



FIRE DEPARTMENT BUILDING COMMITTEE

Town of Greenland
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MINUTES OF THE FIRE DEPARTMENT BUILDING COMMITTEE

Monday, December 10, 2018 – 6:30 p.m. – Town Hall Conference Room

Members Present: Dennis Malloy, Paul Sanderson, Don Miller

Members Absent: Dennis Cote, Kevin Forrest

Advisory Members: Ralph Cresta – Fire Chief; Jim Marchese – Building Inspector; Vaughan Morgan – Chairman, Board of Selectmen; Bob Krasko – Budget Committee

Chief Cresta opened the Fire Station Building Committee meeting at 6:35 p.m. A roll call was taken by the Chief; he announced a quorum was present and the meeting was being recorded.

1. Other Business

Dick Rugg, 35 Stratham Lane: Addressed the Committee with concerns about drainage. In the late 1980's/early 1990's there was water runoff near Bramber Valley Drive as well as two other locations in Town. His concern was runoff from the Transfer Station and Bramber Valley, down by the Police Station, and out towards Portsmouth Avenue. There is a 3' hole and cement header that may be drainage for Bramber Valley in a hollow; all the water will end up down here. He also noted that the Transfer Station is 100% paved; the gravel pit has been covered with soil that's less permeable than the gravel. D. Rugg continued that a drainage calculation should be done of Bramber Valley and the Transfer Station. He felt something was being built that would be flooded.

Chief Cresta asked D. Rugg about the drainage on Tuttle Lane between Cumberland Farms and 6 Tuttle Lane. Was it State drainage on the opposite side of the road? D. Rugg stated there should be a culvert under the driveway at Cumberland Farms.

The Committee thanked D. Rugg; his point was well taken and his concerns would be mentioned to the engineers. D. Rugg explained that there is a culvert that runs from the Transfer Station and crosses close to the stop sign at the Transfer Station exit. There's another culvert along the Police Department driveway that exits to Portsmouth Avenue, straight across towards Weeks Avenue. D. Rugg stated that the drainage has never been cleaned. D. Rugg would like to be kept informed.

Asked by V. Morgan if he had any proposals or ideas, D. Rugg responded "no"; he didn't feel anything should be built where the Town could be in trouble. It was his opinion that the Town should have purchased Bramber Valley.

2. Approval of Minutes

MOTION: D. Miller moved to approve the minutes of Tuesday, November 20, 2018. Second – B. Krasko; all in favor. MOTION CARRIED

DRAFT: SUBJECT TO CHANGE

3. Review and Vote: Guaranteed Maximum Price – Ricci Construction

Chief Cresta clarified that the floor plan sent to members was the starting point and not final. Bunk rooms were discussed; four are included in the proposed station. D. Miller questioned if the building could be turned 180°, allowing for expansion onto the abutting property (the Town will be given first refusal). Expansion off the apparatus bay has been included in the current plan.

J. Ricci explained that the biggest unknown is the site plan. J. Marchese did a layout that was used as a basis. Site work is at \$400,000 (approximately \$40 per square foot). J. Ricci didn't feel there would be much that wasn't covered when the final design work was done; he was happy with the site plan. He stated the \$2.6 million could go down 3% to 5%.

Chief Cresta noted that the holding tank is now 5,000 gallons. Whatever came from the drains and washing machine would be pumped out almost like hazardous material and tested. Non-hazardous material could be put through the septic system. If there was hazardous material from the gear, the amount would need to be determined. J. Marchese stated that the gray area with the pump station and force main tying into the existing Police Station force mains is NHDES. Their view of the combined system may be a total of all the uses. That won't be determined until the final design.

With the \$2.6 million figure, there is a 7% contingency. J. Ricci stated that would only be applied to site work. He felt the site was very well covered for what's known; the only thing that may change would be the site work. The project may come in under \$2.5 million. Responding to V. Morgan's question, J. Ricci stated that \$2.5 million would be a turnkey figure.

Going forward to the Board of Selectmen, a public hearing and bond hearing will be \$2.9 million which includes office furniture and 7% contingency. J. Marchese reviewed the information to be distributed to the Selectmen. P. Sanderson will make the presentation to the Board of Selectmen and mention D. Rugg's concerns.

4. Review and Vote: Engineering Services

Two engineering firms that have been associated with the Town submitted bids for engineering services on the project: Underwood Engineers and Altus Engineering. J. Marchese completed an engineering comparison work sheet and distributed it to the Committee for review. He felt Altus put more thought into their proposal; they are slightly above Underwood's price. Funds will be encumbered from the warrant article to pay for the engineering services.

MOTION: D. Miller moved to accept the proposal from Altus Engineering and encumber \$37,300 from the warrant article. Second – B. Krasko; all in favor. MOTION CARRIED

5. Review and Vote: JSN Structural Engineering Services Contract

J. Ricci reviewed this item. JSN will provide the engineering for the foundation as well as building design and structure. They will provide a code review for ADA compliancy and do a third party inspection when framing is complete. Their proposal is \$17,000.

MOTION: D. Miller moved to accept the proposal from JSN Structural Engineering and encumber \$17,000 from the warrant article. Second – B. Krasko; all in favor. MOTION CARRIED

DRAFT: SUBJECT TO CHANGE

Moving the fire station to a public hearing and bond hearing and encumbrances for Altus Engineering and JSN Structural Engineering will be discussed at the Board of Selectmen meeting (follows at 7:00 p.m.). J. Marchese noted that \$75,000 was approved in the 2017 Warrant Article 8 for engineering and design; a total of \$67,320 has been spent to date (including those approved at this meeting). The remaining balance is \$7,680. The Committee is trying to spend the money wisely that has been allocated for the design of the new fire station.

6. Other Business

There was no other business to discuss.

7. Adjournment

MOTION: D. Miller moved to adjourn at 6:53 p.m. Second – B. Krasko; all in favor. MOTION CARRIED

NEXT MEETING

To Be Announced

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: