

Approved April 12, 2017

Mendon Police Station Building Committee Meeting
Former Taft Public Library
Mendon, MA 01756
Thursday, April 6, 2017
7:00 p.m.

I. Call to Order

The meeting was called to order at 7:06 pm by Joe Cronin.

Building Committee Members Present:

Tim Aicardi, Mike Ammendolia, Joe Cronin, Don Morin, Moritz Schmid and Linda Thompson; Eric Peterson arrived at 7:20pm.

Others Present:

Chris Burke, Mendon Board of Selectmen
David Kurczy, Mendon Police Chief
Michael McKeon, Architect, Kaestle Boos Associates, Inc.
Michelle Sanford, Upton & Mendon Town Crier

II. Approval of Meeting Minutes – March 29, 2017

MOTION: A motion was made by Tim Aicardi, seconded by Linda Thompson to accept the meeting minutes from March 29, 2017.

DISCUSSION: None.

VOTED: Unanimous, with Moritz abstaining as he wasn't present at the meeting.

III. Review Updated Town Hall Campus Police Station Proposal from Kaestle Boos

Mike McKeon from Kaestle Boos Associates walked the Committee through an updated PowerPoint presentation of the former Fire Station renovation proposal. A copy of the proposal is attached here:



MENDON POLICE
FACILITY - Kaestle Bo

Mike explained how he worked with Chief Kurczy to keep the cost of the project down by making several changes, including putting in three cells instead of four, altering the height of the knee wall on the upper level, reducing the size of the offices, etc. Mike suggested changing the roof on the sally port section of the building from pitched to flat to potentially save \$20K but the Committee didn't feel this was the right thing to do as it will limit potential future expansion space for storage above the sally port. Mike added that there is potential to expand into the second floor of the existing fire station, although it is not part of the existing plans.

With regards to the overall site plan, Mike explained how the three sections of the building will be at slightly different levels due to the pitch of the campus. The middle section of the building will be about a foot and a half lower than the front section, and the sally port will be another foot lower than the middle section. Ramps will be installed to allow for an easy transition from one level to the next. While reviewing the site plan, the Committee wanted to be sure that what was shown on the campus renderings were not misleading to the voters. The request is to show the right side of the campus as being part of this project with the left side showing a vision for the future that the Selectmen are considering. Mike said that he could do this and that a water color drawing will be put together for the Annual Town Meeting.

With regards to the cost estimate, \$318,400 for the upper level was broken out to show that it will be completed by someone other than the GC. Joe asked how much of this amount was for materials and Mike said about 40%. The Committee will have to budget for this amount to be sure that the materials can be purchased to support the work potentially being done by BVT. Don added that he had been in touch with Tom Belland at BVT and that this approach would work out great for them and that they would look forward to performing the work after the GC is done.

Chief Kurczy stated that he has been in contact with Town Administrator Kim Newman and she informed him that 100% of the site work can be covered using CPA funds because the site can be considered historic. The Historical Commission and CPC will still need to be involved in the process but it's good to know that this is an option. The site work is estimated at \$434,200 (without markups) and the renovation of the interior of the existing Fire Station is estimated at \$590,444 (without markups). If both of these are eligible for CPA funding, it would greatly reduce any anticipated debt exclusion for the project. Selectman Burke stated that the town can borrow money using CPA funds as collateral and can then pay down the debt using CPA funds. He also stated that the Fino property debt falls off the books in five years. In order to get a good estimate of the costs that would be eligible for CPA funding, Mike McKeon was asked to summarize the site work and renovation work and add the mark-ups to each. He was also asked to split out the demo of the existing police station from the cost estimate. Mike agreed to do this, and he also agreed to put together a summary to go along with the estimated cost estimate and will have it ready by Monday or Tuesday of next week (April 10 or 11).

ACTION: Mike McKeon will provide Dave Kurczy with a detailed cost estimate splitting out the site work and renovation work from the rest of the construction costs with mark-ups added so the Committee can understand what amount is eligible for CPA funding. He will also split off the demo of the existing police station on a separate line and will add a narrative summary to go along with the cost estimate.

When reviewing the drawings of the new construction, Mike added that the siding will be clapboard with 20 year paint (Hardie plank type siding), trim will be Azek and the building will have a 50 year roof. Mike added that he can share the finish schedule with us and that it will be similar to what is proposed for Middleborough

and with what was put in at the Bellingham police station. Joe asked about the three interview rooms and Mike explained that they offer three different levels of security: lobby area for public interviews like domestic violence, detective area for scheduled interviews and the secure area in back for situations where the highest security is necessary. Mike said he could specify different names for the rooms on the drawings to highlight the different reasons for each. Mike also stated that the final floor plan will be in color so you can see the different functional areas of the building.

ACTION: Mike McKeon will update the drawing to show the three different types of interview rooms by calling them by different names.

IV. Discuss and Update Morrison Drive Cost Estimate

Mike McKeon shared an updated cost estimate of the Morrison Drive property based on what he has seen of the building. He highlighted in red the items that he felt were a little under estimated. He also added \$40K for a sprinkler system as the building is designed for 6700 square feet and the minute you add space and take it above 7000 square feet a sprinkler system will be required. Therefore, it makes sense to put it in up front. The original total estimate was \$3,364,703 and Mike's updated estimate was \$3,861,031. Don added that if you simply took the 2015 estimate and added two years of 3.5% escalation to compare it with the Town Hall campus estimate one would get \$3,604,354. The Committee felt it was reasonable to use \$3.6-\$3.86 million for an estimate to finish the Morrison Drive property.

When looking at the cost per square foot for Morrison Drive and the former Fire Station it showed that the Morrison Drive property was a lot more expensive per square foot than the former Fire Station. Selectman Burke asked why and both Moritz Schmid and Mike McKeon explained that a smaller building costs more per square foot as they are putting more stuff into a smaller space. Selectman Burke felt it was important to explain this to the voters and asked if Mike McKeon would be available for the annual town meeting and he said he would be.

At this point Mike McKeon left the meeting.

V. Discuss Pros and Cons of Morrison Drive and Town Hall Campus Locations

Mortiz Schmid stated that he felt the Town Hall campus location made the most sense in order to support a community police atmosphere. Chief Kurczy agreed that the Town Hall campus was the preferred location. He added that this option offers a lot more including larger training/meeting room for the town to use, it offers greater future expansion capability, it restores an existing vacant building in the center of town, and Morrison Drive is not large enough for any future expansion needs. Others added that the current fire station on Morrison Drive was built to save the town money, it is isolated from the rest of the town services and the personnel do not feel like part of the community. They felt we didn't want to do the same with the police station by putting it on Morrison Drive.

While all these pros and cons make sense, Don explained that he felt the voters will want to see things in terms of dollars and cents. He summarized that Morrison Drive would cost between \$3.6 and \$3.86 million to complete. If the Committee and Board of Selectmen could take the \$4.99 million cost of the Town Hall campus option and reduce it to \$3.6-\$3.86 million by using CPA funds for part of the project and BVT for the upper level work, the impact to the tax payer would be the same, and the only question would be if the tax payers want to use the CPA funds for the police station or save them for some other future use. The Board of Selectmen can then decide which option they want to recommend to the voters.

Selectmen Burke stated that in order to secure the CPA funds the Historical Commission and CPC will need to review this proposal. In order to do so a dollar figure is needed to present to them. The Committee agreed that it would meet in a week to review the updated cost estimate from Mike McKeon with the appropriate costs broken out so that a number can be presented to the other two committees. Selectmen Burke suggested that the Building Committee try to be prepared to attend a meeting with the BOS, the Historical Commission and the CPC on Monday, April 17th. He will try to schedule a meeting for that date.

VI. Discuss Communications Plans Regarding Annual Town Meeting Funding

A communication plan is needed and time is short, but since it was getting late the Committee decided to push this top off to the next meeting.

VII. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

None

VIII. Next Meeting Date, Time and Agenda

The Committee agreed to meet again on Wednesday, April 12th at 7pm to come up with a comprehensive funding plan for the Town Hall Campus option for a new police station and to compare it with the Morrison Drive option. The Committee will also discuss the plans needed to secure the funding (e.g. steps needed if CPA funds are requested) and put together a narrative/presentation to take to the Board of Selectmen on April 17 or April 24th.

IX. Adjournment

MOTION: A motion was made by Moritz Schmid, seconded by Eric Peterson to adjourn the meeting.

DISCUSSION: None.

VOTED: Unanimous.

The meeting adjourned at 8:59 p.m.

Minutes by Don Morin