



**Town of Plaistow
Public Safety Complex
Building Committee**
27 Elm Street, Plaistow, NH 03865



PUBLIC SAFETY BUILDING COMMITTEE INFORMAL NOTES

MEETING DATE: Thursday, June 18, 2015 @ 3:30 p.m. Informal Meeting

PRESENT: Chief Kathleen Jones, *Chair*, Chief John McArdle, *Vice-Chairman*; Sean Fitzgerald, *Town Manager*; William Baldwin, *Emergency Management*; Michael Dorman, *Building Inspector*; Alan Brown, Dore & Whittier; Jason Harris, Dore & Whittier; Lars Traffie, Hutter Construction

MEETING CALLED TO ORDER: 3:05 p.m.

S. Fitzgerald begins discussion by reviewing the partnership with Dore & Whittier and the need to get this project moving forward. It is noted that the warrant article failed by 49 votes. Increased community engagement is needed to get this project passed.

The conversation needed to day is about construction. The last project Plaistow was involved in was 15 years ago and a 15,500 sf project.

S. Fitzgerald reviews the power point presentation given to the Board of Selectmen.

- Cost estimates for this project will continue to rise the longer the project is on hold.
- Components of the job need to be better addressed and discussed.
- Efficiencies need to be built in.
- There are many projects included in this project.
- Renderings were great and were helpful in gaining support for the project.
- Presented Cost per taxpayer- Average cost is \$200 per year on a single family home.
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Alan Brown notes the price was design bid, build. Wonders if a special Town meeting in November is possible as construction prices are rising.

S. Fitzgerald states there would need to be a RFP process where all bidders have a fair chance.

Alan Brown notes there are 3 Methodologies:

1. Traditional- Design, Bid, Build
2. Construction Manager @ Risk- The construction Manager is part of the design team early on in the project. This could be a RFP process to acquire a Construction Manager. This provides two entities looking out for the Town's interest. This is an open book advantage which allows each cost to be looked at. This is the preferred method of Dore & Whittier.
3. Design-Build- The design team and contractor are hired separately. The design team will give a number. Then a builder is hired and in essence a new architect is hired. The drawback with this procedure is there is no negotiating price, the prices are set and the need to "find" money after the fact which becomes the municipality's issue.

Discussion of these methodologies ensues.

Lars Traffie, Hutter Construction describes project examples of previous police & fire stations they have been involved with. (Webster Police & Fire)

Alan Brown, Dore & Whittier describes a construction manager project that seems to be the best working model. The majority of their work is construction manager methodology. The cost of the Construction Manager is typically out to bid roughly 12% upfront and 12-15% of the profit of the project.

Discussion ensues.

S. Fitzgerald states Plaistow's position is to present the project next March and likes the Construction Manager @ Risk methodology as it allows more Town involvement, choices on value basis and the ability to control costs.

J. McArdle notes with Design- Build we would have to live with that construction number, seems it would be used for simpler construction not custom construction.

K. Jones inquires what the community would want to move forward with this project.

- Some will not support due to money constraint
- Most were unaware of the other benefits involved in the project.
- Efficient & credible way to protect the Town from additional money needed.

L. Traffie notes it is important that the public have confidence in the project for it to pass. He suggest bringing the construction Manager back to the Town to explain the project and the cost.

Discussion of increasing cost and rising interest rates ensues.

J. McArdle notes L. Traffie has a point and that it may pass if the Town reduces the number from \$11 million. He agrees the resident's uncertainty of how the Town will spend the money is an issue. We need to ensure them someone will be keeping the budget in line.

L. Traffie notes that when dealing with his company the Construction Manager at Risk would interview all Departments and thoroughly review all aspects of project. All involved will be present in biweekly meetings. The CM would put all aspects of construction out to bid, there would be open book discussions amongst all subcontractors. It is beneficial to hire sub-contractors within the community to help support the project. This type of construction typically has less changes orders and comes in within the budget.

Construction Manager @Risk cost is usually 12% of construction costs, spent up front through general conditions and usually saves money in the long run.

Plaistow could bring in a Construction Manager now possible using Public Safety impact fees.

S. Fitzgerald asks if there are any other recommendations.

L Traffie suggests re-evaluating and presenting the project again and if there is support then request a special Town meeting.

It is noted that residents need more clarification in the categories listed in the pie chart and what happens if there is money left over in one of the categories. There are efficiencies in these numbers because they are tied to the overall project. Such as the road cost would be much higher if not included in this project.

S. Fitzgerald notes more community involvement is needed and assurance that this project can be done with this budget so that the Town will not come back to the residents needing more money to complete. The site work is the biggest unknown at this point.
Alan Brown notes the best time to bid work is January and February, contractors prices increase as the weather warms up.

Timing is important and it is important to keep the momentum going.

ADJOURNMENT: Meeting adjourned at 4:30 pm.

Respectfully submitted,

Gayle Hamel
Recording Secretary