

**TOWN OF CENTER HARBOR
BUILDING COMMITTEE
Meeting Minutes
Thursday, November 5 , 2009**

Chairman Pete Loudon called the meeting to order at 7:00 p.m. Present were Steve Condojani, Police Chief Mark Chase, Trevor Chase, Keith McBey of Bonnette, Page and Stone, Gary Goudreau of Goudreau & Associates Architects PLLC, Selectmen's Rep Richard Drenkhahn, Bob Chance and Secretary Janet Kimball. Also attending were residents Dennis Schofield, Chris Johnson and Dick Adams. Julian Shlager was absent.

APPROVAL OF MINUTES:

Mr. Condojani motioned to accept the minutes for October 1 and it was seconded by Trevor Chase. All were in favor and the minutes were accepted. Mr. Condojani motioned to accept the minutes for the October 28 meeting with the Selectmen and it was seconded by Bob Chance. All were in favor and the minutes were accepted.

NEW BUSINESS:

Resident Chris Johnson, an employee of NH Electric Coop, wants to be involved with any decisions for the energy designs of the Police facility. Chairman Loudon thanked him for his interest.

UNFINISHED BUSINESS:

There was brief discussion about the Public Hearing that took place on October 24. Most of the issues were covered at the Selectmen's meeting on October 28.

New Design: The new design for the Police building was reviewed by the committee. Chief Chase feels that it addresses all of the concerns expressed at the Public Hearing. The new design gives a functioning facility while cutting down on the overall size of the building, the cost and the amount of park space taken. 84% of the park's greenspace will be preserved by including some space given over from the Brook's property.

The following changes were made to the original design:

Most of the dormers were eliminated

The sallyport was reduced to one bay

Locker rooms moved upstairs

Parking on north side of building eliminated

Gary Goudreau stated that the new design is 6% more efficient than the first one. Keith McBey reported that the new construction estimate was down to \$1,000,084 a savings of over \$300,000. Selectman Drenkhahn asked if this figure included the necessary equipment and furnishings. The answer was no. Chief Chase is estimating \$70,000 to \$80,000 for this.

Selectman Drenkhahn said that he and the other Selectmen feel that the new plan is a good alternative and are in favor of it. Steve Condojani feels that this location is still the best one. He recounted the many meetings and discussions that finally lead to the Brooks property. The reasons are still all valid and he cannot see buying another parcel and starting the process over. It would only add to the cost and take a property off the tax role. The close proximity to the other municipal buildings makes this location sensible.

Dick Adams asked what type of heat would be used and felt very strongly that radiant flooring be installed. It is more expensive to install but the cost is recouped in the long run. Keith McBey added that as technology progresses, having the radiant tubing in place would allow adapting to new methods i.e. solar.

Dennis Schofield wanted to know what Plan B was and feels that the Town Hall building should be added on to rather than building a free standing police facility. Steve Condojani again recounted the many discussions regarding adding on to the existing building and how it was determined to be illogical. Pete Loudon listed the various cons, two major ones being that it would not allow for any future expansion of the town offices and would cost approximately \$1,300,000, much more than what is being proposed to build new. Selectman Drenkhahn said that the Selectmen are very pleased with the new design and would like to see it move along. Bob Chance made a motion to submit a recommendation to the Selectmen to amend Gary Goudreau's contract to include additional funding for the drawing of the new plans. Steve Condojani seconded the motion, all were in favor and the motion passed.

Formation of Marketing Sub-Committee: Chief Chase stated that several people have approached him and would be interested in serving on such a committee. He feels it is time to get the facts out to the public. Gary Goudreau suggested utilizing the town website. Richard Drenkhahn asked Keith McBey about a power point presentation used in other town halls. Keith will get something together for presentation here.

ADJOURNMENT:

At 8:20 p.m. Steve Condojani motioned to adjourn the meeting. Trevor Chase seconded the motion and the vote was unanimous.

The next regular meeting is scheduled for November 19 at 7 p.m.

Respectfully submitted,

**Janet Kimball
Building Committee Secretary**