



Town of Plaistow ♦ Board of Selectmen
145 Main Street ♦ Plaistow ♦ NH ♦ 03865

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: November 16, 2015

MEETING CALLED TO ORDER: 6:33PM

SELECTMEN:

Selectman, Steve Ranlett, Chairman
Selectman, Joyce Ingerson - Excused
Selectman, Julian Kiszka

Selectman, John Sherman Vice Chairman
Selectman, Tammy Bergeron
Town Manager, Sean Fitzgerald

AGENDA:

S. Ranlett requests a moment of silence for Kevin Fortin's sister who has recently passed. Our thoughts and prayers go out to you and your family.

MINUTES:

Motion by J. Sherman to approve the minutes of November 9, 2015. Second by T. Bergeron

Vote: 4-0-0

Motion passes.

PUBLIC COMMENT:

None

BUILDING DEPARTMENT TRUCK

S. Fitzgerald invite Mike Dorman up to discuss a new department vehicle. M. Dorman begins by stating the current truck is almost 11 years old with over 96,000 miles and will begin to have serious repair costs if waiting for another year to replace it. He states he travels quite a bit and goes to Concord at least once a month.

S. Ranlett notes he is favor of leasing rather than purchasing.

S. Fitzgerald states one possibility is a lease to own for 6 years at \$6,000 per year and keeping the current truck for the Maintenance Department, reducing its wear and tear.

S. Fitzgerald would rather see the vehicle replacement as part of the budget as it would help keep funding level however; it is up to the Board of Selectmen. The vehicles being considered would cost about \$30,000 to buy or \$6000/year to lease. The vehicles under consideration are a Ford Edge, Ford Explorer, or pickup truck.

S. Ranlett, T. Bergeron, and J. Kiszka are leaning towards a lease, to be added to the budget. J. Sherman inquires if a lease should be a warrant article vs. adding it to the budget. S. Fitzgerald states yes.

J. Sherman motions to approve warrant article P-16-25 for the Building Department truck replacement. Second by T. Bergeron. There is discussion about leasing and J. Sherman states his motion is for purchase of a vehicle. T. Bergeron withdraws her second as she agrees with leasing. Discussion ensues and no further second is received.

S. Ranlett requests more information regarding the make and model with actual figures. He wants to know which vehicle suits the needs of the Building Department the best.

The consensus of the board is to review the Ford Edge with funding information and have the information brought back before the Board along with insurance numbers.

PUBLIC SAFETY COMPLEX, CONSTRUCTION MANAGER AT RISK INTERVIEWS

Three firms for a Contract Manager at Risk will be giving presentations tonight. The members of the Public Safety Expansion Committee were invited to attend. Chief Jones regrets she cannot attend as she had a prior engagement. B. Kiszka is in attendance. G. Baroni, OPM from Trident and D. Mermelstein, Trident are also in attendance.

G. Baroni states it will be important we feel comfortable with whomever is chosen as Construction Manager at Risk.

Dew Construction Corporation

Mike Smith, Vice President of Operations, Ken Hoepfner, Vice President, Jay Labare, Lead Preconstruction and Fee Bond expert, Peter Damphouse, Project Superintendent.

The presentation focuses on Dew's ability as a construction firm, they are partner driven, interactive, with a mission statement of "your success is our success". They are effective at listening, communicating and as a group they work towards a common goal. They pride themselves on their careful planning, proactive approach, and collaboration with the team to complete the project. The software Dew uses is discussed along with their bond agent stating financial strength. They note that safety is very important to them and they have been chosen nationally as part of SHARP – Safety, Health, Achievement, and Recognition Program. M. Smith's management style is owner satisfaction by being a true partner in the project. It is noted they have done some work for Timberlane School District.

The Board of Selectmen ask a series of questions regarding their specific experience with:

- Similar projects, working with the Town to promote support for the project.
- What would they do or say to the residents to help them understand the need for the project.
- Public outreach efforts.
- Opportunities for local subcontractors.
- Understanding of Value Engineering and Management.
- Describing their unexpected critical/costly issues and how they corrected them.

- Most significant value added change or cost savings offered to a project.

The DEW Construction staff replied with examples similar projects such as the hockey rink project in Keene, which abuts the Police station and how they respond to issues and obstacles during construction. They provide examples of their responses to issues that have occurred in previous projects.

They would work diligently to prepare accurate estimates, careful planning of project, work toward a successful bond vote, work collaboratively with the team, site security while enabling the Police and Fire Departments to work without interruption during construction.

M. Smith notes they provide a thumb drive containing the whole project, including facilities management and trainings segments to the client once the project is complete. All information regarding the project is available on this drive. M. Smith states Dew Construction is a partner, a real team player in all projects they construct.

Eckman Construction

John Deloia, Vice President, Project Executive, John Riehl, Chief Estimator, Jon Krygeris, Project Manager, Craig Myslivy, Project Superintendent and Preston Hunter, Vice President Client Relations, P. Hunter introduce themselves and state their education and relevant experience.

P. Hunter states they are excited about this project and have completed 5 public safety projects over the last few years. They would be a great fit for our project. Their focus is on the project team and their experience, pre-bond vote effort, post-bond vote effort, and the construction phase.

They present a power point presentation exhibiting their most recent projects which include 2 Hampton NH Fire Departments, Milton Fire and Rescue, Brookline Public Safety and Pelham Fire. These projects involved keeping the current department up and running during construction. This is critical and they know how to accomplish construction while maintaining current operations. The Winicunnet Road Hampton Fire project is very similar to our project

They will create a Building Project website where all information regarding the project is posted, such as design plans and the needs and deficiencies of the current building. Once a successful vote is reached at Town Meeting they will focus on pre-construction estimates, a review of all plans and documents to stay on budget, continue on with open communication and use GMP (guaranteed maximum price) development. All sub-contractors are looked at together with the owner, the project manager and the Eckman team. The right team will make the difference and they want all workers to be on the same page. They are aware that it is extremely important not to interrupt the daily operation of the Police and Fire departments.

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The Eckman team responds to the Board's questions stating the positive experiences working with the communities they have worked on, staying on budget, walking the Board through the various phases of construction. They pride themselves on providing technical expertise, estimating, collaboration with Department Heads, reviewing and when possible recommending cost saving alternatives. Their philosophy is review, help save money, work as a team member and do it right the first time. They note they have never had to go back to a town for additional money for a project

P. Hunter closes by thanking the Board of Selectmen for having them and state they would be honored to work with Plaistow on the project, as a positive team member. They enjoy what they do and it sounds like a fun project.

Harvey Construction

Rob Prunier, Executive Vice President and one of the Principal's, Carl DuBois, Vice President & Project Executive, Steve Sareault, Project Manager, Rich Burke, Director of Estimating, and Mike Smith, Project Superintendent. Harvey has been in business since 1939. The majority of their work is completed in the state of New Hampshire. They are publically funded and focus about 50/50 on public and private projects. Approximately 70% of their business is in Construction Management including all the pre-planning prior to the start of construction and the remaining 30% is general construction. They average between 64 – 65% repeat business clients. They have been working with Anheuser Busch every day since 1969 and have won the BOB award for 5 years.

If Harvey is chosen for our project they will focus on:

- Experience- they are proven Contract Manager Professionals.
- Approach, combining integrity, teamwork and passion along with open communication among the owner, design team, and employees.
- Cost estimating.
- Subcontracting, they do not self perform they manage.
- Logistics- understand the current facility operates 24/7 and must remain running uninterrupted and undisturbed during construction. They have identified 3 types for our project light, medium and heavy due to the fact this is a renovation as well as a new building.

They believe what sets them apart from other firms is that they are well planned, well organized and well executed.

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The Harvey Team responds to the Board's question with examples from similar projects such as Exeter Hospital, Nashua and Manchester Fire Stations and currently working on Dover NH Police Department. They note their strengths are planning and pre construction, manage the GMP (Guaranteed Maximum Price), giving an example of how they were successful in bringing a project that was over budget by 25% back into budget without compromising quality. The process of local outreach is described. They will review plans and design, work to identifying any issues early on providing recommendations. They state their projects are done on time.

The Harvey team thanks the Board and states to call if they can help in any other way.

TOWN MANAGER'S REPORT

S. Ranlett suspends the Town Manager's report tonight due to time constraints.

ACTION ITEM REVIEW

Deferred

OTHER BUSINESS

None.

SIGNATURE FOLDER

S. Ranlett states the manifest and signature folder are going around.

SELECTMENS REPORTS

Most of these are suspended tonight due to time constraints.

T. Bergeron

- Attended the Veteran's Day Ceremony at Town Hall and at the American Legion
- Attended the PSEC meeting where the 3 finalists were chosen for tonight's presentation

J. Sherman requests an explanation be given as to why the Board would like to go into a non-public session.

S. Fitzgerald responds it is a matter of reputation which must be protected.

J. Sherman motions to enter non public session under RSA 91-A: 31 section C.

Second by J. Kiszka.

Polled S. Ranlett yes, J. Sherman yes, T. Bergeron yes, J. Kiszka yes, J. Ingerson excused.

All in favor, motion passes.

Public Meeting Adjourned at 10:00 pm

Respectfully submitted,

Gayle Hamel

Recording Secretary