

Public Safety Building Committee Meeting
Meeting Minutes

Date of Meeting: July 6, 2006

Place: Ashburnham Town Hall

Meeting called to order at 7:04 by Chairman Chris Gagnon

Members present; Charles Packard, Phil Esposito, Jason Bergeron, Larry Barrett, Gail Dumont, Al Rickheit, Jeff Brooks, Mary Neal, Chris Gagnon, Lincoln Stiles
Invited Guest: Bertram Gardner of Caolo & Bieniek

Next Committee Meeting: Wednesday July 12th 7:00PM

First order of business was to recognize Bertram Gardner of Caolo & Bieniek who had brought with him revised Option C floor plans based upon the committees review and input. Bertram explained the two floor plan versions labeled C.1 and C.2 Basic difference between the two plans is C.1 is a 60X120 metal structure versus C.2 which is a 60 X125 The two options have differing total gross square footage; Option C.1 floor plan has 20,865square feet, option C.2 has 21,465 square feet. A very rough cost estimate for the C.1 floor plan was estimated to be at \$4.3M to \$4.5M. Floor plan C.2 would add about \$130k to this rough estimate. This estimate does not include soft costs.

A lengthy discussion was then held among the committee members discussing the layouts and other possible changes in the two floor plans. The plan changes that were discussed for the Architects next reiteration:

- Other heating options for the fire bays instead of radiant slab heating.
- Consider an alternate bid to excavate the unexcavated area in the basement. Area may have been left unexcavated to support the vehicle sally port area on the first floor.
- Make the two bunk rooms in basement into one bigger room...saves cost of doors and wall
- Send floor plan C.2 to AM Fogerty for cost estimate with 3 alternates...Alternates are no lockers room finished in basement just rough plumbing, excavate unexcavated area, do not finish kitchen are in basement multi-purpose room just rough in plumbing.
- Remove one bathroom on first floor fire side to allow for a conference room. The bathroom may be required by building code but the architect will evaluate.
- Put an office / meeting room in the mechanical room in the basement. Mechanical room space allocation looks big.

After the discussion and floor plan review a motion was made by Charles Packard and seconded by Gail Dumont to send Floor Plan C.2 with the alternate list for a detailed cost estimate. Committee vote was 8 in favor, no negatives, and one abstention. Abstention was from member Al Rickheit who expressed concern that this design would again go over cost.

It was estimated by Bertram that the cost estimation process would take approximately one month.

A brief committee discussion was then held about the possible costs for sewer and water hookups at the current site. Discussion centered on the committee needing to know what the soft costs would be for the existing site. Without these cost a total building cost estimate will not be able to be determined.

Richie Wright was then recognized by the committee to review information on how the hardware store could be renovated to meet the needs of the Public Safety Building. Richie presented a drawing showing the Safety Building floor plan design overlaid on the hardware store site plan. A rough total cost estimate to renovate the hardware store was also presented to the committee. The estimate presented by Richie shows a \$5.3 million budget for the project, \$2.8 million to purchase the hardware store, \$800K

for apparatus bays, \$500K for 3 cells and processing area and elevator. This leaves \$1.2 million for interior renovations. Architect during his site visit estimated \$75 to \$100 per square foot to renovate the building. At \$100 per square foot the budget would finish 12,000 square feet. Cost estimates were made at the high end. Floor plan only shows the use of two of the three floors leaving one floor for further expansion. Other information presented included that existing site could be sold and the proceeds used for further renovations.

Committee then asked several questions about where the hardware store would go and discussed possible site issues such as the white apartment building located on the site which may be an issue with the historical society. Richie then expressed his need to get a building committee decision as to whether his site would be seriously considered as he has other parties interested in leasing a portion of the building.

Committee chair then asked each member to discuss their feeling about the hardware store site being used for the Safety Building. Each member then presented their views and a discussion ensued about whether a town meeting was needed to get approval to buy the hardware store site if the committee opted to go that way. Chris Gagnon agreed to get a formal clarification on this but it was the opinion of several experienced committee members that a town vote would be needed to acquire the hardware store property. Committee then informally agreed that it could not make a formal decision about the hardware store site until the C.1 cost estimate was completed in about 30 days. Richie expressed he was Ok with the 30 day wait as long as the committee was still considering his property.

Discussion was then held on what the next committee meeting agenda items should be. Getting soft cost estimates was discussed. Phil Esposito agreed to contact Whitman & Bingham to discuss getting site completion cost estimates for the existing site.

Committee then set the next meeting for Wednesday July 12th at 7:00 PM.

Next discussion item was the catch basin at the existing site. Member Phil Esposito toured the site and advised there are issues with the manhole. It was agreed Chris would take pictures of the site issues and send to the architect for follow-up.

Chris then advised the committee that a meeting with Kevin Paicos and Dave Lager to discuss the NETCO project management contract was set up for Monday.

A motion was made by Al and seconded by Jason to accept the meeting minutes of the June 22 meeting. Minutes were approved with 1 abstention. Abstention from Lincoln Stiles.

Motion was made to adjourn by Larry Barrett and seconded by Mary Neal. Committee voted to adjourn at 9:07 PM.

Committee Handouts:

Meeting Agenda

Richie Wright hardware store floor plan and cost estimate

Caolo & Bieniek schematic floor plans for options C.1 & C.2

Respectfully submitted

Jeff Brooks