

**PUBLIC SAFETY BUILDING COMMITTEE  
MEETING MINUTES  
Rm 124 Town Hall  
January 22, 2019**

Present: Matt Haffner; Jim Lehan; Todd Lindmark; George Cronin; Chief Stone; Chief Bushnell; Brian Humes; Nancy Langlois

George Cronin called the meeting to order at 4:06 p.m.

**Updates**

Matt Haffner updated the Committee on the status of the Police Station. He is hopeful that construction will be done within 3-4 weeks. Mike Cresta stated that within the next 2 weeks, the floors should be done, the doors are in, and 2<sup>nd</sup> floor ceiling tiles are up. The 1<sup>st</sup> floor ceiling tiles should be complete within 48 hours.

Matt stated that they are waiting for the exterior as-builts for the Health Department to sign off, as well as affidavits from architects to be submitted for approvals. After that, final inspections can be done and the Certificate of Occupancy will be issued.

Jim asked Chief Stone when the police will physically move. Chief Stone stated that they need systems (i.e., phone, computer, etc.) to be up and running first. He expects Operations to be there by the middle to the last week of March.

Sheila Joyce stated that MECC is expected to be in by April 1<sup>st</sup>.

Brian stated the building official will need a Certificate of Substantial Completion before a temporary Certificate of Occupancy can be issued. He said that the date established that the building is ready for its intended use, is also the date the Town takes over the insurance on the building, and the warranty dates begin. The Town's insurance carrier needs to be notified. Also, security of building becomes the Town's. Matt will follow up with Scott Bragdon regarding insurance.

**Minutes**

A motion was made by Jim Lehan to approve the following meeting minutes: January 27, 2016; February 22, 2016; May 16, 2016; May 24, 2016; June 14, 2016; August 16, 2016; September 20, 2016; October 4, 2016; October 18, 2016; January 3, 2017; March 21, 2017 and June 6, 2017. It was seconded by Chief Stone, and so voted. All were in favor.2/22

**Requisition and Change Order**

A motion was made by Jim Lehan to approve payment of \$565,926.27 on Requisition App #18 (invoice dated Dec 20, 2018 - monthly invoice for construction costs for \$308,458.56) and for a change order, (\$171,240.00 for four additional months costs of general conditions). It was seconded by Cole, and so voted. All were in favor.

**Open House**

Matt is looking for a date for a kickoff tour sometime in March. The date of March 27, 2019 at 10:00 a.m. was agreed upon. An invitation for a joint Open House at the Police Station and MECC will be sent out. Matt and Gary will coordinate.

## Fire Station

Brian Humes presented a construction cost analysis comparing the costs of an addition/renovation to an all new building. Bottom line estimated construction costs (adjusting for new dates from original schemes) are as follows:

Original renovation/addition estimate (August 2017 - adjusted for a Spring 2018 start)	\$5,384,748
Adjusted renovation/addition estimate (January 2019)	\$5,709,396
All new building (January 2019)	\$6,157,882

Brian presented a site plan which he stated has a very economical floor plan and will be easy to build. He stated it is not a final layout. He also stated the estimated costs do not include soft costs or contingencies, which can make a difference in comparisons.

Jim asked about differences in time. Brian has given Matt entire estimate and changes are noted and adjusted renovation scenario to a 12 month project rather than original 16 month.

Chief Bushnell stated he thinks the best future for Town is new construction rather than renovation. He believes the functional aspect of renovation was not practical. If adequate funding is available that would be his preferred option.

Matt is concerned about hazmat remediation in either scenario. Brian stated you would need to identify the issues that need remediation. Mike feels that opening up walls can uncover many problems and significantly increase costs. Matt had a destruction test done to the building in the past and he estimates roughly \$100,000 would be added to the final cost for remediation.

George thinks we will need to finish with the police project for a final cost before we can begin costs estimates for the Fire Department.

Matt believes that March 1<sup>st</sup> for reconciliation on the Police Station is a reasonable target date.

They discussed a transition plan for equipment, office personnel/equipment, and dealing with a "dark" station.

Matt suggests that they meet next week to begin to make a plan. A site meeting for next week was agreed upon. Matt will invite Bob McGhee, the 4 chiefs, Barry, Matt, and Todd.

Jim asked Brian about estimates - new vs. renovations. He stated that there is a higher contingency with the renovation. With new construction, there is very little unknown. 2020 numbers are used for both.

The next Public Safety Building Meeting will be February 26<sup>th</sup> at 4:00 p.m. room 124.

A motion was made by George Cronin to adjourn at 4:45 p.m. It was seconded by Chief Bushnell, and so voted. All were in favor.

Respectfully Submitted,

  
Nancy A. Langlois