

Public Safety Building Committee Meeting
Meeting Minutes

Date of Meeting: September, 7 2006

Place: Town Hall

Meeting called to order at 7:05 by Chairman Chris Gagnon

Members present; Jason Bergeron, Larry Barrett, Al Rickheit, Jeff Brooks, Chris Gagnon, Mary Neal, Gail Dumont, Lincoln Stiles - late arrival. Absent: Charles Packard, Phil Esposito
Invited Guest: Dave Lager of Netco... Project Manager

Discussion started with Dave Lager reviewing the prefabricated building plan and exterior photos that Curtis is proposing the committee review as a potential construction alternative. Committee discussed the prefabricated plans and overall thought the appearance of the building was good. Dave Lager then went on to state that at the present floor plan design (+20K square feet) that even this construction method would probably not get the building within the present allotted budget. Discussion ensued about reducing square footage and a review of a new reduced square footage floor plan from the architect that the architect thought would meet the budget. Architect is not recommending cutting the floor plan square footage any further. Committee discussion ensued about whether the new reduced design was workable for the fire and police departments. Several members expressed that the reduced square footage floor plan would not provide adequate space and it would not be in the best interest of the taxpayers to spend this amount of money on a building that would not meet the town fire and police department's requirements.

Chris advised that the appraisal for the hardware store should be delivered to the town by Tuesday. The appraisal will be reviewed by the Selectman in executive session at the next selectman's meeting. Committee asked about the selectman having an executive session to review the appraisal and Chris explained that this was considered normal practice as this was to review a potential purchase price option.

Committee then discussed the Selectman's request for the building committee to have at least two building proposals ready to go to the special town meeting on November 14. This would leave the committee until September 29th or 3 weeks to get plans formalized. Committee then discussed the feasibility of having any good cost estimates to go back to the town with by the end of the month. It was estimated that if the present square footage building plan was agreed upon at least an additional \$1.3 million in town funding would need to be approved.

Discussion ensued about other possible alternatives such as the building of a fire station and using remaining building funds to renovate the VMS building for the police department requirements. Other discussions included how much space could be renovated done within the allotted budget if the hardware store was purchased. Committee then asked when they could expect an answer from the selectman as to whether the hardware store was a viable site. Expectation was that an answer may not be known for a few weeks.

Committee then discussed whether it should ask the architect to design floor plans using the hardware store for cost estimating purposes. Dave Lager estimated it would be 4-5 weeks for Curtis to come up with drawings and then another few weeks for AM Fogarty to produce cost estimates. This would mean a cost estimate for the hardware store renovation would probably not be available before the November 14 Special Town Meeting. The Committee felt it would not be a good use of the remaining building funds to start on the hardware store layout without having a definitive answer from the selectman as to whether this site could be purchased.

Committee then discussed what would be possible options for the November Special Town election. Four options were discussed. 1. Ask the voters for roughly an additional \$1.3 to 1.8 million dollars to

build the current building plan on the existing site. 2. Approve the purchase of the hardware store site with no additional town funding required. 3. Approve the purchase of the hardware store site with additional town funding to renovate the facility to meet the present floor plan design. 4. Reduce the square footage of the building to 17,000 – 18,000 square feet.

In order to try to meet the end of September deadline for proposals a motion was made by Chief Barrett and seconded by Mary Neal that if the selectman advise the committee that the hardware store is a viable option then Chief Barrett would ask Curtis to immediately start on a floor plan design prior to the next committee meeting. Committee voted affirmative.

Discussion then ensued about determining the soft costs or what the total additional funding that would be required to complete the present floor plan design at the existing site. Based upon previous bid documents it was estimated that the final per square foot cost would be around \$308 per square foot. This would mean a total building cost of approximately \$6.7 million dollars. Committee agreed to hold its next meeting on Thursday September 14 to review soft cost requirements. Dave Lager agreed to put a cost estimate together for the committee to review based upon the last building bid documents.

Next topic was a request from Kevin Paicos for the committee to authorize payment of \$38,000 to Holden Sand & Gravel for the recently completed site work. Additional work has been completed but three major issues remain. Issue 1 is the large amount of silt in the wetlands that has to be removed per order of the conservation commission. Chris advised that the town had some prison labor available that may be able to do the work and that he would be meeting Lorraine of the conservation commission on Friday at the site to review the scope of work required. Discussion then ensued as to why the town would be responsible for the silt removal when other parties were contracted to protect the wetlands during the site work phase. Dave Lager expressed that he felt Holden Sand & Gravel was not at fault for the silt issue and that it would cost the town more money to pursue having the contracted parties remove the silt then using the free available labor.

The second remaining issue was the repair of the silt fencing which the committee was advised by Dave Lager was to be completed today. Third issue was a gulley caused by the silt fencing on the post office side of the site. Conservation commission has requested several check dams be installed to mitigate the problem. Holden Sand & Gravel has offered a small machine to do the work but the town would need to provide the operator.

Gail Dumont then asked about who had the paperwork for the site compaction results based upon a comment from the town building inspector that he has never received any paperwork on the site. Dave Lager advised that the compaction paperwork is with the architect and is available if needed. After more committee discussion about the work that Holden Sand & Gravel has completed at the site Chief Barrett made a motion seconded by Lincoln Stiles for the committee to approve the payment request of \$38,000 to Holden sand & Gravel. Committee voted affirmative.

Next discussion was for the approval of payment of \$2500 to Holden Sand & Gravel for the additional rip rap installed at the site. A motion was made by Lincoln Stiles and seconded by Chief Barrett to authorize the \$2500 payment. Committee voted affirmative.

Approval of the July 27 meeting minutes was deferred until the next committee meeting.

A discussion then ensued about who's responsibility the fire horn located in the town hall is. Committee agreed it was the town hall renovation committee's responsibility to deal with the fire horn and that the fire horn was still required by the fire department.

Motion was made to adjourn by Chief Barrett and seconded by Mary Neal. Committee voted to adjourn

at 9:20 PM

Committee Handouts:

Meeting Agenda

Option D reduced square footage floor plan from Caolo & Bieniek

Email from Caolo & Bieniek of possible pre-fab building design

Respectfully submitted

Jeff Brooks