. **Mike** said the Fire Inspector has said under 12,000 square feet does not require it to be sprinkled and we had researched that early last year. **Mike** mentioned a potential cost of \$250,000 to sprinkle the building.

Dana asked where the \$1.3 to \$1.5 million project estimate comes from. **Todd** said it was based on other recent DPW garage projects of similar size. **Dana** suggested we contact the architect and confirm that the sprinkler system is not required for a building of our size. **Todd** said in Portsmouth they had two fires start in their DPW facility that were suppressed by the sprinkler system. He said one started in a garbage truck and the second from rags that were left with linseed oil on them that combusted. **Todd** said that even with the town covered by insurance, a total loss of the building and equipment would be problematic in the short-term, especially if it happened in the winter and all plows were lost.

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Todd and **Cindy** said that fire codes could change and a retrofit of a sprinkler system could be required in the future – at greater cost. It was agreed that we advise North Branch to include an allowance for a sprinkler system in the building (an allowance as a system has not been designed into the latest plans), so we can weigh the cost of including it in the project.

Other Business

Todd said that we will need a wash bay in the facility to meet EPA and NHDES regulations. **Tad** asked what this will mean for construction requirements. **Todd** and **Eddie** said it means an added drain and curtain system. **Mike** said it requires a tank that separates oil and water.

Scenic Road Designation

Mike said he had confirmed with NHMA that because the town owns the land the building will be built on, a public hearing to address the associated tree cutting on that portion of a scenic road is not required. It was noted, however, that we want to be mindful of the scenic road designation when meeting with the planning board. **Brian** said he would like to have the large pine tree removed at the entrance to the Transfer Station for safety reasons as part of the project. **Mike** said there were discussions with a logging company about doing that as part of the DPW garage clearing.

Site Walk

Mike said he reached out to Fieldstone yesterday about staking the building location for a site walk. **Todd** said the staking will cost money. **Tad** asked if **Mike** could do the staking as a way to save money. He said yes. Members were comfortable with **Mike** staking the approximate building corners as a way to avoid the cost of Fieldstone doing it. **Tad** said with **Mike** doing it, we would be assured it would be done in time for the site walk.

Schedule Next Meeting

It was decided the next meeting will begin with a site walk adjacent to the Transfer Station beginning at 6:30pm on Tuesday, June 9th.

Meeting adjourned at 8:25pm.

Minutes submitted by Tad Putney.