

**COMMUNITY FACILITIES COMMITTEE  
JULY 18, 2011 – MILFORD TOWN HALL**

Members Present: Kathy Bauer, Mark Fougere, Lorraine Marchildon, Merv Newton, Bill Parker, Jim Rumson, Eric Schelberg, Peg Seward, Rod Watkins, and Leighton White.

Members Absent: Gil Archambault, Janet Langdell, and Liz Michaud.

P. Seward made the motion, seconded by L. White, that the minutes of the July 11, 2011, meeting be approved; said motion adopted.

M. Newton introduced Mike Castagna of Castagna Consulting Group LLC who had helped bring the Milford Police Station project through the approval process several years ago.

M. Castagna displayed a rendering of a satellite fire station at Hackett Hill in Manchester to be constructed on the site of an industrial development area which he presented as an example of the type of building that could be designed along with various materials used. M. Castagna went on to say he had spoken to L. White and had met with B. Parker regarding what the committee is charged with, and he will give his opinion as to what the committee should be looking for from an economical and practical standpoint and what decisions the committee needs to make prior to meeting with the Selectmen.

M. Fougere said one issue is whether to go with new construction or investigate retrofitting an existing building. Plus there are environmental issues to be considered during this evaluation process.

B. Parker said although one of the properties is close to an EPA clean-up site, his contact at the EPA does not feel the contamination has migrated into that particular site as the monitoring wells near the drainage ditch have been found clean for many years. He will, however, contact the EPA again to check out the "Benzene" issue brought up in a previous meeting.

M. Castagna noted that unless funds were made available, it would be too expensive to properly mitigate the property. It was noted that there are no monitoring wells across the street, and most likely any migration of contaminants would be on the west side of Cottage Street going towards the river.

M. Castagna went on to say he likes to look at the "big picture" and offer a plan to get the most value for the dollar. He pointed out that the most economical arrangement is for an ambulance facility and a fire station to be together as there are so many aspects of each facility that can be shared. However, this committee is charged with only evaluating a site for an ambulance facility.

M. Fougere pointed out that the current location of the fire station in the downtown locale seems to work well for everyone concerned. A proposed shared facility was turned down during the last town election.

K. Bauer said one of the criteria for a new facility is to look for at least 15 years out or more; and even though there may be some duplication, the core facilities are separate.

M. Newton noted that the current firehouse needs upgrades, but the location is good for the responders. In the future if the town continues to grow, a satellite station could well be the answer.

B. Parker said in the town's CIP for 2017, the fire department is slated for code upgrades and more efficient space.

M. Castagna spoke at length about the central fire station in Pelham where construction will commence this fall and the satellite fire station in Hooksett. An insulated concrete form system (ICF) will be utilized that will reduce the cost of construction and operating costs. The average cost of construction with an ICF system is just over \$200 per square foot, and the size of the mechanical equipment can be reduced by approximately 2/3. These buildings will also be a safe haven during emergency situations. An ICF building should also essentially withstand seismic activity.

In response to the question of cost savings for a one-story vs. a two-story structure, M. Castagna said in some instances it is cheaper to have a smaller footprint and have a two-story building. However, the cost of an elevator with one stop is approximately \$75,000. A one-story building can be designed in an efficient manner to utilize all the space and provide everything an ambulance facility would need. A flat roof should not pose a problem if an internally drained roofing system is utilized. M. Castagna went on to say the committee has to determine just how much space is needed – 9,000 – 10,000 sq. ft., or would a more efficient, smaller facility prove to be adequate. The amount of space needs to be clearly defined for each area; i.e., the number of vehicles housed in the facility, personal amenities, parking, traffic flow, etc. He suggested narrowing down the selection of properties to two sites to determine what type of structure would fit. Plus there are many synthetic materials now available that look good, are very durable with low maintenance as well as being relatively inexpensive. M. Castagna pointed out that in many instances rehabbing a building means retaining only the 4 walls and the roof, and completely rebuilding the interior to meet the needs of the occupants as well as meeting code. Whereas, a new structure can be designed to specifically meet the requirements of the ambulance facility and meet code requirements. He also noted that in the event the size of the facility is reduced by one bay, and if in years to come the extra bay were to be needed, the cost would be about three times the original cost.

B. Parker said before any sites are evaluated, it would be wise for M. Castagna to meet with E. Schelberg to assess the needs of the ambulance service, look at the available sites and existing structures, as well as review the needs report of the previous CFC (to be sent out by B. Parker). M. Castagna responded that he could be available to meet with E. Schelberg on Friday (7/22), Saturday (7/23), or Monday (7/25).

M. Castagna said his proposal would include two phases. The first would be an evaluation of the sites to enable the committee to determine which option or options to consider and the reasons for the selection. This phase would come in under \$5,000 and probably closer to \$3,000.

The second phase would be to expand on the sites to be considered and engage an architect and civil engineer. M. Castagna explained a lot depends on how much work the committee really needs him to do to be able to sell it to the selectmen and the voters. The properties under consideration all have public utilities and are generally flat, but there are many other tasks to be completed prior to pricing out the structure. An ambulance facility would need an emergency generator and would also be an "essential" building. M. Castagna voiced his agreement to work with SMP (Sheerr McCrystal Palson) in order to save money on the second phase.

M. Newton said Kevin Drew would be willing to assist if there is something he can do to help, and M. Castagna said he had no problem utilizing his services.

M. Castagna said he would add a couple modifications to the weighted totals for the ambulance only, and there are some names to be corrected as well. He will also prepare a short contract agreement outlining his tasks for the first phase and submit his insurance documents for the town.

M. Newton said next week the committee would work on the evaluations of all the options.

On motion of L. Marchildon, seconded by R. Watkins, the meeting was adjourned at 8:20 p.m.