

Finance Committee Meeting

April 10, 2013 7:30 PM
Veterans Memorial Building, Room 130
900 Main Street
Millis, MA 02054

In Attendance:

Peter Jurmain, Vice Chairman
Rich Molloy, Clerk
Rick Manburg
Doug Riley
Chris Smith
Jim Smith
Susan Vecchi
Charles Aspinwall, Town Administrator
Charles Vecchi, Board of Selectmen
Chief Barrett, Fire and Rescue
Chief Edison, Police
Diane Jurmain
Pat Sheehan

Peter Jurmain called the meeting to order at 7:31 PM.

Article #23 New Police Station & Renovations to Existing Fire Station:

Diane Jurmain:

This article would fulfill future requirements for both the Police and Fire Departments. The new Police Station would be located where the old library is and renovations to the existing Fire Station would be made. The town's growth in population projection for the next 20 – 30 years is 12,000. To view the condition of the existing Police and Fire Station please visit www.millis.media.org and view the After Dark Series for a tour of the station.

Chief Edison:

The growth projection is determined by the state. The new Police Station would provide a detention area with four cells, a vehicle bay, a dispatch area with their own restroom, four supervisor offices, a public area including a lobby, restrooms, interview room, chief's office, clerk and dispatch office, detective interview room, fitness and training rooms are also included in the new layout. The current facility is not conducive to restrict prisoner movement throughout the building.

Chief Barrett:

The current Fire Station is not built for a 24-hour coverage full-time firefighter staff. There is no separation from the police and their equipment. The new layout would supply an apparatus bay, medical supplies area, hazardous materials area, a space for showers and locker rooms. The layout is projecting a growth by four firefighters. The second floor would provide four bunk rooms, a dining area, a day room, four bathrooms, training and fitness rooms. The renovation would repair leaks and replace the drafty windows. A portion of the dispatch area would remain as backup to dispatch located at the new Police Station. The existing building has structural integrity and should last 25 years without structural improvements. The proposed renovation is a level #3 gut; down to the studs. The electrical and mechanicals would be updated. The ambulance would exit onto to Lavender Street rather than Main Street.

Cost Estimates:

Pat Sheehan:

Police Station New Construction – 12,046 square feet:

Construction Costs:

Police Headquarters:	\$4,296,693.00
Construction Contingencies (15%):	\$ 644,504.00
Contractor Profit (10%):	\$ 429,669.00
Bond (1%):	\$ 42,967.00
Subtotal:	\$5,413,833.00

Soft Costs:

Design Engineering Fees (9%):	\$ 444,708.00
Owners Project Manager (4%):	\$ 197,648.00
Furniture and Equipment (10%):	\$ 494,120.00
Communication Technologies:	\$ 250,000.00
Additional Project Costs (3%):	\$ 128,900.00
Subtotal:	\$1,515,376.00

Construction & Soft Costs: \$6,929,209.00

Construction Escalation to 2014 (3%): \$ 128,900.00

Total Project Cost: \$7,058,110.00

Fire Station Renovation – 9,654 square feet:

Construction Costs:

Fire Headquarters:	\$1,689,254.00
Construction Contingencies (15%):	\$ 253,388.00
Contractor Profit (10%):	\$ 168,925.00
Bond (1%):	\$ 16,893.00
Subtotal:	\$2,128,460.00

Soft Costs:

Design Engineering Fees (9%):	\$ 174,838.00
Owners Project Manager (4%):	\$ 77,706.00
Furniture and Equipment (10%):	\$ 194,263.00
Communication Technologies:	\$ 125,000.00
Additional Project Costs (3%):	\$ 50,678.00
Subtotal:	\$ 622,485.00

Construction & Soft Costs: \$2,750,945.00

Construction Escalation to 2016 (9%): \$ 152,033.00

Total Project Cost: \$2,902,978.00

The cost to demolish the old library for the new Police Station were included in the cost of building the new library. At this time, no grants are available to offset the costs of the projects.

Ramifications if the override did not pass:

Chief Edison:

Lack of detention area at current site, no prison segregation, detriment to providing services, no female locker room.

Chief Barrett:

Safety, health & wellness of the firefighters would be compromised.

The first year costs to the average household:

Police & Fire Station Project (20 yr.):	\$237.55
Quint (15 yr.):	\$ 26.43
Library (20 yr.):	\$127.76

The Board of Selectmen will vote on April 22, 2013 to put the item on the June 25, 2013 ballot. The article will be voted by the town at Town Meeting on May 13, 2013

Chris Smith made a motion to recommend approval of Article #23, New Police Station & Renovations to Existing Fire Station, in the amount of \$9,961,088.00; Susan Vecchi seconded. Vote: 7/0 motion carries unanimously.

Article #44 Community Preservation Fund Operations:

Appropriations:

From 2014 Estimated Revenue for Committee Administrative Expenses:	\$ 7,129.00
From Undesignated Fund Balance for Short Term Debt:	\$60,000.00
From Undesignated Fund Balance for Short Term Debt Interest:	\$ 2,760.00

Reserves:

From FY2014 Estimated Revenues for Historic Resources Reserve:	\$14,257.00
From FY2014 Estimated Revenues for Community Housing Reserve:	\$14,257.00
From FY2014 Estimated Revenues for Open Space Reserve:	\$14,257.00
From FY2014 Estimated Revenue for Budgeted Reserve:	\$80,000.00

Rich Molloy made a motion to recommend approval of Article #44, Community Preservation Fund Operations, in the amount of \$192,660.00; Susan Vecchi seconded. Vote: 7/0 motion carries unanimously.

Article #45 Community Preservation Fund Bandstand Project:

Rick Manburg made a motion to reconsider Article #45, Community Preservation Fund Bandstand Project, in the amount of \$6,653.00. Rick Manburg rescinded his recommendation for reconsideration.

Article #29 Water System Improvements:

This article is for the Chlorine Contact Loops Program for

Well #1 & 2	250 Linear Feet of 24 inch water main	Cost: \$140,000.00
Well #3	500 Linear Feet of 10 inch water main	Cost: \$135,000.00
Well #4	660 Linear Feet of 20 inch water main	<u>Cost: \$225,000.00</u>
		<u>Total: \$500,000.00</u>

The article would be funded by borrowing. The water rates would be:

FY13: \$26.77

FY14: \$31.42

FY15: \$33.39

Susan Vecchi made a motion to recommend approval of Article #29, Water System Improvements, in the amount of \$500,000.00; Rich Molloy seconded. Vote: 6/0 motion carries unanimously.

Town Road Inventory and Repairs:

Charles Aspinwall:

The roads categorizations and repair costs are as follows:

Excellent:	\$784,163.78
Very Good:	\$747,143.64
Good:	\$1,327,795.85
Fair:	\$580,033.33
Poor:	\$1,731,246.39

The provisional Chapter 90 funds for FY14 are \$413,945.00.

House Ways and Means vs. Governor's FY14 Budgets:

House Ways and Means:

Chapter 70:	\$4,567,886.00
Unrestricted General Government Aid (UGGA):	\$ 906,484.00

Governor's:

Chapter 70:	\$4,818,095.00
Unrestricted General Government Aid (UGGA):	\$ 954,920.00

Differences:

Chapter 70:	\$ 250,209.00
Unrestricted General Government Aid (UGGA):	\$ 48,436.00

Old Business/New Business:

Town Meeting: May 13, 2013

Minutes Approval:

Susan Vecchi made a motion to approve the April 3, 2013 meeting minutes as written; Chris Smith seconded. Vote: 6/0 motion carries unanimously.

Adjourn:

Rich Molloy made a motion to adjourn the meeting at 9:29 PM; Susan Vecchi seconded. Vote 7/0 motion carries unanimously.

Respectfully submitted,
Deirdre Gilmore