

Building and Facilities Committee

Minutes of 8-22-19

Syd Crook Room, Academy Building; 6:30 p.m.

Members Present: Bowers, Cannon, Lewis, Williams, Bianchi, Sherman, Beasley, Cross, Hoglund, Cardillo

The meeting was called to order at 6:30 p.m.

1. *Approval of Minutes*

The minutes of the previous meeting of August 15, 2019 were reviewed by the Committee, and were then approved unanimously.

2. *Reports*

The Chair reported that he had prepared a draft preliminary report for the Committee to review, and would send it out for perusal shortly after this meeting.

Mr. Cross reported that there had been \$2400 in change orders approved for the North Branch work at the Buker building, and that should be the end of the project. There will be a final accounting, but it should come in under \$600,000.

3. *Discussion of Buker building issues and Police Dept. space needs.*

The Committee continued its discussion of the issues and concerns raised in Chief Andersen's report, and the Committee's tour of the Police Dept. The Chair first noted that at the last meeting there had been a suggestion that the Committee make a recommendation to the Selectmen regarding safety and security issues to secure the tower and to remove dangerous articles from the sally port.

After further discussion on this point, the Committee concluded that it should not make specific recommendations at this point, and should proceed through the information gathering process.

The Chair suggested to the Committee that it might be helpful to have a more specific outline of intended discussions. To that end, he proposed that first the Committee discuss and reach agreement on what

options should be considered for issues related to the Buker building and the Police Dept.

The Committee, after much discussion, concluded that the options it would be looking at were:

- a. Construction of a new police station on separate land, or on land that might be acquired abutting the Buker building.
- b. Construction of an addition to the Buker building to meet the needs of the Police Dept.
 - i) With the Rec. Dept. included in the building, or
 - ii) With the Rec. Dept. moved to another location
- c. Using the current Police Dept. space in conjunction with the "court space" for the Police Dept. needs, and moving the Rec. Dept. to another location
 - i) With a major remodel such as contemplated by the Harriman Option 5-1, or
 - ii) With limited remodeling designed to meet most of the needs stated by the Police Dept. at a more contained cost, such as discussed at the Committee meeting on August 15
- d. Using only the current Police Dept. space for the Police Dept., with such remodeling as would create better personnel flow and office efficiency; while leaving the Rec. Dept. in its current location
- e. Making no interior remodeling changes to the Buker building

Mr. Sherman noted that these options were basically what was set forth in the Harriman report at page 121 (of 171 pages) [see attached], plus the option discussed at the August 15 meeting. The Committee agreed that these basically included the options to be discussed, and concluded that the next step should be for someone on the Committee to establish a short explanation of each option, with a statement of the pros and cons of each, noting in each instance what would not be fulfilled of the Police Dept. requests. This would then be discussed and analyzed by the Committee; followed by discussions of what further issues should be addressed, and what questions remained for which answers should be sought; and, then,

some means of establishing for comparison purposes the relative costs for full completion of each option.

He then noted that there had been much discussion of the Police Dept. report on needs, and whether there should not be a distinction between important needs, and those requests which could be deferred or not pursued. He proposed that the second task might be to go through the list earlier developed, which was set forth in the minutes of the 8-8-19 meeting, one by one, to gauge the sense of the Committee as to each of those items, and whether some could be set aside for purposes of moving forward on an examination of the available space and its use. The Committee demurred – this may be considered at a later meeting when the Committee discusses the various options.

4. Discussion and determination of next steps and information to seek

The Committee will review and discuss the draft proposal for a Preliminary Report to the Selectmen at the next meeting of the Committee on September 3. There will be no meeting on August 29.

5. Action Items.

- a. Chair to send out draft of suggested Preliminary Report to Committee.

The next meeting is scheduled to be held in the Syd Crook room on Thursday, September 3, at 6:30 p.m.

The meeting adjourned by unanimous consent at 7:45 p.m.

Respectfully submitted,
Robert Bowers, Chair

Harriman Options

OPTION	MASSING	DESCRIPTION	CONSTRUCTION COST	PROJECT COST	FACTORS
5-1		Renovation Only			
		Renovation 10,987 GSF New Construction 0 GSF			SITE EXPANSION <input type="checkbox"/>
		Total Option Area: 10,987 GSF	\$3,506,620	\$4,883,977	MEETS SPACE NEEDS (78%) <input type="checkbox"/>
		Total Area Required: 13,252 GSF Program Deficiency 2,210 NSF			RELOCATE SALLYPORT <input type="checkbox"/>
		Total Building Area on Site 13,787 GSF			
5-2		Renovation with Minor Addition			
		Renovation 9,864 GSF New Construction 1,535 GSF			SITE EXPANSION <input checked="" type="checkbox"/>
		Total Option Area: 11,399 GSF	\$4,065,390	\$5,614,162	MEETS SPACE NEEDS (81%) <input type="checkbox"/>
		Total Area Required: 13,252 GSF Program Deficiency 1,854 NSF			RELOCATE SALLYPORT <input checked="" type="checkbox"/>
		Total Building Area on Site 14,199 GSF			
5-3		Renovation/Addition			
		Renovation 10,987 GSF New Construction 1,535 GSF			SITE EXPANSION <input checked="" type="checkbox"/>
		Total Option Area: 13,899 GSF	\$5,002,890	\$6,839,260	MEETS SPACE NEEDS (97%) <input checked="" type="checkbox"/>
		Total Area Required: 13,252 GSF Program Deficiency 314 NSF			RELOCATE SALLYPORT <input checked="" type="checkbox"/>
		Total Building Area on Site 16,699 GSF			
1B		Renovation/Addition			
		Renovation 9,864 GSF New Construction 4,035 GSF			SITE EXPANSION <input checked="" type="checkbox"/>
		Total Option Area: 14,332 GSF	\$5,279,655	\$7,200,929	MEETS SPACE NEEDS (99%) <input checked="" type="checkbox"/>
		Total Area Required: 13,252 GSF Program Deficiency 54 NSF			RELOCATE SALLYPORT <input type="checkbox"/>
		Total Building Area on Site 17,132 GSF			
6		Stand-Alone Police Station with New Whipple Entry			
		New Construction Police 13,252 GSF New Construction Entry 585 GSF			SITE EXPANSION <input checked="" type="checkbox"/>
		Total Option Area: 13,837 GSF	\$6,620,980	\$8,953,735	MEETS SPACE NEEDS (100%) <input checked="" type="checkbox"/>
		Total Area Required: 13,252 GSF Program Deficiency 0 NSF			RELOCATE SALLYPORT <input checked="" type="checkbox"/>
		Total Building Area on Site 19,437 GSF			