

LPLCC Building Committee
September 18, 2014 Meeting Minutes
5:30 pm Lee Public Library

Members present: Chuck Cox, Paul Gasowski, Jim Leitz, Barbara McNamee, Katrinka Pellicchia, Zachary Smith; Scott Bugbee

Others present: Frank Lemay and Brian Gehris from Milestone Engineering.

The Minutes of August 21 and September 4 were approved.

Paul Gasowski and Scott Bugbee briefly discussed the September 15 BOS meeting, specifically the RFP Proposal process. Paul spoke at the meeting, recommending that the BOS expand the screening committee to be more inclusive of interests in the town, saying it would be a mistake not to include others. The reply was that the BOS will do the screening, the process will be public, committees will be allowed to participate as needed. There was discussion regarding the RFP process.

Milestone discussion: the committee needs help in order to give architect Dennis Mires a clear picture of what needs to be done to reduce the budget (as requested by the BOS), to eliminate “fluff” .

Reduction measures discussed included:

- Reducing square footage is tricky, once you start measuring linear feet, you’d be surprised by how little you save
- Eliminating the sprinkler system is a big savings (currently \$123,000 in budget, plus \$1000/year to service, not to mention water damage if it were to go off accidentally). Need to check on square footage threshold for sprinkler system, talk to fire dept. to determine their comfort level – could be okay if a fire truck can get around the building.
- Heating Systems: If a building is more compartmentalized, it will cost more; a more open concept is less expensive. Forced hot air is cheaper; boiler system is more expensive initially, but energy efficient. Geothermal well-type systems involve more maintenance costs, also electrical costs can increase; closed-loop systems operating costs are less.
- Timber framing (currently \$30,000 in budget) in community room, entrances – could be reduced; can cut back the entryway. Finish work is a great way to involve the community and volunteer labor, need to time it so that it doesn’t slow down the work.
- Cultured stone (currently \$100,000 in budget) – can be reduced by taking clapboards all the way down. Preference for a traditional New England look has been expressed in the community.
- Parking & driveway present opportunities to cut .
- Copper roof (currently \$15,000 in budget) could be changed
- If the budget for the building is to be reduced to \$1,786,000 as the BOS charge requests, then we’re probably looking at a 8000 square foot building, instead of the 12,125 sq.ft building currently in the plans. The committee has been working to get the square footage down to 10,000.

Bricker driveway update: Katrinka and Paul went to Town Hall to look at the documents showing the sub-division of the property. Katrinka will ask Dennis' office to provide the materials submitted to the NH-DOT with the application. The committee agreed that the letter Paul has been working on should be submitted to the BOS (once finalized) in order to get on the agenda for the BOS meeting on Sept 29. Katrinka will ask Dennis to come to the next committee meeting; representatives from Milestone will also be present.

The meeting was adjourned at 7:25 pm. The next meeting will be Thursday, October 2 at 6 pm at the library.