

Approved February 13, 2018

Mendon Police Station Building Committee Meeting  
Mendon Town Hall  
Mendon, MA 01756  
Thursday, December 13, 2017  
6:30 p.m.

I. Call to Order

The meeting was called to order at 6:35 pm by Don Morin.

Building Committee Members Present:

Police Chief Dave Kurczy, Don Morin, JP Parnas, Eric Peterson, and Linda Thompson. Joe Cronin and Tim Aicardi both arrived at 6:40pm.

Others Present:

Mary Bulso, OPM, Daedalus Projects, Inc.

II. Interview Designer Services Firm #1: Tecton Architects

Tecton Architects was represented by the following members:

- Jeff McElravy, Principal, Project Manager, Director of Public Safety Design
- Matt Salad, Project Architect
- Rebecca Hopkins, Architectural Designer, Sustainability Monitoring

They also had with them the following support members:

- Susan Wisler, Mechanical/Electrical Plumbing Engineering, Architectural Engineers, Inc.
- Kevin McGarry, Project Manager, Fuss & O'Neill

Jeff McElravy began the introductions and informed the committee that he is very familiar with the other firm being interviewed tonight, having spent many years working for them. He added that he wouldn't have anything negative to say about them but that he thought that there were some opportunities and other things that the committee should be aware of before making a decision. He added that Tecton was a very collaborative group where they listen to everyone's input.

Jeff and his team shared a presentation that included a couple of case studies of public safety buildings designed by Tecton. They are building a police station in Dighton currently, which is a 7100 square foot "simple" building. Jeff added that the impact from the costs of the holding cells and dispatch areas need to be considered when building a small structure, as they have a large impact on average cost per square foot on a small building. The North Brookfield Police Station was about 8000 square feet and faced similar cost challenges. He added that they are familiar with the needs of fire protection systems using an existing well and referenced the Westport and Sutton facilities as two examples where they had to

install a cistern and pump to support the water storage requirements. He said that those units cost ~\$250-\$300K but were much larger than what we will need to install. He also added that he felt an elevator would be required and would cost ~\$135K. He then proceeded to turn the discussion over to his colleagues.

Matt shared potential cost information that showed costs for buildings they had constructed in the recent past along with a 3-4% annual escalation cost and it showed that our budget will be tight, especially since recent escalation costs have been increasing due to the higher demand for services, particularly due to the construction of the casino out in Springfield, MA.

The team added that they had some storm water concerns and will need to use best management practices to alleviate these. They said that it may be more cost effective to stack the building into two full floors instead of the current proposed single floor design to save on roofing and foundation costs. Rebecca shared that she would be able to assist by using virtual reality designs to show the committee to get a better understanding of how the future building would look.

When asked about budget concerns, Jeff listed the cistern, storm water / drainage, elevator, and retaining wall as the biggest items to tackle. Tecton felt that an elevator was absolutely required. When asked about a big challenge they have faced in the past, Jeff mentioned the site cleanup costs at West Brookfield which were estimated at \$150K but ended up costing \$350K. The team had to alter the original designs to reduce the cost of the building and keep it on budget. Jeff added that they are able to keep the number of change orders to a minimum by spending a lot more time up front during the schematic design phase of a project. By putting in more detail up front, fewer changes are needed during construction. They added that they also create a collaborative environment among the project architect (Matt), the OPM and the GC, making the GC's job easier.

With regards to schedule, Jeff felt that it would take about six months for program validation, schematic design validation, design development and construction document creation, followed by six weeks of bidding and two weeks to prep for the GC. After this initial eight months, construction should take about twelve months plus or minus a month. If not a lot of site work is needed, this timeline could be reduced. Kevin asked if the easement along the second egress could be expanded to reduce the cost of a retaining wall. The committee stated that this would not likely be an option.

After the interview, Chairman Cronin thanked the team for their time and Don asked if they would be available to attend the Mendon Board of Selectmen's meeting on December 18<sup>th</sup>, as it was the committee's intent to make a decision tonight and introduce the selected party to the BOS at their next posted meeting on Monday the 18<sup>th</sup>. Jeff stated that someone from Tecton would be available to attend should they be selected.

### III. Interview Designer Services Firm #2: Kaestle Boos Associates, Inc.

Kaestle Boos Associates was represented by the following:

- Mike McKeon, Principal-in-Charge
- Kevin Witzell, Project Manager

Mike McKeon started the conversation by addressing the questions that came up in the addendum to the RFQ. He stated that the cistern and pump were not part of the original study as he thought that public water was available at the street but was just not hooked up. He's not sure where he got that impression. The study also did not include any funds for hazardous material abatement. As for the cistern, he suggested that we consider an above ground solution in a small building, perhaps by the small Verizon structure already on the Town Hall campus. He added that a 15,000 gallon cistern and pump solution could cost between \$50K and \$75K. Finally, he stated that the original study included cost estimates assuming construction would start in January of 2018. Given that construction won't start till the summer of 2018, the cost could be a bit higher than what he originally projected.

When asked about the budget, Mike stated that the Hampden station cost \$3.6 million for a 7000 square foot building, but that a cistern and pump already existed nearby at the town's Senior Center. They simply shared the system between the two buildings. He also mentioned that the Nantucket public safety project was the only recent project that finished over budget, and that was due to the fire department side of the project, coupled with the fact that nobody wanted to do work on the island. All other projects performed over the past 14 months have finished under budget, including the nearby Plainville Safety Complex.

Mike mentioned that he has worked with vocational schools in the past. When asked about a retaining wall, Mike stated that he didn't include one in the original study. Instead, he was figuring in a 3:1 slope (less at the front of the property) with boulders to stabilize the secondary egress. When asked how much this second egress might cost, Mike stated ~\$25K-\$30K. Mike explained that his firm has in-house resources to draw upon for structural engineering and interior design, and that he would try to make the building work in a different space if needed. Money could be saved by not making the side of the building look like brick to match the façade.

With regards to the elevator, Mike stated that he would not put one in the building, and that he would redesign the building first. His firm has submitted many ADA waiver requests and has been successful with them in the past. If there was a need to move evidence downstairs to avoid an elevator, he would do that before adding one to the design. With regards to a sprinkler system, since the building is >7500 square feet in size a system is required, and Mike doesn't like to waive the need for fire protection. As for the schedule, the construction would consist of a slab and wooden frame, and he sees no reason why it couldn't be closed up before the winter

of 2018-19. He expects construction to take about ten months. Finally, when asked what his biggest concern is, he mentioned the budget.

After the interview Chairman Cronin thanked Mike and Kevin for their time and Don asked if they would be available to attend the Mendon Board of Selectmen's meeting on December 18<sup>th</sup> as it was the committee's intent to make a decision tonight and introduce the selected party to the BOS at their next meeting. Mike stated that he might not be available, but that Kevin would be able to attend should they be selected.

#### IV. Designer Services Discussion – Make Recommendation to BOS on 12/18/17

Chairman Cronin opened up the discussion to select one of the two firms to recommend to the Board of Selectmen. Many committee members felt that the Tecton team was much more polished than Kaestle Boos. A couple of committee members also expressed disappointed in the presentation (or lack thereof) from Kaestle Boos. Mike McKeon also didn't have hard answers to some questions, and the fact that he missed the need for a retaining wall and cistern and pump with the original study was concerning. Having said that, everyone felt that both firms were capable of handling the project, and that Kaestle Boos had much more experience with public safety buildings than Tecton. The general feeling was that they have seen a lot more over the years, gathering knowledge about what to look out for in a design. A couple of members were not comfortable with the way Tecton answered a question about the budget. After a very lengthy discussion, Chairman Cronin asked for a motion.

MOTION: A motion was made by Eric Peterson, seconded by Don Morin to select Kaestle Boos Associates as the designer services firm to recommend to the Board of Selectmen for the new Mendon Police Station.

DISCUSSION: Don asked Chief Kurczy how he felt about the two firms, since he was the one who would be the primary interface with the design firm. Chief Kurczy felt that while both firms could definitely do a good job, he felt that the town would more likely get what it needed with the budget we have by going with Kaestle Boos, and that he was impressed with the way Kaestle Boos approached things when putting the initial study together. At this point Linda added that when we toured the Bellingham Police Station (designed by Kaestle Boos), the police chief told her to look behind every door and drawer to see what was there. The committee will keep this in mind as it moves forward.

VOTED: Unanimous.

After the vote Mary agreed to contact both firms on Thursday to inform them of the Committee's decision, and will invite Kaestle Boos to the Board of Selectmen's meeting on December 18<sup>th</sup>.

V. Approval of Meeting Minutes – December 7, 2017

MOTION: A motion was made by Dave Kurczy, seconded by Linda Thompson to accept the meeting minutes from December 7, 2017.

DISCUSSION: None.

VOTED: Unanimous.

VI. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

None

VII. Next Meeting Date, Time and Agenda

The Committee agreed that it didn't need to meet until sometime in January as the town will need to finalize a contract with Kaestle Boos before work can begin on the building design.

VIII. Adjournment

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

DISCUSSION: None.

VOTED: Unanimous.

The meeting adjourned at 9:02 p.m.

Minutes by Don Morin