

**TOWN OF CENTER HARBOR  
BUILDING COMMITTEE  
Meeting Minutes  
Thursday, June 11, 2009**

Chairman Pete Loudon called the meeting to order at 6:00 p.m. Present were Bob Chance, Steve Condojani, Police Chief Mark Chase, Trevor Chase, Gary Goudreau of Goudreau & Associates Architects PLLC, Selectmen's Rep Richard Drenkhahn and Secretary Janet Kimball. Julian Shlager was absent.

**APPROVAL OF MINUTES:**

A motion to accept the minutes for May 21 was made by Bob Chance and seconded by Steve Condojani. All were in favor and the minutes were accepted.

**UNFINISHED BUSINESS:**

**GEOTECH:** Mr. Goudreau gave a report on the findings of the Geotech survey conducted by John Turner Consulting. There is water five to six feet down which would exclude the possibility of an economical basement at the police facility. They found no bedrock or serious organic matter. There is an area of fill due to an old foundation that must be removed and replaced with structural fill, but it will not significantly affect the overall project.

**NEW BUSINESS:**

**PROPOSAL FOR VOICE & DATA NETWORKS, VIDEO SECURITY, ACCESS CONTROL, AUDIO & CATV:** Mr. Goudreau was asked to leave the room for this discussion. Chief Chase stated that we need to hire a Security Consultant for the above design services. Mr. Goudreau has given a proposal as follows:

Task 1: Design & Construction Documents - \$8300 including reimbursable expenses

Task 2: Construction Administration - \$3500 including reimbursable expenses

Mr. Goudreau has excluded his mark up in these quotes. Mr. Chance feels that Mr. Goudreau has our best interests at heart. Mr. Condojani likes working with just one person and Mr. Loudon feels these quotes will be comparable to any others that we might get. Chief Chase feels we should amend the original contract with Goudreau & Associates to include the additional fees. There was a motion by Steve Condojani to amend the contract as above stated. It was seconded by Bob Chance and the vote was unanimously in favor. Chief Chase will meet with the Selectmen to obtain approval to amend the proposal.

**CENTER HARBOR ENERGY COMMISSION:** The Committee read and discussed a letter from the CHEC encouraging the Building Committee and Architect to follow the LEED (Green architecture) process in the construction of the Police Facility. Mr. Goudreau explained what this would entail. There are different levels of LEED buildings, all based on a minimum number of pre-requisites and credits. To obtain a Basic Certificate requires a minimum of 7 pre-requisites and a minimum of 26 credit points, and a Gold Certificate requires 7 pre-requisites and a minimum of 39 credit points. Some points were light colored pavement materials, minimal exterior illumination, no excessive light pollution, heat recovery units, use of natural daylight, building insulation, windows with views, no smoking etc. The purpose is not just to save energy, but also to be environmentally conscious and assist in keeping employees healthy. He feels that it is a great idea that residents are energy conscious, but that it could increase the cost to design and construct the project. Use of the LEED process was not included in the recent RFP's and could impact the Construction Management fees. He suggests meeting with the CHEC and establish a list of what they would like to see happen. Mr. Condojani feels that we should review the list of pre-requisites & credit points and create a reasonable list of our own before we meet. Mr. Goudreau will put together a checklist of points for the committee to review at the June 25 meeting.

**CODE ENFORCEMENT & FIRE CHIEF:** Code Enforcement Officer Ken Ballance and Fire Chief John Schlemmer met with Chief Chase & Gary Goudreau for input. Chief Schlemmer suggests the building have a water sprinkler system. The committee will need to look into the benefits of this, i.e. insurance rates. Ken Ballance had no code issues but did suggest that the building have its own generator. Trevor Chase offered to look into the cost of a new generator to service a 5400 sq ft building vs. the cost of extending the lines from the existing generator at Town Hall. Mr. Goudreau suggested that we also drill our own a well (since Ken Ballance mentioned the existing one can sometimes run dry servicing the buildings now connected to it). Chief Chase will research grants for the construction and renovation of police buildings.

**CONSTRUCTION MANAGEMENT RFP:**

The following bids were received, opened and discussed :

Baybutt Construction Corporation  
Hutter Construction Corporation  
Bonnette, Page & Stone Corp  
Bauen Corporation  
Beloin Construction Inc  
Glen Builders  
Project Resource Group, LLC  
Milestone Engineering & Construction Inc  
BreadLoaf Corporation  
Eckman Construction  
North Branch Construction Inc

**The Building Committee chose Baybutt, Hutter, and Bonnette, Page and Stone for interviews. Letters will be sent to the remaining bidders explaining that the committee has decided not to go forward with their proposals at this time.**

**Mr. Goudreau will review the three candidates and their proposals in more detail prior to the 25th. Interviews will be scheduled for June 25 beginning at 6:00 pm.**

**ADJOURNMENT:**

**At 8:50 p.m. Mr. Condojani motioned to adjourn the meeting. Trevor Chase seconded the motion and the vote was unanimous**

**Respectfully submitted,**

**Janet Kimball  
Building Committee Secretary**