

FDAC Meeting October 28, 2021

Meeting called to order at 6:00 p.m.

In attendance: Tom Finnegan, Harry Nelson, Graham Gitchell, Scott Talbot, Bob Bartlett, Wes Staples, and Randall Walter, Andy Mackey, and Jon Lounsbury

Minutes of the September 28 2021 meeting were accepted on a motion by Harry Nelson and seconded by Wes Staples.

The new budget proposal from Steve Horton was presented for discussion and review. It reflects an increase of approximately 12%. A good deal of that is due to the rising price of materials, and it was explained that prices will tend to rise and lower, then moderate.

Randall then led a lengthy and detailed review of the new budget proposal. He noted several changes, questioned several, and opined that the biggest shift was the result of professional recommendations.

- Site Work: While the prices were unchanged, there was an additional \$30K for a wash truck cistern. This is to allow washing the trucks inside the building, rather than outside. Bob was charged with researching what other municipalities do regarding truck washing within the bays.
- Concrete: All aspects increased in cost/ft². Discussion followed regarding the reinforcing of the concrete – rebar?
- Masonry: The use of masonry along the perimeter of the building where there is water splash can extend the life of the building. This item is not crucial, and the cost has more than doubled, but replacing it with siding would increase the price of the siding.
- Steel: There were questions regarding this section. Why the change? It was originally quoted for wood frame, and it appears both were added in to the cost, as under Rough Carpentry.
- Thermal and Moisture: This covers insulation. The possibility of using spray foam was raised, but it was explained that spray foam is oil based (prices rising), it is not for sound proofing, and it also cannot be raised to an R-49 rating. Also, there was mention of having a heat loss calculation done.
- Doors & Windows: Sola-tubes have been removed. The new light bulbs are now cheaper to run and there is no need to put more holes in the roof. Prices for the doors should become lower once the supply chain issues are resolved. Also, if there are more panels on the doors, there will be less glass, and therefore less cost for glass. Perhaps some people in town will be willing to make donations to keep the all-glass doors.
- Finishes: Discussion followed regarding how much of this work could be done by firefighters/town volunteers, in the interest of cutting costs.
- HVAC: This cost is down since prices for a better exhaust system were found.

The discussion from there involved the extra general costs: the increase in price per square foot, the soft costs, the difference between a construction manager vs a general contractor and who decides which path to follow – the BOS? How is the contingency figured and who determines

when it is used? What's the difference between a Project Manager and the Owners Representative? Will there be legislation giving grants? The Infrastructure Bill may not promise much, and the House bill 3728 may not pass, either.

Time frame: The committee will need a final official recommendation with a formal budget to present to the Board of Selectman by the deadline of November 17. To that end, it is hoped that Steve will be able to update the proposed budget, in view of tonight's meeting and discussions, and the committee will meet again next Tuesday, November 2 at 6:00.

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Rachel Bartlett

DRAFT