

Approved March 29, 2017

Mendon Police Station Building Committee Meeting
Mendon Fire Station Conference Room
Mendon, MA 01756
Wednesday, March 22, 2017
7:00 p.m.

I. Call to Order

The meeting was called to order at 7:07 pm by Tim Aicardi.

Building Committee Members Present:

Tim Aicardi, Don Morin, Eric Peterson, Moritz Schmid, Linda Thompson. Mike Ammendolia arrived at 7:48 pm.

Others Present:

Chris Burke and Mark Reil, Mendon Board of Selectmen
David Kurczy, Mendon Police Chief
Guy Kloczkowski, Mendon Police Sergeant
Michael McKeon, Architect, Kaestle Boos Associates, Inc.
Christian Yapor, Milford Daily News

II. Review Proposal from Kaestle Boos Associates, Inc. Regarding the Town Hall Campus Police Station Feasibility Study and Cost Estimate

Mike McKeon of Kaestle Boos Associates, Inc. walked the Committee through a PowerPoint presentation outlining four options that he developed with Chief Kurczy. The presentation is attached here:



**MENDON POLICE
FACILITY - Kaestle Boos Associates, Inc.**

While walking through the options, the first option was eliminated by Michael and Chief Kurczy because it closed off the view to the back of the Town Hall campus. Option two provided a little bit more of a view, but the congestion caused by the single, narrow in/out access to the site was deemed unsafe. Also, neither of these first two options could be finished until after the existing police station was demolished as there isn't enough space for the sally port. Options three and four were the two that the Committee might consider moving forward with. Option three was a linear building extending back behind the existing fire station. Option four was a free standing building at the back left of the property. It was noted that both option three and four included a second floor with no elevator, as only able bodies officers would be allowed to access the upper level.

For cost estimating, Kaestle Boos used actual costs for a recent Middleborough Police Station project they just sent out to bid. The rates per square foot are \$200-\$225 for renovation, \$350 for new construction of the main building and \$175 for upstairs attic space. It was noted that these estimates included the cost of a sprinkler system, so these would be reduced if a sprinkler system is not needed. When asked about these estimates, Michael said that he felt the numbers were very conservative.

Chris asked about the cost of an elevator in case the Town wanted to expand the use of the second floor to more than just able bodied members of the police department, and Michael said to use \$250K for budgeting purposes.

Chris asked Michael about the estimate put together by Greg Carell for the property on Morrison Drive and Michael said that it was well done. He felt that some numbers were more conservative than his while others were less conservative. Examples included electrical work which was about \$31 per square foot for Morrison Drive and \$61 per square foot for the Kaestle Boos estimate. The HVAC numbers were similar but the plumbing was a bit lower with the Morrison Drive estimate. The Kaestle Boos proposal also includes a 3.5% escalation to account for the delay before construction can begin, while there is no escalation in the Morrison Drive estimate. Michael also noted that the Morrison Drive estimate called for vinyl flooring but that Kaestle Boos would never put vinyl flooring in a public building. Kaestle Boos will also add crash rails to all walls, but it wasn't clear if the same were included in the Morrison Drive proposal.

The next Committee discussion turned toward which of the Kaestle Boos options it wanted to proceed with. Eric and Moritz stated that they would prefer to renovate the former fire station than build new on that campus, and that hiding the new building at the back left of the Town Hall property wasn't optimal. The feeling across the room was unanimous, and Michael added that he would have recommended this as well. The group expressed hope that the renovation of the existing building could be paid for by CPA funds, reducing the amount of a debt exclusion request. Michael also stated that he and Chief Kurczyk spent a good amount of time reducing the size of option 4, but had not taken all those reductions and ported them back to option 3. They will go ahead and do this. It was also suggested that perhaps BVT could help with the attic work, and perhaps the town hall campus project could address some of the site work. The Committee will have to look at these options soon as the Annual Town Meeting is only a little more than six weeks away.

Don asked about space needs and Michael said that the town needs about a 10,000 square foot building but that he and David reduced this to 8760 square feet. With regards to the site plan, there were concerns about potentially having only one entrance/exit to the town hall campus, with the exception of a second "police access only" along the abutter's property. Access to the neighbor's property will need to be requested. Michael asked if we looked at creating an exit on the north side of

the former Taft library. The Committee was unaware how much room was available on that side and what the terrain consisted of, but that it was an intriguing idea that needed further investigation.

MOTION: A motion was made by Moritz Schmid, seconded by Eric Peterson to move forward with option #3, renovation of the former fire station with Chief Kurczy working with Kaestle Boos to revise the plans and develop a detailed cost estimate. Timeline for all this work is about four weeks.

DISCUSSION: None.

VOTED: Unanimous.

Michael stated that he would be willing to look more closely at the Morrison Drive estimate to create an apples-to-apples comparison with his Town Hall campus proposal once the updated cost estimate is complete. He also asked about some of the conditions of the existing shell on Morrison Drive and wondered if some of the work that was already completed may need to be redone due to building code changes. The Committee agreed that this will need to be looked into.

Don asked about the cost of demolition of the current police station and Michael said that it was included in his estimate, but that it was not expensive, and that it will be shown as a separate line item on the updated cost estimate.

III. Approval of Meeting Minutes – February 8, 2017 and February 15, 2017

MOTION: A motion was made by Linda Thompson, seconded by Eric Peterson to accept the meeting minutes from February 8 and February 15, 2017.

DISCUSSION: None.

VOTED: Unanimous.

IV. Next Steps for Police Station Building Committee

Don suggested that the Committee spend some time discussing the Morrison Drive option to ensure that the cost estimate received in 2015 contained all the necessary components so the Committee can perform an apples-to-apples comparison with the Town Hall Campus option. Eric added that the Morrison Drive proposal would need to add street lights, signage, and a secondary egress point among other things. In the interest of time Don suggested that the Committee discuss these and other requirements at a meeting next week and asked for everyone's availability. Wednesday looks to be the best day where almost everyone is able to make it.

V. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

None

VI. Next Meeting Date, Time and Agenda

The Committee agreed to meet again on Wednesday, March 29th at 7pm to discuss the Morrison Drive option in order to complete an apples-to-apples comparison to the

proposal to renovate the former fire station on the Town Hall campus. If additional information is available from Kaestle Boos Associates, Inc. for the fire station renovation, it will also be discussed. The Committee also needs to start discussing plans for communicating the proposal to the town ahead of the Annual Town Meeting.

VII. 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 8:36 p.m.

Minutes by Don Morin