

MINUTES
Sanbornton Building Construction Committee (BCC)

Meeting Date and Time: Thursday, November 12, 2020 at 5:00 PM

Meeting Place: 573 Sanborn Rd (Town Office).

Nina Gardner called the meeting to order at 5:00 PM.

Roll Call of Members Present in person at the meeting

Regular Members present: Nina Gardner (Citizen Rep-Chairman), Steve Cobb (Citizen Rep-Vice Chair), Jim Dick (Selectmen's Rep), Chuck Flanders (Citizen Rep), Brendan Morrison (Citizen Rep), Ken Carleton (Employee Rep)

Regular members absent: None

Others Present: Keith McBey, President of BPS; Justin Howe.

New Business

- a. Nina thanked Keith for attending and asked Jim Dick to explain some of the Committee's uncertainty over the cost estimates that BPS had provided. Jim explained that some of the increases just didn't make sense to the Members. For example, the cost for Option 1 went up 45% but Option 3b only went up 26% (over the ROM estimate). He said that if the increase was due to the cost of materials (which everyone knows has gone up since COVID), then we would expect to see them go up by the same percentage. Keith reminded the Committee that the original estimates were just ROM's with fixed values for some of the cost parameters. He said that the Option 3b was closer to the original concept than the Option 1 design, so its price was closer. He also said that there are options within the estimate that can be adjusted. As an example, he said the mechanical and plumbing for the renovation of Town Office under Option 3b is designed to be replaced – but the cost could be reduced if it was kept and just updated. Likewise, the mechanical system is sized to include HEPA filters and UV sterilization (standard in most designs since COVID), but they could be eliminated to reduce cost. He said the fittings and finishes could also be adjusted to reduce cost.
- b. Nina asked him about Justin Howe's proposal. Keith said it might be cheaper but it would require more evaluation. He said he would walk the proposed route for the access road and look at the excavation required to put the PD behind the Old Town Hall. He said it could reduce the cost on siding/finishes for any portion of the new building that was against a retaining wall rather than exposed. Nina mentioned the resident suggestion about including a basement. Keith said that a basement isn't as cheap as people like to think it is, especially if it doesn't have walk-out access, which then requires stairs and ADA access. Justin Howe pointed out that a basement requires the addition of a floor suspension system, which increases the cost.
- c. The discussion turned to cost versus scope. Keith said that the renovation plan for Town Office in the estimate is "aggressive", and it may be better to set an amount to spend on renovation and figure out what can be accomplished within that budget. With a prioritized scope and options that can be invoked if there is sufficient funding. He said he prefers options that deal with details – like finishes – rather than big options, like a second entrance. He said with large options, usually it's too late to include them by the time the decision is made. He said that the calculated cost per square foot includes many of the options he

mentioned (like HEPA filters and UV), and he will provide a list of options that the Committee can review and make decisions on including or not.

- d. Nina thanked Keith for his time and his efforts. Keith departed the meeting at 6:15 PM.
- e. Nina asked if there were any other options that need to be considered based on the public feedback, like the basements. The Committee discussed the resident recommendations on repurposing the current PD space in the Life-Safety Building for Welfare and Recreation offices under Option 3b, as well as eliminating the Selectboard meeting room in Town Office and moving meetings to Old Town Hall. The members discussed general concerns over the pricing in the cost estimates and the disparity between the costs for Option 1 and Option 3b. Steve Cobb mentioned the concerns raised over the limitations under Option 1 for any future expansion, and maintained that the Town's growth hasn't demonstrated a significant increase in Town Office staff or police department size is likely. Jim Dick agreed that a large increase isn't likely, but conceded that if the Committee's view is wrong, that Option 1 would not leave any room to grow.
- f. Nina Gardner mentioned that the Historic District Commission recently held a Zoom meeting to present a survey of the Historic District that had been done under a grant. Individual letters were mailed to every property owner in the District, and over 20 people (about 1/3) attended. Clearly the outreach was effective, and she said the Committee and BOS might want to consider something like that when it came time for the public hearing on the bond (if a proposal gets advanced).
- g. Committee agreed the next meeting will be November 14, 2020 by Zoom for the sixth public presentation of the design options.

A **motion** was made to adjourn the meeting by Ken Carleton and seconded by Steve Cobb. There was no discussion and the motion **passed** unanimously.

Meeting adjourned at 6:59 PM.