



**Wellfleet Police Station Building Committee
Minutes of July 11, 2016
Wellfleet Fire Station Training Room**

Present: OPM Rick Pomroy, Todd Costa of KBA, WPD Chief Fisette, WPD Lt. Hurley, ATA Brian Carlson, Davis Walters, Jay Horowitz, Hugh Guilderson

Regrets: Harry S. Terkanian, Sean Donoghue

Mr. Guilderson called the meeting to order.

Minutes of the May 31 and June 13 minutes were read and, on motions by Chief Fisette, seconded by Mr. Horowitz, approved.

Project Budget and Design Development update:

The estimates by Daedalus and Fogarty have been reviewed by KBA, the OPM, and the two estimating firms and reconciled to within 2% of each other. 75% drawings will be completed by 7/29 and a constructability review will follow. On a motion by Mr. Horowitz, seconded by Mr. Walters, the committee voted to have Fogarty perform a second estimate in August. The total estimated cost at this date is \$7,215,909, including the cost of an elevator.

Alternate Site Option:

At the 7/6 project meeting, Mr. Pomroy advised the committee that the estimate was close to the cost of a new facility. The subcommittee agreed that due diligence required investigating a possible site for, and probable costs of, a new, one story building and asked Mr. Costa and Mr. Pomroy to prepare cost comparisons of the two facilities for the 7/11 meeting and for presentation to the Board of Selectmen and Finance Committee at a later date. Discussion of the pros and cons of an entirely new structure revealed no obvious advantages for Police Department operations, no obvious new benefits to the Town, but some significant costs, which included the demolition or renovation of the existing station for new uses (costs unknown), the loss of the \$237, 932 spent to date on the project, and possible delays to other capital improvement projects.

4. Design Updates:

The estimate includes the cost of a new generator and hot water tank but not the cost of a new boiler.

Siding alternatives:

Cementitious: 50-year life cycle, periodic painting required, \$114,529.80

Cedar: 30-year life cycle, \$236,297.00 includes periodic repairs

Exterior Stair: \$73,000.00 included in the estimate. Mr. Costa cautioned the committee that inclusion of the stair could be perceived as a sign of inadequate public access which could trigger a requirement for the elevator (estimated cost \$420,000).

5. Elevator Variance: Request for the variance was submitted on July 1, after review by local and state commissions. A decision might be made on July 25.

Meeting adjourned.

Respectfully submitted,

Hugh Guilderson