

Tilton-Northfield Fire & EMS

2021 Fire Station Building Committee Meeting

Meeting Called By: 2021 FSBC

Date, Time: 03/16/2023, 3:00 PM

Transcribed By: Beth Joslin

Location: Tilton Police Station
Conference Room
45 Sanborn Road
Tilton NH

Call to Order

Paul Blaisdell called the meeting to order at 3:00 PM.

Attendance

Commissioner Jon Cilley, Kevin Waldron, Firefighter Derek Farrell, Tim Sattler, Lisa Martin, Paul Blaisdell, Dennis Manning and Chief Michael Sitar

Fulcrum Interview

Team Introductions

Joe Kifer, Business Development Manager – Was at the walk through at Park St.

Dave Henderson, Director of Operations - Role is one of support for the preconstruction team and architect as well as one of continuity through the construction process. Will also act as marketing executive till it passes the vote. Noted that Project Manager Megan is a FF2 and brings credibility to the project as well.

Bob Robicsek, Architect with Lavallee Brensinger – Specializes in police, fire, emergency, and 911 dispatch. 42 years' experience, 35 working with municipalities

Daryl Luter, President - Has been in the industry for two decades, worked up from laborer to his role today. Will oversee pre-construction, make sure the team is aligned and supported, and provide continuity through construction process.

Presentation

Daryl talked about values of the company and design build process

Bob talked about the program and process of how they work

Dave talked about the project manager and extensive communication.

Questions

Lisa commented that they aren't really sure what the public wants or will approve. Bob discussed community outreach and surveys to gather that information.

Lisa asked if there were things in the RFQ that they felt were in excess or should have had? Dave replied that every community is different, sometimes it takes more meetings to get the word out there.

Lisa asked if it was possible to have some cost estimates based on a conceptual idea. Is that possible? Is there a better choice on another site? Discussion ensued regarding deciding what options are best for the district and the best ways to serve the community.

Chief Sitar asked what process did they use to choose to work with Lavallee and why choose the architect they have chosen. Daryl replied that Lavallee has extensive experience with

municipalities and safety. They are comfortable with Bob's knowledge of the requirements of the industry given that they are specific. Discussion ensued regarding Bob's knowledge.

Chief Sitar asked if they as the client have any say in the subcontractors that are chosen? Daryl replied absolutely. They are happy to adjust their list to add people that the district has worked with in the past and take off people that they didn't like working with. Discussion ensued regarding the bidding process for sub-contractors.

Chief Sitar asked if they would be upset if the committee took the building plans to a consultant to review. Daryl replied that they are not opposed to that but their goal is for the committee to not feel they have to do that. Discussion ensued regarding peer review and having trust in each other and open, honest conversations.

Bob talked about NFPA Standards, contamination, decontamination areas, and the transition of the areas to clean areas.

Paul commented on the diverse opinions in the towns, that's why they chose to have so many public meetings. How would Fulcrum approach that? Bob replied that they would start with surveys and an open house. Discussion ensued regarding public opinions and community outreach

Loureiro Interview

Team Introductions

Tom Roy, Senior Vice President

Tony Page, Project Superintendent.

Jim Hardy, Senior Project executive

Bob Grzywacz, Project Architect

Tom talked about other team members and experience working together.

Presentation

Tom stated that listening to meeting the committee seems to be concerned that they are based in Connecticut. They are not, the corporate office is in Connecticut but they are based in Portsmouth, NH. Talked about NH projects and history with NH. They have whole team under one roof and allows them to come up with cost effective proposals

Bob showed various rooms and discussed requirements and design elements. Talked about how they work in advance of standards and requirements. Jim commented that they want to exceed expectations and build what you want to build.

Talked about the different meetings that they would need to have.

Interview

Lisa commented that community involvement is going to be part of project. They have struggled with it in the past and will need their help and possibly to facilitate the meetings to get input from the public. How would they go about that?

Jim replied that understanding what your community wants and what they are willing to pay is important. You need to understand them and they need to understand you.

Bob asked about the new police station and what makes it different from getting approval for a new fire station. Paul and Dennis discussed how it is a different situation because the police department is just Tilton whereas the fire district is two towns, in two different counties with different demographics.

Paul commented that they have gone through this process so many times that the building committee gets tuned out. That is where they need some assistance. Tom said that it won't just be Jim at the meetings, he will be there as well and Tony. Jim added that he doesn't feel five public meetings are enough. Commented that they shouldn't just hold an open meeting but hold meetings with smaller groups. They will be more likely to discuss with you their opinions.

Discussed working with community and neighbors to be sure they are all happy. Are they bothered by construction or noise? Is there something they need help with?

Lisa asked if they could describe their approach when performing a space needs study. Bob replied that it is finding out what does the community want and what does the fire department want. They need to talk with as many people as they can and go space by space to determine what is needed. Some things are easy like the number of bunk rooms. Discussed area of space and their experience with fire department needs, they know what works, have seen things that don't work.

Lisa stated that the original RFQ was geared towards Park Street and they kept it that way to compare apples and apples and select a design build team but they are also looking at another location. Cost is a big thing; they will need to look at both sites.

Jim stated that they need to start by understanding what the needs are then seeing where they best fit, and what its going to cost to develop that site. They need to make sure to follow the process and know what they want then decide the best place to put it. Discussion ensued.

Lisa asked if they considered their schedule aggressive. Bob replied no, that they likely would have put one together that looked the same. Discussion ensued regarding options and ability to draw up a few plans for people to see and can evaluate.

Chief Sitar asked if they would have input on the sub-contractors used. Tom replied that they would. Extensive discussion ensued regarding bidding, vetting, insurances, and benefits of local contractors even if they aren't the lowest price.

Lisa asked about what kind of agreement/contract they use. Tom replied that they use A134 contract for open book, it's a fixed administration cost, fixed fee, everything else they show you the scope of. Discussed benefits of AIA contracts.

Paul asked who the contact person will be. For the most part it will be Bob. Discussion ensued regarding roles and the benefit of having so many roles in house.

Commissioner Cilley asked about their experience with renovation, bringing buildings up to code, and adding on. Bob replied they do both new and working with existing building. Discussed limits of park street and public opinion of the existing building.

Adjournment

Dennis made a motion to adjourn. Kevin seconded the motion. There being no discussion, vote was taken. Motion passed.

Meeting adjourned at 5:30 P.M.

Respectfully submitted,

Beth Joslin

Beth Joslin
Office Clerk

Next Meeting Date, Time, Place:

April 3, 2022 at 5:30 PM.
Tilton Town Hall, Downstairs Meeting Room,
257 Main Street, Tilton NH