

**Town of Millbury Public Safety Building Committee**  
**April 30, 2018**

2018 JUN -7 AM 8:48

*Meeting called to order at 16:00 hours by Chairman Desorcy  
7 members present (Chief Desorcy, Chief Hamilton, Deputy Chief Rudge, Asst. Chief Gasco,  
K. Woods, P. Concemi, M. Mann )  
1 guest present: Brian Humes*

*Motion by Deputy Rudge seconded by K. Woods: To accept minutes of 4/7/16; Unanimous*

- Chief Desorcy introduced two new members to the committee: Maxine Mann and Paul Concemi
- Chief Desorcy explained what has transpired with the Dorothy Manor School on Millbury Ave. He became aware Pakachoag Acres was planning a new building and moving out of their present building. The Chief contacted the School Department to discuss it, they were OK with the police department looking into using the building and site. They provided a set of plans for the building, about 9,000 square feet of space. The police have an estimated need of 18,000 sq. ft at this point, but they are looking at fine tuning that number some more. The present committee has been clarified by the Board of Selectmen as being a site selection and building design committee. There is an account with \$40,170 designated for public safety buildings design. The Chief explained the size of the department and potential needs. He would like to make it big enough for the future but not oversized. He proposed using the present building and adding on (a single level). The different locations were discussed and the merits to each one.
- Brian Humes introduced himself. He explained he is with Jucunski Humes Architects LLC. He did the work with the original committee and was here voluntarily to assist the committee to continue the project. He looked at the school building : First question was, is the site usable as a police station? He felt it had a lot of merits; on a major artery, all necessary utilities are available, good sight lines for traffic, etc. A police station is generally a quiet site use and a good fit for a neighborhood like that. It should be discussed with potential neighbors beforehand to determine if there will be any conflicts (lighting, etc). A meeting room could benefit the neighborhood. The site has a lot of positives. The building has 9,000 sq. ft. He explained the difference between the cost of new construction and the cost of renovations, and the cost of demolition factored in. Maxine asked if we can use sq. ft. needs of other towns to base it on. Brian explained each community has different needs depending on the functions their department does. The space needs assessment covers all of that. He also explained ADA needs differ on portions of the building that are accessible to police personal only. Paul asked about solar potential. Brian explained there is no tax advantage to municipalities, making for a much higher cost. Paul asked about the difference in distance to the schools from the present police station. Chief Desorcy stated it would be closer than the Providence St site, but slightly further than the present location.
- After some discussion regarding the order of design work, Asst. Chief Gasco stated testing has to be done before a demo permit is issued. He explained how we should present real numbers to voters, instead of estimates. Brian Humes explained project delivery methods.
- Motion by Chief Hamilton seconded by K. Woods: To select the 153 Millbury Ave site as the preferred site for the new Police Station: Unanimous
- Discussion of the new Fire Headquarters site took place. Maxine asked about cost differences between the Canal Street site and the Elm Street site. The other committee members mentioned some items: No demo cost at Canal St, but there is a cost to the land; one of the biggest pushbacks last time was the purchase of land. Asst. Chief Gasco has some estimates on demolition cost. Chief Desorcy explained there was actually two pieces of land that would need

to be purchased on Canal St. The pros and cons of both sites were discussed. Brian Humes explained how if you skimp on construction, it will cost you more in maintenance later. He also mentioned by re-using a building it could save having a vacant building later and also save money. The old school building would have limited re-use possibilities.

- It was decided for both committees go back and fine tune their space needs; have the McGrath School checked; comeback next meeting and plan on starting design work and find out how to proceed with the money. Kevin asked if the committee should bring back to the selectmen the site selection change, the committee agreed. Paul asked if we could have an agenda before the next meeting, Chief Desorcy Agreed to do that.
- Motion: P. Concemi seconded K. Woods; To Adjourn: Unanimous

Next meeting: May 29<sup>th</sup>, 6:00 pm, at the Town Hall

Richard P. Hamilton Richard P. Hamilton

Donald P. Desorcy Chief Donald P. Desorcy

David Rudge David Rudge

Brian Gasco Brian R. Gasco

Maxine Mann Maxine Mann

Paul Concemi \_\_\_\_\_

Kevin Woods Kevin Woods