

OLD SAYBROOK POLICE BUILDING COMMITTEE
Regular Meeting
October 1, 2012
MINUTES

A regular meeting of the Old Saybrook Police Building Committee was held on Monday, October 1, 2012, at the Old Saybrook Point Pavilion.

Present: Committee Chairman Dan Moran and Committee Members Ben Akin, Jerry Brophy, Patrick Maher, John O'Brien, Vito Savino, William Sparaco and David Wight. Also present were First Selectman Carl Fortuna, Police Commission Chairman Christina Burnham and Police Chief Michael Spera. Committee Member Carol Hanover was not present.

I. Call to Order

Chairman Moran called the meeting to order at 7:02 PM.

II. Committee Formation

Chairman Moran acknowledged that each committee member had been properly sworn into the committee at Old Saybrook Town Hall. Chairman Moran also determined that all committee members had received the latest charge for the Police Building Committee from the Board of Selectmen.

III. Update from the First Selectman

First Selectman Fortuna informed the Building Committee that he was working on securing a site for a new Police Building but nothing has been officially chosen yet. The First Selectman added that he, as well as Chairman Moran, Chief Spera and members from the Board of Finance, has interviewed two architecture firms. Both firms will be asked to prepare and present a space needs study to the Committee. The estimated time frame for completion of these studies is 2 to 3 weeks with presentations possibly occurring by late fall. Selectman Fortuna continued that he is confident this Building Committee will succeed and the Police Department will get the building that it needs for its operation within a budget the town can afford. With that the First Selectman handed out a Debt Amortization Model based on a rough estimate of a Police Building that costs 5 million dollars to construct. The Selectman acknowledged that this figure was used to create a financial model and not meant to represent the proposed cost for a new building.

Please see the attached Debt Amortization Model for a detailed look at the proposal.

First Selectman Fortuna closed his remarks by vocalizing his faith in the collective skill and knowledge on the Building Committee. At this time he invited each committee member to say a few words about his or her work experience.

Committee Member Patrick Maher works for the construction and engineering firm, URS, which recently completed the construction of the Greenwich Police Building and an accompanying 4 story parking structure.

Committee Member Jerry Brophy has worked in construction for forty years. He also owns and operates a number of partnerships that own property in Connecticut.

Chief Spera is the Police Chief for the Town of Old Saybrook.

Committee Member John O'Brien currently sits on the Board of Finance for the Town of Old Saybrook.

Committee Member William Sparaco has been on 3 municipal building committees in last 10 years and is a former member of the Board of Finance.

Committee Member Ben Akin has been a licensed architect for the last forty years. He worked as the University Architect for Central Connecticut State University.

Committee Chairman Dan Moran has been on 3 Police building committees and he helped design the Police Building under construction at Central Connecticut State University. Committee Chairman Moran added that he is determined to build a Police Building that is fully functional and that the Town of Old Saybrook can afford.

Committee Member David Wight has been a practicing architect since 1961 and worked on the design and construction of the Madison Police Station. Committee Member Wight also designed a Prison for profit that was never built.

Police Commission Chairman Christina Burnham is the current Chairman of the Police Commission. She is also an attorney in Old Saybrook; she sat on the Building Committee for Old Saybrook Middle School; and she is the former Chair of the Board of Education.

Committee Member Vito Savino worked 30 years for the State Police. He is currently working as a medical consultant for liability claims across the state. Committee Member Savino has also served on the Old Saybrook Board of Education and Board of Nursing.

IV. Police Building Discussion

Chief Spera stated that the most important piece of information the Building Committee needs to do its job is the space needs study that is being drafted from two architecture firms. He concluded that this study will not simply be a list of Police Department wants but it will detail their needs. The study will include a thorough evaluation of the everyday work that the Department is responsible for and the amenities needed to accomplish those tasks.

Committee Member Akin asked if the new Police Station would include a shooting range.

Selectman Fortuna responded that the details of the new Police Station are not up for discussion at this time and that the Committee will wait to discuss specifics once it receives the updated space needs study. First Selectman Fortuna asked Chief Spera where the Department currently shoots.

Chief Spera responded that Department members shoot wherever they can depending on range availability. He stated that last week several members of the Department went to the Connecticut Police Academy to shoot but he is currently attempting to come to an arrangement with the outdoor range in Guilford to use their facilities. Chief Spera added that not having a range decreases weapon proficiency and increases Department costs due to travel time and the need to use other facilities. Chief Spera concluded that he looks forward to future discussions about all the aspects of the new building.

First Selectman Fortuna reminded the Building Committee Members that the original three-year lease for the current Police Station expires on July 1, 2013, with a jump in rent from \$48,000 to \$166,000. The First Selectman acknowledged that the new Police Station will obviously not be built by this time but he hopes that if the current landlord sees progress towards a new building, he will cut the town a break on the lease price.

Chief Spera took a moment to give the Building Committee a brief history of the current Police Station. Chief Spera began by telling the Committee that the first Building Committee was formed in December of 2009, charged with the task of either finding the Police Department a better suited facility or improving the current facility to accommodate day-to-day police activity. The day that the RFP's were due was also the day that the old Police Station flooded and the building was condemned by the Department of Health. Chief

Spera continued that he began touring commercial real estate in town and found an old manufacturing building with a completely open floor plan that he selected as the current temporary facility. Without using a contractor, police officers with trade skills came together and built the current Police Station in a thirty-three day period. Because the work was done entirely by Police Department staff and the insurance company covered the move, the construction of the current facility cost Old Saybrook nothing. Chief Spera concluded that the unique thing about the current facility is that it was completely designed and built by the Department. Using this temporary building as a demo facility has enabled the Department to get a better understanding of their needs for a permanent Police Station. Chief Spera ended by saying that he understands building a Police Station is not generally a popular way to spend tax dollars but he feels that the community is ready for the Department to return to the downtown area. He also informed the Committee that the Department does not want the Taj Mahal, but just wants a facility that allows them to do their job as efficiently and effectively as possible.

Committee Member David Wight asked Chief Spera his opinion on the previous space needs study conducted in 2010.

Chief Spera responded that he was not intimately familiar with the document so he could not comment specifically but he acknowledged that new Departmental policies and Accreditation policies have changed the needs of the Department somewhat. Chief Spera added that the Department had already purchased a new communication system and may only need to upgrade consoles in the new building.

First Selectman Fortuna informed the Committee that he would meet with Chairman Moran to determine whether the next scheduled meeting was necessary or if the Committee should wait for the completion of the space needs study.

Chief Spera suggested that the Building Committee should meet as scheduled at the current Police Station so Committee Members could tour the current facility and get a feel for operations.

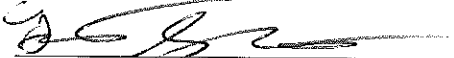
Chairman Moran agreed and announced that the next Building Committee meeting would take place at the Police Station at 7:00PM.

V. Adjournment

Committee Member Sparaco made a motion to adjourn. Committee Member Brophy seconded the motion. The motion to adjourn the meeting passed with a vote of 8 in favor and 0 against.

The next regular Police Building Committee meeting is scheduled for October 15, 2012 at 7:00 p.m. in the Old Saybrook Police Department.

The meeting minutes for October 1, 2012 were prepared and respectfully submitted by:


Trent Gerbers

Records Clerk for the Old Saybrook Police Building Committee