



**Wellfleet Police Station Building Committee  
Minutes of October 18, 2016  
Wellfleet Town Hall Hearing Room**

**Present:** Hugh Guilderson, Chief Ronald Fisette, Harry Terkanian, Jay Horowitz and Lt. Michael Hurley (alternate).

**Regrets:** Sean Donoghue, Dan Hoort, Davis Walters and Mark Vincent (alternate).

**Also present:** Taylor MacDonald (Pomroy Associates), Todd Costa and Megan Rogoff (Kaestle Boos Associates)

Harry Terkanian called the meeting to order at 1:37 PM.

1. The minutes of October 4, 2016 were reviewed. On motion of Chief Fisette, seconded by Mr. Guilderson, the minutes were approved as presented by a vote of 3 – 0 – 1 (Horowitz).
2. Chief Fisette announced that dispatch equipment specifications were still pending. Since the equipment will be similar to that of the Orleans police department, the Orleans specifications and cost estimate will be used. He also reported that the State will move the CJIS (Criminal Justice Information System) equipment to the temporary facility at a cost of \$400 and that Lt. Hurley has requested the move.
3. Data Communications. Mr. Terkanian reported on his investigation of the network and telephone wiring and the requirements for the move to the temporary facility.
4. Lt. Hurley joined the meeting.
5. Opening of general contractor bids. Three bids were received, all of which appeared to be complete on initial inspection. The bids were: J. J. Cardozi, Inc. \$5,138,800; RAC Builders, Inc. \$6,111,430; and M O'Connor Contracting \$5,277,700.
6. Discussion of the next steps. Apparent low bid and second lowest bid contractors and significant subs (in terms of dollar value of contract) will be checked against DCAMM (Division of Capital Asset Management and Maintenance) evaluation records by Pomroy. A letter to DCAMM requesting access by Pomroy will be required. Mr. Costa reported that KBA's Connecticut office was working on the Randolph fire station with Cardozi and will check with his office's project staff. Both Pomroy and KBA reported prior good experiences with O'Connor. Pomroy reported that RAC Builders is the general contractor on the Orleans police station project.
7. The project budget was discussed. We still lack a cost proposal from the security vendor. Telephone costs still need finalizing. The general contractor is carrying a \$75,000 allowance for reframing the stairs and installing a chair lift, but the final resolution will not come until the January hearing before the MAAB (Mass. Architectural Access Board), so the project budget will carry the full cost of a residential elevator, which is the "worst case." Orleans project costs are still being carried as estimates for utility interconnects. Moving costs are also an estimate and likely will be lower. Pomroy will refine the project costs and a conference call will be held at 2:00 PM on October 24<sup>th</sup> at 2:00 PM to review the budget that will be presented to the Board of Selectmen on October 25<sup>th</sup>. MR. Terkanian informed the committee that he would be unable to attend the October 25<sup>th</sup> Selectmen's meeting.
8. Adjournment. On motion by Chief Fisette, seconded by Mr. Guilderson, the meeting was adjourned at 2:48 PM. (4 – 0)

Respectfully submitted,

Harry Sarkis Terkanian, Chair

#### **<sup>1</sup> Public Record Documents**

1. Genral contractor bid log form
2. Project Budget Comparisons – Design Development vs Bid updated 101816