

Public Safety Building Committee Meeting  
Meeting Minutes

Date of Meeting: September, 21 2006

Place: Town Hall

Meeting called to order at 7:01 by Chairman Gagnon

Members present; Jason Bergeron, Larry Barrett, Al Rickheit, Jeff Brooks, Mary Neal, Gail Dumont, Phil Esposito; Lincoln Stiles, Chris Gagnon

Invited guest: Curtis Edgin, Dave Lager

Discussion was held regarding the \$38,000 request for payment to Holden Sand & Gravel. Committee was advised that Kevin Paicos does not expect that the town would be required to pay to have the work to resolve the existing conservation commission issues resolved but he would like to get the \$38,000 paid. Holden Sand & Gravel has told Kevin they would start the work in a week or two to resolve the conservation issues after the \$38,000 was paid. Lengthy discussion then ensued about whether the committee should approve the release of the \$38,000 payment. General committee feeling was that if the \$38,000 payment was made the remaining \$7K- \$8K remaining held funds may not be enough to get the contractor to complete all the necessary work to satisfactory resolve the existing conservation issues. Committee was then reassured that Kevin Paicos had stated that the town would not pay one dime to get the conservation issues resolved and that the cost would be shared by other parties and not the town. Several members did not feel comfortable with authorizing the \$38,000 payment but felt if Kevin was sure the work would be completed and the town would not be responsible for the cost then Kevin could make the decision about the payment.

Motion was made by Jeff Brooks and seconded by Chief Barrett for the committee to relinquish the approval of the \$38,000 payment request to Holden Sand & Gravel to Kevin Paicos. Committee vote on the motion was 4 yes, 1 no, 1 abstention...motion passed.

Committee then discussed the issue of whether the committee supported a 17,000 square foot building versus the proposed 21,000 square foot building. Discussion went back and forth about the pros and cons of a 17,000 square feet building. Further discussion about the square footage was moved to discuss the just received detailed cost estimate provided for the 21,000 square foot design.

Chris then advised the committee that it has become public knowledge today that the hardware store appraisal came in at \$2.5 million and that Kevin had met with Richie and discussed a possible purchase price of \$2.5 million plus \$70,000 for the removal of the apartment building.

Meeting was then turned over to Curtis Edgin to review with the committee the more detailed \$5.2 million cost estimate just received on the 21K square foot C2 rough floor plan design. Overview was office space was an entirely wood framed construction building except for concrete construction for the police detention areas and the apparatus bays was still a pre-engineered steel structure. Curtis also reviewed some of the history of the previous buildings construction materials. Curtis advised he was against a further square footage reduction and that the new \$5.2 million dollar estimate was because of reduced construction methods. Committee then asked about the \$5.2 million estimate and how good that cost estimate was. Response was that it was only an estimate from rough plans and that until more detail design work was done and the project went out for bid would the real cost be known. However, the Architect stated he felt pretty good about the \$5.2 M estimate.

Discussion then ensued about what other soft costs were not included in the \$5.2 million estimate.

Discussion then ensued about that the sewer cost shown in the detailed cost estimate did not include the \$50K to \$60K for a pumping station needed to pump the sewer over the hill to the post office man hole connection.

Dave Lager then discussed that the cost estimate also had a 9-10% contingency line which may be a little generous for a project of this size.

More discussion was then held about what soft costs might be. A figure of \$639K was in the last bid but soft costs could be as low as \$220k for this project. There was also \$370K in the last bid for furniture and fixtures (FF&E). However, some of the FF&E costs have been removed in this project. Discussion then ensued that the present C2 design appeared to be somewhere between \$200K and \$550K over the allotted remaining funding. This already included two of the deducts to not finish the basement area training room space or the locker/ shower room spaces.

Chris then discussed with the committee that Kevin Paicos had discussed with him that if the building cost estimate was within \$400K - \$600K that some financing alternatives could be pursued to make up the difference. Committee discussed the need to be up front with the taxpayers if financing options would be a method used to make up the shortfall.

More questions ensued to the architect and project manager about the current design of the wood framed construction versus the previous metal designs and why stick built was less cost. Questions were asked regarding the cost of radiant heating for the apparatus bays versus other heating methods. Answer was that in other projects alternate heating methods came in at the same price. Questions were asked about the estimates for the apparatus bays exhaust system and how many trucks could be connected to the proposed system.

Discussion then came back to finding a solution for funding the additional estimated \$500k costs without going back to the town for more money. Some discussion held about taking out a 20 year bond which would come out of the towns operating budget instead of a tax override.

Next discussion was about the feasibility of the hardware store as a Safety Building site. Lengthy discussion was held about what costs would be incurred to purchase and renovate the hardware store site and how much square footage could be renovated with the available funds. It was felt that less square footage could be renovated at the hardware store then what was being proposed in the new C2 design at the present building site. Some of the rough cost estimates discussed were \$2.5 million to purchase the hardware store site, \$1.0 million to add apparatus bays, \$400k for site work, \$112k for elevators and \$400k for cells. This would not leave a lot of dollars to renovate the interior. It was also discussed that at the town SWOT meeting several residents expressed concern about taking prime downtown space for a Safety Building. Question was then asked how long would it take and how much it cost for the architect to prepare a detailed cost estimate to convert the hardware store site to a Safety Building. Estimate given was that it would cost \$20K to \$25 K and 6-8 weeks to prepare a detailed estimate. Al then made a motion for the committee to discontinue consideration of the hardware store site as a potential building site. Gail seconded. Discussion ensued about the pros and cons of continuing to consider the site or to table motion. Several residents in the audience were asked if they had any comments for the committee. Residents provided input with some comments about considering the long term loss of the tax revenue from the hardware store site. Call for a committee vote on the motion was made. Committee voted 6 in favor, 1 opposed. Motion passed for the committee to discontinue consideration of the hardware store site.

Discussion then focused on what could be done to bring this building plan in within budget. Discussion ensued about bid alternates and what could be cut from the interior build out costs. Chief Barrett then made a motion seconded by Mary to authorize the architect to move forward with the next stage of developing the design documents necessary to go to bid. Committee voted 6 yes and 1 no. Motion passed.

Next committee meeting was set for Wednesday September 27 at 7:00 PM to discuss soft costs and FFE cost estimates.

Motion was made to adjourn. Committee voted to adjourn at 9:45 PM

Committee Handouts:

Meeting Agenda

Detailed cost estimates C2 floor plan

Respectfully submitted

Jeff Brooks