

OLD SAYBROOK POLICE BUILDING COMMITTEE
Regular Meeting
June 3, 2013
MINUTES

A regular meeting of the Old Saybrook Police Building Committee was held on Monday, June 3, 2013, at the Pasbeshauke Pavilion.

Present: Committee Chairman Dan Moran and Committee Members Ben Akin, Carol Hanover, Patrick Maher, John O'Brien, Vito Savino, Lee Sparaco and David Wight. Also present were First Selectman Carl Fortuna, Police Chief Michael Spera.

Police Commissioners: Chairman Burnham, Vice Chairman Metsack, and Commissioners Sparaco, Winkler and Finch.

I. Call to Order/Pledge of Allegiance/Attendance

Committee Chairman Moran called the meeting to order at 7:00 PM.

Committee Chairman Moran led the Building Committee in the Pledge of Allegiance.

The Recording Clerk took attendance for the meeting.

II. Meeting Minute Approval

a. May 20, 2013

Committee Member Sparaco moved to approve the May 20, 2013 meeting minutes. Committee Member O'Brien seconded the motion. The motion passed with a vote of 8 in favor and 0 against.

Committee Member Wight noted that on Item 7, in paragraph 5, a typographical error reading, "on master site plan" should read "one master site plan".

III. Update from the First Selectman

First Selectman Fortuna informed the Committee that the contract was under review and that he was waiting on Downes to comment. First Selectman Fortuna continued that he had met with several local officials about the project and intends to involve as many local authorities as possible from the very beginning. He concluded that the project will likely go to referendum with one number for the entire site but plans for the full site will likely not be drawn up by September 1, 2013.

Mr. Humes added that there will be a site plan for referendum that shows where everything goes but that money to develop the full site plan will not be allocated to the project until after it has been approved.

First Selectman Fortuna noted that natural gas is going to come to the site from Main Street and that there will be no cost to run natural gas to the site.

IV. Report from Design Team

Downes reported that they have spent the first two weeks of the project collecting data and setting up consultants to come in and review the site. Additionally, they have developed a traffic counting strategy that will measure traffic flow at 3 locations: the current Police Department, the Lynde Street location of the

new Police Department and at Main Street in front of the old Police Department. Downes concluded that HAZMAT has been in the building and will be producing a report for the next meeting. There are some suspected areas of asbestos.

First Selectman Fortuna asked if there was any concern about PCB's.

Downes replied that they don't have to test for PCB's because of when the building was built. They added that there does need to be a clean air test. Downes also noted that many town officials have had strong opinions on the roof and its construction. This is an area that they will look at extensively.

Committee Chairman Moran asked if the forthcoming traffic report would indicate that the new Police Department will have two exits and therefore, not impact traffic on Main Street as much.

Downes replied that there traffic expert did not feel the Police Department would impact traffic on Main Street.

Mr. Humes presented an in depth report on areas that have been reviewed in the current building. The following list represents some of the major findings:

- All plumbing will be removed.
- The current building has no sprinkler system or fire service.
- No heat in the building.
- There is no salvage potential for the lighting.
- All underground tanks need to be removed.
- All current Communication System wiring needs to be replaced.
- Looking at possibly adding a non-water suppression system.

The following questions were asked and answered during Mr. Humes presentation of the building report:

Committee Chairman Moran asked if the electricity needs for the building account for electrical surge.

Mr. Humes responded that surges were taken into account.

Commissioner Finch asked if the Department was going to use diesel fuel at the site.

Mr. Humes responded that the Department will use diesel fuel because there needs to be at least one uninterruptable power supply.

Chief Spera asked if there will be an additional generator for redundant backup.

Mr. Humes responded that there would be a redundant generator.

Mr. Humes described three possible options for HVAC Systems.

- Option A is to install a geothermal system, which is high cost and high efficiency. This system would be digging several wells and using the ground as an energy source. The upfront cost for installation is highest because of the price of digging the wells but the system itself could save the Department \$20,000 per year after the first ten years.
- Option B is to install a traditional heating and cooling system on the rooftop of the building. This system has a lower cost upfront and is also high in efficiency. The mechanical similarities between Options A and B are also very similar.
- Option C is to use already existing systems within the building and retrofitting it to work for the Department's needs. This option has the lowest cost but is very inefficient.

Committee Member O'Brien asked about the lifespan of the geothermal system.

Mr. Humes replied that the mechanical systems for Options A and B are similar which makes their lifespans comparable at 20-25 years.

Downes added that they could bring in soil experts to analyze the dirt and check for thermal quality.

First Selectman Fortuna stated that it is highly unlikely that the Committee will choose Option C and that more information was needed on Option A.

Chief Spera asked if the HVAC and cooling systems would be isolated.

Downes replied that code requires that those systems be isolated.

Commissioner Finch added that the Essex Library put in a geothermal system if someone wanted to call and ask questions.

Committee Member Savino stated that the geothermal system depended largely on the quality of the wells. He asked if there is a maximum number of holes that can be drilled before it is no longer cost effective.

Humes responded that there is a maximum number of holes that can be drilled because they have to be a certain distance apart.

Committee Member Savino asked where the holes might be placed.

Mr. Humes responded that they would be under the rear parking lot.

Chief Spera asked if there would be other opportunities for natural energy if the geothermal system is not selected.

Mr. Humes replied that solar power on municipal projects is not cost effective and does not come with any tax incentives. Mr. Humes asked for the Committee's opinion on Option A.

First Selectman Fortuna replied that he is not thrilled about having to wait 10 years for cost savings on the geothermal system. He added that his recommendation was for Option B.

Committee Chairman Moran asked if there were any electrical differences.

Mr. Humes responded that the geothermal system would run a slightly higher electric bill.

Chief Spera stated that it seemed like there were too many variables with the geothermal system for the additional cost.

Downes stated that Option B has been well researched and has proved to be very successful.

Commissioner Finch asked if choosing Option B precludes the new Police Station from having a pitched roof.

Mr. Humes replied that he has been looking at a pitched roof option and he feels that there will be too much cost for very little benefit.

Committee Chairman Moran made a motion for Downes and Mr. Humes to continue with project using Option B: the traditional, rooftop HVAC system. The motion was seconded by Committee Member O'Brien. The motion passed with a vote of 8 in favor and 0 against.

Committee Member Sparaco asked if Downes needed a decision about the generator in the building.

Committee Chairman Moran made a motion to not use the generator currently located inside the building. The motion was seconded by Committee Member O'Brien. The motion passed with a vote of 8 in favor and 0 against.

Chief Spera stated that future agendas should include possible discussion topics and action items.

Committee Member Savino stated that the Committee should keep track of the cost savings from decisions made by the Committee.

Committee Chairman Moran replied that Downes could create a report with that information.

Chief Spera asked First Selectman Fortuna if Building Committee Members should attend future Planning Committing and Zoning Committee meetings for project support.

First Selectman Fortuna responded that attendance isn't mandatory but anyone in support of the project should show up if possible.

Committee Member Akin added that showing up at Planning Committee and Zoning Committee meetings would be a positive show of support and solidarity.

Downes asked if they could be added to the mailing distribution for the meeting minutes and agendas.

V. Police Commission Input/Comments

Vice Chairman Metsack asked if it was possible for Police Commissioners to also attend Planning and Zoning Committee Meetings related to this project.

Committee Chairman Moran replied that the more support shown for the project, the better.

Commissioner Finch asked if the building can sustain a second story.

Mr. Humes responded that a structural engineer would answer that question next week.

Commissioner Finch stated that the existing building would be very difficult to add onto in the future. If a second floor could be added that would take care of any future expansion needs.

Downes added that the marked cruisers area could be renovated.

Commissioner Finch asked if any thought had been given to a firing range if one was built in the future.

First Selectman Fortuna responded that the firing range had not yet been discussed by the Committee but will be voted on at some point.

Chief Spera added that he has asked that a firing range be included in the drawing as a bid alternate.

Commissioner Finch asked why the detention center is set off in the back of the building.

Mr. Humes responded that the area has some specific code requirements that will be easier to achieve in the new construction area of the building.

Commissioner Finch asked if it would be a problem operationally to have this area so far away from the Dispatch Center.

Chief Spera responded that the new building will change some of the Department's operation procedures but that nothing is set in stone yet.

Commissioner Finch asked if he could be added to the meeting notice distribution list.

Chief Spera replied that he could be added to the list.

VI. Comments or Concerns from Committee Members

First Selectman Fortuna stated that the established sub-committee would add Committee Members Wight and Savino.

Downes asked if regular Building Committee Meetings could be moved to another night.

Fortuna Selectman Fortuna replied that the group would try to make accommodations.

Committee Member Maher asked if the garage area would have sprinklers.

Mr. Humes responded that sprinklers in the garage are not required by code but highly recommended.

Chief Spera asked at what point he can go back to the Department with a floor plan or ideas.

Mr. Humes responded that nothing will be presented to the public before the Department gets a chance to see it.

Chief Spera added that documents and plans should go from the Building Committee to the Police Department and then back to the Building Committee.

First Selectman Fortuna replied that most things would go to the Subcommittee first, then to the Police Department and then to the full Building Committee.

Chief Spera asked if the next meeting would be held on Monday, June 17 or Wednesday, June 19.

First Selectman Fortuna replied that the next meeting would be on Monday, June 17 and then the schedule could be rearranged from there.

VII. Public Comment

There were no public comments.

VIII. Adjournment

Committee Member O'Brien made a motion to adjourn. Committee Member Akin 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 will be held on Monday, June 17.

The meeting minutes for June 3, 2013 were prepared and respectfully submitted by:

Trent Gerbers
Recording Clerk for the Old Saybrook Police Building Committee