



Wellfleet Police Station Building Committee
Minutes of May 24, 2016
Wellfleet Council On Aging

Present: Selectmen Dennis Murphy, Helen Miranda Wilson; Berta Bruinooge, Janet Reinhart; FinCom Members: Stephen Polowczyk, Kathleen Granlund, Janet Lowenstein, Linda Pellegrino, Arlene Kirsch, Fred Magee; Police Station Design Building Committee: Hugh Guilderson, Jay Horowitz, Town Administrator Harry Terkanian and Police Chief Ronald Fisette

Regrets: Selectman Jerry Houk; Fin Com Members: Samuel Bradford, Robert Wallace; Liz Sorrell; Police Station Design Building Committee: Sean Donoghues

Board of Selectmen Chairman Dennis Murphy called the Board of Selectmen meeting to order at 7:00 pm. and went over the rules and protocol of the joint meetings with Finance Committee and Police Station Design Building Committee.

Finance Committee Chairman Stephen Polowczyk opened the Fin Com meeting at 7:02 pm.

Town Administrator Harry Terkanian called the Police Station Design Building Committee to order at 7:03 pm and announced the graduation of Becky Rosenberg with Certificate in local Leadership in Government from Suffolk University.

Business: Joint Meeting

Police Station Renovation – Presentation of police station schematic design, preliminary cost estimates, project timetable and alternatives for quartering the police department during construction

Owners Project Manager Richard Pomroy of Pomroy Associates and the Owners Project Manager Todd Costa of Kaestle Boos Associates gave a power presentation¹ on the proposed police station schematic design and compared the 214 (\$5,435,303) versus 2016 (\$6,445,513) preliminary cost estimates. They talked about the next steps of the project and explained the difference between phased operation and temporary facility to host the police department during the 10-12 month estimated construction, rather than 14 months at phased construction. Pomroy clarified that the proposed budget estimate was based on using a temporary facility for the Police Department operations. He said that there will be an informational web site available for the public and this is estimated to be done by the end of June. Terkanian said that all materials of the study are posted on the Town's web site. He went over the proposed project schedule and the urgency to act promptly to avoid further project increases due to inflation and raising construction costs. Terkanian gave an example that borrowing of \$6M over 30 years with 3% interest rate will result in about \$95 increase in the median tax bill based on average home value of \$400K. Based on his conversations with Town Clerk a Fall Town meeting is likely to be scheduled for November 15 tentatively and Special Town Election on November 29. Pomroy and Terkanian explained that they are pursuing an elevator waiver from the State, and if granted will result in about \$420K in project savings. The estimated \$6.45M project does not assume cost for an elevator. Janet Lowenstein asked for a definition of building commissioning, and wanted to know about temporary facility and if this had an impact on the differences between the two preliminary cost estimates. Arlene Kirsch wanted to know if any grant and loan funding has been researched/identified. Terkanian said that funding is usually pursued once there is a commitment from the Town and assured that funding will be looked at if the project goes forward. Fred Magee wanted to know the cost of the temporary facility, and if this was the reason for the differences between the 2014 and 2016 cost estimates. Janet Lowenstein wanted to know how the proposed new material compares to the standard clapboard in terms of

maintenance, durability and cost efficiency. Pomroy answered all questions and said that an analysis can be done to compare the proposed new material with the standard wooden clapboard. Hugh Guilderson explained the Owner's Project Manager's (OPM) fee and compared it to the 2007 OPM for the building of the Fire Station. He also talked about the contingencies set aside for unknowns and unexpected change orders. Polowczyk wanted to know what the cost for a brand new facility rather than renovation the existing structure would be. Pomroy and Costa said that the building foundation is in good condition and a brand new facility cost would be greater, because of demolition costs. Donald Thimas wanted to know if any consideration has been given for solar panels. Curt Felix asked if a modular building has been considered. Pomroy explained that due to the existing foundation a modular structure will not be suitable. Reinhart wanted to know what the room MIRCS to the right is and suggested adding exterior stairs from the bottom to the top level. Wilson wanted to know what the third story space will be used for and made comments about the heavy trim choice and its width. She also wanted to know why temporary quarters were chosen over the utilization of the old COA building. Wilson also wanted to know why there were funds budgeted for cost estimates. Bruinooge had no questions, but expressed approval of the proposed design. Murphy wanted to know the life expectancy of the proposed building and if a maintenance program has been developed. Pomroy said that the building life expectancy will most likely be 30-40 years, but the mechanical parts will be shorter and there will be a need for routine maintenance due to normal wear and tear. He said that OM program will be proposed and training will be provided and documented. The traditional warranty period after construction will be two years. Murphy wanted to know more about the building commissioning cost of \$15,000. Guilderson addressed Murphy's concerns about the cost budgeted for ac equipment operations at the new Fire Station and the role of the building commission agent. Terkanian said that HVAC systems seem to be an issue not only in public, but in many private buildings and this was the reason behind the need and importance for a building commissioning agent. After all questions were addressed and answered to the satisfaction of the Board of Selectmen and FinCom members present, Pomroy asked for a feedback and direction.

FINANCE COMMITTEE MOTION 216-600: Kirsch moved and Lowenstein seconded to support the proposed schematic design for Police Station renovation. The motion passed 6-0.

Adjournment of joint Board of Selectmen meeting with Finance Committee & Police Station Building Committee

FINANCE COMMITTEE MOTION 216-601: Smith moved and Kirsch seconded to adjourn the Finance Committee meeting at 8:19 pm. The motion passed 6-0.

BUILDING COMMITTEE MOTION 216-602: Fisette moved and Guilderson seconded to adjourn the Building and Needs Assessment Committee meeting at 8:20 pm. The motion passed 4-0.

Respectfully submitted,

Harry Sarkis Terkanian, Town Administrator

² **Public Record Documents**: Schematic design and preliminary site renderings.

¹ Power Point presentation by Pomroy Associates and Kaestle Boos Associates for proposed Police Station renovation schematic design and preliminary cost estimates