

Approved June 13, 2018

Mendon Police Station Building Committee Meeting
Mendon Town Hall
Mendon, MA 01756
Wednesday, June 6, 2018
7:00 p.m.

I. Call to Order

The meeting was called to order at 7:03 pm by Joe Cronin.

Building Committee Members Present:

Tim Aicardi, Mike Ammendolia, Joe Cronin, Police Chief Dave Kurczy, Don Morin, JP Parnas, Eric Peterson, Moritz Schmid and Linda Thompson.

Others Present:

Chris Burke, Mendon Board of Selectmen
Mary Bulso, OPM, Daedalus Projects, Inc.
Mike McKeon, Kevin Witzell, David McKinley, Kaestle Boos Associates, Inc.

II. Approval of Meeting Minutes – May 23, 2018

MOTION: A motion was made by Mike Ammendolia, seconded by Dave Kurczy to accept the meeting minutes from May 23, 2018.

DISCUSSION: None.

VOTED: Approved on a unanimous vote.

III. OPM/Architect Update: Review of Updated Design, Cost Estimate & Schedule

Mary Bulso explained that she has been working with Chief Kurczy and Kaestle Boos to try to reduce the cost of the latest design (option C) by coming up with a new design (option D) that will save some money. She added that alternates for the design will be intelligent and won't create additional maintenance costs for the Town. For example, the lower level of option D (for lockers, fitness room, break room, etc.) is only roughed out and will be left unfinished, there will be no secondary egress from the site, and there will now be a crawl space instead of an attic in the new addition. She then turned it over to Kaestle Boos to explain.

Kaestle Boos distributed drawings, cost estimates and a schedule and Mary shared a cost estimate from Daedalus as well. Mike McKeon walked the Committee through a PowerPoint presentation that highlighted the key components of options C and D. Option C keeps the current fire station and the main addition at the same level, with a drop-off to the sally port. Option D shows a smaller overall footprint (8493 sq feet), with the sally port moved to the front of the building, using one of the existing fire station garage doors for entry, an addition at the same level as the fire station

with a basement that opens up to the outside in the back, providing ADA accessibility to both the main and lower levels. New fill will only be required in a small area behind the new addition to replace what is removed. When asked, Kaestle Boos wasn't sure exactly how much fill needed to be removed and how much replaced but they stated that they can get those numbers for the Committee. Mike added that there is less main level circulation area and less stairways, which maximizes the use of space in option D.

With regards to cost, option C is \$995K over the \$5 million budget, including the materials for fit-out of the unfinished areas, while option D is \$369K over the \$5 million budget including materials for fit-out of the unfinished areas. Kaestle Boos also shared another option called D' which reduces the overall square feet by 50, replaces the attic with a crawl space and removes some brick veneer. This option is \$154K over the \$5 million budget. Don mentioned that the Town recently received \$50K from the state to be used toward the project, so the amount of available funds is actually \$5.05 million.

Next Mike McKeon explained that some towns look into obtaining a variance due to hardship for a fire suppression system. This could potentially save an additional \$180K for either design. While inability to pay isn't considered a hardship, not having a town water supply or lacking space for a holding tank could be. He also stated that the Committee could consider just supplying a fire suppression system to the cell block area. He asked if the Committee would entertain applying for such a variance. After a thorough discussion the Committee agreed that they did not want to pursue this type of variance but preferred to stick with a fire suppression system for the entire building.

When reviewing the site drawings, Selectman Burke asked if Kaestle Boos could consider relocating the fire suppression tank to another location, not behind Town Hall as the long term vision is to create open green space there. Kaestle Boos shared a few options for the tank and will look into this. Selectman Burke also asked if the holding tanks could be supplied from the domestic water already available in the existing fire station. Mike McKeon did not think this was allowed, but Mary agreed to look into it. Joe also asked if anyone knew what flow rate the existing well was capable of supplying and Mary agreed to look into this.

ACTION: Look into whether a domestic water source can be used to refill a holding tank for a fire suppression system. – Mary

ACTION: Look into the current capability for the existing well on the Town Hall campus. – Mary

After reviewing the cost estimates, Mike and Mary summarized that the costs were higher due to the unsuitable soils (\$300K), the cistern and tank for the fire suppression system (\$180K) that was missed in the 2017 conceptual design, and an

increase in overall cost of labor and materials. Joe pointed out that the cost estimates from Kaestle Boos and Daedalus were within 1% of each other.

When discussing the two options, the Committee felt that having the sally port in the front of the building as shown in option D was not advantageous due to the traffic that travels along Main Street. A car would need to back up when entering the sally port, and traffic would have to be stopped for this to take place. Therefore, the Committee was leaning toward going with option C and asking the Board of Selectmen how they wished to proceed with regards to obtaining additional funding for the project. Selectman Burke said that a request via debt exclusion could go on the November ballot, since we already have that election scheduled. He wasn't sure if a Special Town Meeting was already planned, but suggested that scheduling one would not be a problem. Kaestle Boos went over their proposed schedule and it shows that if the Committee were to tell Kaestle Boos to start moving forward today with one of the two designs, general contractor bids would be opened on Tuesday, November 6th, the day of the current ballot vote. This would be too late to have a hard number to ask the voters to approve. Therefore, it was asked if a "not to exceed" number could go on the ballot, and Selectman Burke agreed to look into it.

ACTION: Check if a "not to exceed" number could be placed on a ballot vote for additional funding. – Chris Burke

Joe asked if the delay in the project will cause any other financial concerns given that the contract with Kaestle Boos stipulates that if the project is not completed within 24 months of the date of the contract, any additional work would be compensated as additional services. Mike McKeon stated that this would not be an issue and that no additional charges would be incurred by Kaestle Boos. Mary Bulso stated the same would be true for Daedalus Projects, Inc.

Don suggested that the Building Committee provide an update to the Board of Selectmen at their next scheduled meeting, which is June 18th. The Committee then discussed what recommendation to make to the Board of Selectmen.

MOTION: A motion was made by Mike Ammendolia seconded by Don Morin to recommend that the town proceed with option A, the original option that was presented to the town voters and to ask for additional funds to support it.

DISCUSSION: Don stated that he seconded the motion to allow for discussion, but reminded Mike that option C was in fact an improved version of option A, incorporating the changes requested by the Committee. Mike agreed.

VOTED: Defeated on a unanimous vote.

MOTION: A motion was made by Eric Peterson seconded by Don Morin to recommend that the town proceed with option C and to ask for additional funds to support it.

DISCUSSION: Don asked Kaestle Boos if they could move the E911 equipment back to the lower level on option C to avoid potential ADA accessibility concerns and Mike McKeon said he would.

VOTED: Approved on a unanimous vote.

ACTION: Ensure that E911 equipment is moved to the lower level on option C to alleviate any ADA accessibility concerns. – Mike McKeon (Kaestle Boos)

IV. Invoice Approvals; Chair/OPM Spending Approvals; Budget Update

Joe informed the Committee that two invoices were received from Kaestle Boos for prior approved work. One was for \$14,511 which is 63% of the cost for geotechnical services, and the other was for \$2080.34 which is 27% of the cost for land survey services.

MOTION: A motion was made by Don Morin, seconded by Eric Peterson to approve payment of \$14,511 to Kaestle Boos which is 63% of the cost for geotechnical services, and \$2080.34 to Kaestle Boos for 27% of the cost of land survey services.

DISCUSSION:

VOTED: Approved on a unanimous vote.

V. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

None

VI. Next Meeting Date, Time and Agenda

The Committee agreed to meet on June 13th to put together a presentation for the June 18th Board of Selectmen's meeting.

VII. Adjournment

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

DISCUSSION: None.

VOTED: Approved on a unanimous vote.

The meeting adjourned at 9:12 p.m.

Minutes by Don Morin