
Town of Farmington
Board of Selectmen Meeting
Monday, April 20, 2015

Board Members Present:

Charlie King, Chairman
Brian St. Onge, Vice Chairman
Paula Proulx
Jerry McCarthy
Jim Horgan

Others Present:

Town Administrator Keith Trefethen
Public Works Director Dale Sprague

1). Call to Order/Pledge of Allegiance:

Chairman King called the meeting to order at 6 p.m. All present stood for the Pledge of Allegiance.

2). Approval of Minutes:

April 6, 2015- Page 1, item # 4, change the price range of bids received to "\$2.1 to \$4.4 million", Page 2, item # 5, motion, Selectman McCarthy's last name is misspelled.

Motion: (Horgan, second St. Onge) to approve the minutes as amended passed 5-0.

3). Public Comment:

There were no public comments. Selectman Proulx told the board as an FYI about an article in the Rochester Times featuring the groundbreaking for the new Ridge Marketplace to be built next to Wal Mart in Rochester on Route 11. The article quoted the developer as saying there were three reasons he chose that location: population (Rochester is the sixth largest city in New Hampshire), it has an under-utilized merchandise market and a growing manufacturing base.

4). Review of Public Safety Building Proposal /Martini Northern -6 p.m.

James Pereira, Peter Middleton and Gary Boudreau of Martini Northern came before the board to discuss their bid proposal in response to the Request For Proposals (RFP) for the proposed Public Safety Building. The representatives told Selectmen that they took into account the qualifications given to them, such as the building will combine police, fire and ambulance departments, the agencies' needs and the lack of a specific building site or construction materials and then tried to address the town's needs. Examples of a combined or split proposal (where one portion of the plan is built now and other parts are built later) are also available to make it easier for taxpayers to pay for the project Middleton said. He suggested the board also keep in mind the response times to the furthest areas in town when choosing a site for the complex.

Chairman King said the conceptual layout was developed after touring local safety buildings and noting what was liked and disliked in each situation which was then combined with the departments' needs. He said that once the bids were received for the project, the four bidders were invited to come before the board to explain how they see the project and advise the board as to how to fine tune the proposal to get to the desired final product.

Selectman Horgan asked if the proposed \$4 million price tag is flexible. Mr. Boudreau said the price is flexible as it is not based on a particular design proposal, but is based on a building similar to the Madbury Public Safety Building. Some variables in price would include the size of the building, interior and exterior materials used and site work needed he said.

Horgan then asked what the lifespan of the building would be. Boudreau said the building would be expected to last about 30 to 40 years before needing any extensive maintenance.

Selectman St. Onge said he was concerned about the proposed cost and asked why Martini's bid was about \$2 million more than other bidders when all the bidders got the same RFP packet. Boudreau said the company was not given enough information to nail down the cost and used their past knowledge of expected costs for a 2,000 square foot building similar to the Madbury building. He added that they could design a building for \$2 million less but the board would not be happy with its longevity. But the company would listen to the people about what the town can afford he said.

Discussion also included costs for the design, engineering, electrical, security and technology needs and possible emergency operations center plans for the building.

Selectmen also asked what projects the company has completed that could be reviewed by the board. Pereira said past projects include the Somersworth and Milford Police Stations, Tuftonboro and Hampton Fire Departments and the McConnell Center in Dover. He added that the company could help with site selection if needed.

Pereira then asked when the board expects to make a decision on who will be awarded the bid and noted that the company could not hold a slot open for the project forever.

Chairman King said the board has not set a timeline. Selectman Horgan said that after the board has met with all of the bidders they will "regroup" and decide where to go to from there.

Boudreau asked if the board is seeking to design the project to a budget or to a need, such as so many feet for the Fire Department (a need) or we can't go over a certain dollar figure (budget). Horgan said the bidders need a target that would tell them the town's needs and how much we are looking at spending. Chairman King said he sees the goal as coming forth to the town with a project where the board has done its due diligence to cover the town's needs at an appropriate cost.

Additional discussion included if the town could save money by building up instead of out. Boudreau said a two-story or split level building is possible, but said it is hard to determine how much money would be saved as some costs (such as heat) would go down with a more compact two story building but other factors, such as the addition of an elevator, stairs or ADA requirements would increase costs. Pereira added that geotech ground borings could save money on any surprises that might be found underground. Chairman King said the board would rely on the chosen bidder to educate the board and keep them from taking the wrong steps.

Selectmen and the Town Administrator then thanked the representatives for attending the meeting. **Motion:** (St. Onge, second King) to take a five minute recess passed 5-0 at 7:15 p.m. The meeting reconvened at 7:20 p.m.

5). Review of Public Safety Building Proposal /North South Construction Services 7 p.m.

Chairman King invited Ted Barton and Andy Tobin to tell the board their thoughts on the proposed Public Safety Building. Barton said the information provided in the RFP left a lot to be interpreted by the bidders. He said their \$2.5 million bid includes a standard two story Armstrong steel building that fits the conceptual layout provided by the board, six bays and full use of the second floor. The plan does not include an elevator as it was not included in the request. Excavation and site work is limited to the building footprint only he said. Barton said their proposal includes the following:

Four foot cross walls on a six inch concrete slab

Polished concrete flooring for the first floor except for the bays. Offices would be carpeted and bathrooms would have tile floors.

Spray foam insulation in all walls and the roof resulting in an insulation rating of R19 in the walls and R30 in the roof. All commercial grade interior doors and metal exterior doors are included.

15 vinyl sliding windows

5/8 "sheetrock and paint

Bathroom fixtures and accessories

Stainless steel kitchen appliances and accessories

Washer and dryer

\$40,000 allowance for cabinetry

All plumbing, electrical, water heater, TV, telephone, lighting and sprinkler system fixtures and hook ups.

Forced hot air heat and air conditioning

12' x 15' bay doors with automatic openers

Standard exterior with trim allowance

Discussion also included the application of spray insulating foam and how to keep it in place, how to keep "critters" from entering the building and getting stuck in the foam and if fumes from insecticides in the foam are a potential health hazard for employees.

Tobin said the firm does not have any experience constructing municipal structures but has constructed several sports facilities, a conference center and has an architect on the team that has been involved in the design of several municipal facilities.

Chairman King asked how the company arrived at the proposed \$2.5 million bid. Tobin said some of estimate included guess work and some of it was based on cost per square foot and consultations with the steel building manufacturer and other professionals.

King then said the company is a smaller fish in a big bowl and asked why the town should consider hiring them. Baron said that because they are close by and smaller, they can offer more personal service. Tobin added that the board would always have access to an owner and would be able to resolve any problems more quickly.

Chairman King asked what amount of "price swing" may be available. Tobin said taking out any costs related to the site work, the price could go up or down as much as 10%-15%.

King asked how removal of the second floor may affect the price. Tobin said the price of the building would be reduced by about \$50,000. Tobin said the lot size also affects the plan as it must be big enough to spread out the facility for a single story building. He added that if the town went with a two story building and used the second floor for storage now, it allows for future growth to use for meeting rooms, offices, dormitory or emergency shelter.

King then told them the board is meeting with all of the bidders and has no hard and fast timeline at this time. He thanked them for the additional information provided to the board and said that after the bidders meeting on May 4, the board hopes to decide which way they are going and begin preparing to take a proposal to town meeting next March.

Barton said the firm has employees from Farmington and is excited to be considered for the project. He added they would have no problem presenting their plan and speaking at Town Meeting if chosen to help develop the plan. The board and the Town Administrator then thanked the men for attending the meeting.

6). Review Proposal for New Truck Water/Wastewater Department:

Public Works Director Dale Sprague came before the board to discuss the purchase of a truck for the water department. He told the board the purchase was approved by the USDA Rural Development and will be funded by a federal grant. He said he received two responses from the RFP, one from a Dodge dealer and one from a Ford dealer. Discussion included comparable value of the vehicles, add-ons such as a drop side dump body, plow, sander and block heater, expected life-span of the vehicles, rust proofing and possible voiding of the warranty by using spray-on undercoating. Selectmen suggested a stainless steel body would stand up better to salt and suggested Sprague see if the grant would cover the additional \$6,500 for the better body.

Motion: (Horgan, second McCarthy) to approve the purchase of a 2016 Dodge dump truck and authorize the Public Works Director to make the necessary recommendations for the add-ons contingent on receipt of federal funding passed 5-0.

7). NHDOT Proposed Resurfacing CY 2015:

Sprague also discussed the proposed road resurfacing, curb ramps and crosswalk work scheduled to be performed by the state on Routes 153 and 75 during the coming paving season. In letter from the NH DOT, District Engineer Douglas DePorter outlined the state's plans to resurface state roads, install tip downs at crosswalks and the requirements for

crosswalks, curb-ramps and parking as defined by the Americans with Disabilities Act. Secondary highways will be grader-shimmed. The town must complete any underground, trenching or sidewalk work and make sure manholes and other structures are set to the proper grade before the paving project begins. The paving project does not include municipal parking spaces along the sides of the roadways.

Sprague told the board that the plan calls for the elimination of the crosswalk in front of Crowley's Variety and Grill(351 Main Street) and two parking spaces located within the 20 foot restricted area adjacent to a crosswalk, one near the Subway (457 Main Street) and the other near the First Congregational Church (400 Main Street). A memo from State Traffic Engineer William Lambert states parking shall be restricted and enforced within 20 feet minimum from each end of the crosswalk and "No Parking" signs must be installed there and maintained by the town. Sprague added that each individual sidewalk has its own signature sheet enabling Selectmen to decline parts of the plan. A consensus of the board showed they did not favor eliminating the crosswalk leading to Crowley's Variety and Grill and requested Sprague discuss the matter with the DOT. The board did not take issue with any other part of the plan.

Motion: (Horgan, McCarthy) to authorize the Public Works Director to sign the agreement forms passed 5-0.

Selectman McCarthy noted that drivers have been "cutting corners" at the end of Cocheco Road that intersects Chestnut Hill Road and that there are potholes on Poor Farm and Meaderboro Roads. Sprague said some of scheduled road work has been delayed due to the recent heavy rains and is presently underway.

McCarthy also told the board that the town property near the Sarah Greenfield Business Park is posted to disallow hunting. He asked if that means there is no hunting allowed on all town property. Trefethen replied that the posting is meant specifically for the property it is posted on.

8). Non-public Session RSA 91-A:3 II (b):

Motion: (King, second Horgan) to enter non-public session under RSA 91-A:3 II (b) passed on a roll call vote (King, Proulx, St. Onge, McCarthy, Horgan- yes) at 8:37 p.m.

Motion: (King, second McCarthy) to end non-public session passed 5-0 at 8:52 p.m.

The Board of Selectmen discussed the process to be used for the selection of a new Fire Chief and discussed some of the folks that have submitted applications for consideration. They agreed to follow the outline mentioned by the Town Administrator in his memo to them dated April 13, 2015.

9). Non-public Session RSA 91-A:3 II (a) :

Motion: (King, second McCarthy) to enter non-public session under RSA 91-A:3 II (a) passed 5-0 on a roll call vote (King, Proulx, St.Onge, McCarthy, Horgan-yes) at 8:52 p.m.

Motion: (King, second McCarthy) to end non-public session passed 5-0 at 9:07 p.m.

The Board of Selectmen reviewed the resignation letter submitted by the Town Administrator which is effective May 22, 2015. The Board of Selectmen have decided to proceed with advertizing for a new Administrator and asked Keith to develop an ad for distribution and proceed to put it out with a return date of May 18, 2015. They also discussed what they will do when the Town Administrator leaves the Town. Presently no action was taken, but they will discuss more at the next meeting.

10). Adjournment:

Motion: (King, second McCarthy) to adjourn the meeting passed 5-0 at 9:08 p.m.

Respectively submitted,
Kathleen Magoon
Recording Secretary

Charlie King

Paula Proulx

Brian St. Onge

James Horgan

Gerry McCarthy