

Tamworth Municipal Building Committee
Draft Minutes – January 7, 2019
Draft minutes to be reviewed and approved at a subsequent meeting

Call to Order – Willie Farnum called the meeting to order at 7:04 pm. Other committee members present were Rebecca Mason, Ron Remick, Richard Colcord and Jack Waldron. Members absent: Dana Littlefield.

Also present: Norm Cloutier.

Approval of Minutes of December 3, 2018 meeting – Becky moved to accept minutes as written, Richard seconded, motion carried, Jack and Richard abstained.

Reports/Discussion on Needs, Requirements and Costs for New Construction – Willie reported that Kyle Barker had still not gotten back to him concerning a list for meeting code at minimal cost. Richard could do the code requirements but not the cost and it would be better if a disinterested third party did the work. Richard suggested that possibly Samyn-D'Elia Architects or Shawn Bergeron could help.

Becky reported that she contacted Tom Zotti; Tom could do the code work but not the cost work. Becky also contacted other towns that recently built a new fire station and Milton was a big help and very cooperative. They are willing to share whatever construction records they have that would be useful to this committee. Becky will contact the architect and construction contractor involved in the Milton project, and she will look into Farmington and Campton, two other towns that recently built municipal buildings.

Ron has picked his brother's brains for cost estimations. Ballpark figure for fire station:

2,560,000 for construction

200,000 for site work

250,000 for cistern

640,000 (25% of construction) for architect, furniture, contingency

3,650,000 total

Richard's estimate is around 3.2 million.

For comparison, the school renovation cost something near 5,000,000. Other considerations include lot size, which would have to include maybe up to 70 parking spaces to accommodate a multi-agency complex. Steel structures for semi-permanent or temporary use were discussed. The problem is that there is no place to put them. The fire station and the police station lots are maxed out.

Looking Ahead for Presenting a Proposal

School and Landfill bonds will be paid off in 2022-2023. Would be nice to have architect's plans and reliable cost estimate ready for the 2023 town meeting warrant. Meanwhile, need to convince the public this year of the need and to get a land purchase article on the 2020 warrant.

Convincing the public would include (but certainly not be limited to) costs for getting the police and fire stations (and Town Offices?) to code, having the properties appraised for their current value, recommendations for the future of those properties, and explaining what, if any, effects moving the fire station location would have on homeowner's insurance rates.

Actions to Take Now –

The space needs and costs questionnaire should be distributed to and collected from all the town agencies. Dana and Richard have already submitted theirs. Becky will do the Treasurer, Welfare, Tax Collector and Town Clerk. Willie will do Selectmen's Office, Planning Board and Conservation Commission

Becky will continue her research into other towns that have recently done building projects, as recorded above.

Ron will work on parking requirements for the various agencies that might occupy a new municipal building.

Richard will contact Kyle Barker and see if he is still interested in giving any guidance to this committee. Richard will dig up the various homeowner insurance standards and/or policies concerning distance to fire apparatus.

Jack will study current and projected school utilization to check for availability of usable space.

Someone should talk with Richard Roberts to see if the fire station would be useful for road maintenance storage.

Next Meeting – February 4, 2019, 7:00 pm (19:00) at the Central Fire Station.

Adjournment – Meeting adjourned organically at 8:20 pm.

Submitted by Chris Conrod, Secretary to the MBC