

**Provincetown Building Committee**  
**Meeting Minutes**  
**Thursday, August 26, 3:00 p.m.**

The Provincetown Building Committee held a remote public meeting on August 26, 2021 at 3:05 p.m., in keeping with Governor Baker's executive Order of March 12, 2020, *Order Suspending Certain Provisions of the Open Meeting Law*.

BC Members Present: Sheila McGuinness, Don Murphy, and Paul Kelly, with alternates Linda Fiorella and Lisa Westervelt. BC Members Absent: Tom Coen (unexcused).

Also Present: Jorge Cruz (Flansburgh Architects), Paul Millet, Sabrina Castaneda (Environmental Partners), Alex Morse (Town Manager), David Gardner (Asst. Town Manager), Police Chief Jim Golden (until 4:00 p.m.), and Leslie Sandberg, Select Board Member. Rich Waldo, DPW Director, was unavailable due to another meeting.

There were no statements from members of the public.

Sheila noted Leif H. now lives in Truro but would like to remain an alternate member of the BC and said that Lisa W. has indicated that she would be willing to be a regular member of the BC. Sheila thanked Leif for the time and commitment he has put in and encouraged both LH and LW to apply.

Don M. asked to have the role of Alternate defined and explained to the BC by the Select Board and made a motion to that effect. Paul Kelly seconded and it passed with all in favor. TM said that he could get the information from the Town Clerk.

Sheila said there has been a lot of forward motion on Community Engagement, including three in-person meetings and several Zoom meetings. Presentation from Leslie S. about the Community Engagement Subcommittee and two videos in process.

To present the need for a new building to the public, the first video proposed is a tour of the current Police Station. Lower Cape Video is prepared to do it and the budget is within means, per TM. The Chief, TM, and Bobby Anthony will also be involved.

Jorge described the second video, which will be him presenting the floor plans and talking about them and also a panoramic view of the two design options (2019 and 2021).

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Jorge asked for feedback about having the gables look all the same (made the siding/windows side more match the glass side). Linda was not in favor. Paul K. said he would have to see it but said it sounded like a good idea. Jorge will create and present an image.

Jorge had suggested some kind of Q and A in connection with the videos. Leslie was in favor of a Q and A in addition to the two videos because it will promote transparency. The goal is to have as many stakeholders and community members see the videos as possible. Alex Morse said that we could have a dedicated email for feedback/questions and have a Town employee monitor that. Leslie asked for feedback on the two videos and Paul, Linda and Lisa thought it was a good idea. Don said he was concerned about presenting the whole package, not just bricks and mortar. Jorge questioned whether the scheduling and the costs would be addressed in the videos. Leslie said let's stay focused on the design and scheduling and costs could be addressed in the Q and A or from September on. Paul Kelly said we need to clarify where the \$15 M figure comes from (COVID/building costs increases?) Paul Millet said hard costs are about \$12.5M (up from 9.9M in 2019) with 10-15% "COVID premium." The other 2.5M comes from soft costs such as fees for architect, project manager, fixtures, furnishings, legal costs, computers, information technology and other special technology.

There was a discussion on timeline. Leslie said that TM was open to pushing back the deadline for getting the videos to the public two weeks, and a decision back to the architect by the end of September. She said videos could have a five-day turnaround. Alex Morse said Town needs to have a final price tag two weeks before Town Meeting 2022. Paul Millet said 6 weeks for bidding is doable, though 8 is preferred. Paul M. will produce a new project schedule for the next meeting.

Don M. said that the Select Board needs to explain to the public why we need the police station, or he feels the proposal will never fly with the public. Don said that people need to understand the whole range of what the police force does and what goes on in the building, that they are first responders, etc. Don also said that there were no motions or votes in the Minutes. Sheila said that actually, there were two motions made in past minutes (since May). Leslie spoke and reminded everyone that she was working with the BC as a member of the Select Board, that the SB is committed, that the SB has the back of the Building Committee. Alex M. thanked Leslie for volunteering and said that he was hired to get this police station project back on track and address housing.

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Leslie responded that the need will be addressed in the first video and asked Don for any and all ideas he has. Don said that we need a paradigm of the police force/station, and that that is what needs to be sold.

Sheila then went through the Minutes, starting with May 25, 2021. Motion to accept (PK) with clarification of \$9.7 million figure. Don M. seconded. All were in favor. Minutes of June 2, 2021. Motion to accept (PK), seconded by Don M. All in favor. Minutes of June 23, 2021. No alterations, so motion to accept (PK), seconded by Don M. July 7, 2021 Minutes. Motion to accept as written (PK), seconded Don M. All in favor. July 14, 2021 Minutes. Motion to accept as amended by Sheila (PK), seconded by Don M. All were in favor.

There was a short discussion on how Alternate members function, with both Linda F. and David G. weighing in.

Motion to adjourn at 4:47 p.m. by Paul K., seconded by Don M. All were in favor. A date for the next meeting was not scheduled.