



Building Committee

Building Committee Meeting Minutes
 January 3, 2013 @ 8:00 am
 Caucus Hall Conference Room at the Provincetown Town Hall
 Called to Order: 8:04 am

Membership:

P	E	U	Name	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tom Coen, Chair	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rick Murray, Vice Chair	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Murphy	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kevin Shea	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leif Hamnquist	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheila McGuinness, Alt.	<input checked="" type="checkbox"/> Voting

(Note: P = Present E = Excused U = Unexcused)

These minutes are in brief format.

This meeting was filmed by Provincetown TV

Also Present:	
Richard Waldo, DPW Deputy Dir.	Sharon Lynn, TM (via teleconference)
Austin Knight, BOS Chair	Russ Braun, Bldg. Commissioner
Barbara Rushmore	Susan Mitchell
Jeff Jaran, Chief of Police	Dan Hoort, Mun. Finance Director
David Gardner, Asst. Town Manager	Michael McKeon, Kaestle Boos

<p>Order of Business:</p> <ol style="list-style-type: none"> 1) Minutes of prior meetings. (Votes will be taken). 2) Discussion with Kaestle Boos architects regarding final design requirements; site plan; project phasing and estimated costs. (Votes may be taken). 3) Initial discussion regarding the Committee's report and recommendations to the Board of Selectmen and Town voters. (Votes may be taken). 4) Updates to the Committee's plans, as necessary. (Votes may be taken).

- 5) Public Statements – five minutes maximum; Committee members may or may not respond to Public Statements.
- 6) Other – Other matters that may legally come before the committee not know at the time of posting. (Votes may be taken).

1. Minutes of prior meetings. (Votes will be taken.)

Revisions to the minutes were requested by Don.

Motion #1 : To approve the minutes of December 13, 2012, with changes suggested by Don Murphy.

Motion By: Rick Murray		Second By: Leif Hamnquist	
For: 5	Against: 0	Abstain: 0	Recuse: 0

2. Discussion with Kaestle & Boos architects regarding final design requirements; site plan; project phasing and estimated costs. (Votes may be taken.)

Cost: Reviewed initial costs from last year’s estimation. Some figures were eliminated. Michael McKeon will have his cost estimator update amounts. The architect will ask his estimator to breakdown phases and timeline. Phase I costs should be discussed but keep in mind a few costs of Phase I may affect Phase II. Discussion ensued regarding timeline of project and when it would go to Town Meeting for each phase. Building Committee’s role is to oversee the bidding process through the finished project. Chief was looked at for communications figures from Barnstable County Sheriff’s Office and he will work on obtaining same. Under “Owner’s Costs” heading: Clerk of the Works fees were discussed. Most of Owner’s Costs are placeholders and not exact. Rick requested a more accurate cost estimate and elimination of the \$14 million figure. With the revisions we have now it’s considerably smaller and less expensive. Building has decreased in size by 13%. The \$350 per sq. ft. from February of last year is total finished construction cost not including furnishings. Committee would like to get an updated cost per sq. ft. for Public Safety only as of right now. At that time media should be notified of same. Any additional costs in estimate beyond public safety facility should be eliminated at this time.

Site Planning: Phase I should not affect DPW daily functions. Both will have shared drainage. Architect states hazmat report for DPW site is clear and good to go. Ambulance barn needed to be moved but is no longer necessary and costs associated thereto will be less. Site work is all of the things you have to do to change the site

including excavation, utilities, drainage. These buildings will be connected to town sewer system. Committee would like a better written description of site work from architect so it would be more easily understandable. Discussion ensued of how the wetlands will affect the site and how the architects plan to address same with respect to drainage. There was discussion of access and size of driveways. Profile of building from road is much smaller. The architect will do a model view from corner of Rt. 6 for Committee which would be helpful.

Sale of Town-owned Buildings: Committee would like to get an estimate of the proceeds from selling Grace Gouveia, Community Center and existing police station. Accurate number should be provided by professional assessments based on highest and best use value. Also, there needs to be an estimated amount of possible property tax revenues from sale of these buildings. The Committee would also like an iron clad commitment for sale of these buildings to defray cost of new facilities. BOS would have to vote on that. Committee agrees that they want to give the public correct and accurate numbers of what it will cost each homeowner at town meeting. Dan Hoort would be the one to put these figures together. Discussion ensued of bond anticipation notes or bridge loans in case buildings do not sell before we start construction.

Review of Proposed Building Plans: Architect suggested moving Chief's office and some placement changes that will eliminate some hallway space which in turn reduces circulation space. New placement will also give Chief easier access to exit if emergency arises.

3. Initial discussion regarding the Committee's report and recommendations to the Board of Selectmen and Town voters. (Votes may be taken).

Discussion ensued regarding a petition that is going around town. Suggestions were made to ask more of public to attend meetings if they have something they want to say or be involved. Discussion ensued regarding creating a document detailing everything that has been done to date with explanations. Main bullet point should be requirements as well as obtaining a common vision. Second paragraph should be a common vote of building committee as to what we suggest and brought forward to BOS. It should explain committee is working to make it affordable and meet requirements of a public safety facility to fit needs for our very unique community. It should communicate standards with photo evidence from tours of facilities. A few suggested one or two page synopsis documenting what committee has done so far but not have overloaded with information because there is a lot of already on website. Topics: *1) Space requirements of public safety facility; 2) Site selection; and 3) Cost and ancillary issues.* A couple of members could take each subject, discuss and then polish at next meeting. Rick would

like to make it clear to public that what we are working on will not cost anywhere near \$14 million.

4. Updates to the Committee's plans, as necessary. (Votes may be taken).

- Committee would like to give BOS a formal recommendation by February 4th. A meeting with Cape Cod Commission must occur before that.
- The brief synopsis should get out to public in Banner, on website and at public forums. Mailer would be too expensive.
- Austin suggested more meetings in Judge Welsh room so it could be recorded on PTV.
- Tom made changes to Timeline document with committee.

5. Public Statements – five minutes maximum; Committee members may or may not respond to Public Statements.

Susan Mitchell: Would like to make a comment; she attended town meeting in the Spring and then found out BoS appointed a building committee. She read in paper that BoS voted to move forward with DPW site per Building Committee's recommendation. She has a serious concern. She says it seems that committee is working very hard and she cares about Police Department and citizens of town, but it doesn't appear to her that the committee has truly considered everything. A lot of the public feel that this public safety facility is not necessary and do not support needing a new one. She feels that site evaluations were not done impartially and does not like the way this is going. She states that just because there is a committee for a building, it does not mean that the public wants one.

Barbara Rushmore: When Susan suggested a petition supporting the position that public does not support a facility on the other side of Rt. 6, she could not agree more. She refers to library project in previous years and the outcome of that with supposed requirements. She is not sure that the police requirements are necessary either. She suggests that there are 4,000 more sq ft towards Brown Street. She suggests selling the buildings and actually using the money toward repair of buildings and stop putting new building projects on the burden of the taxpayers. The petition shows the sentiment on coming up with some sort of compromise regarding this police station. There are too many people against this project. Wants to make sure that the committee understands that when they were chosen as building committee they were chosen to represent and listen to public. She would like committee to amalgamate their decision and reconsider. She would like to see a plan B. She referred to Dr. O'Malley's property.

- **Don**: (in response to Barbara's statements) wants to clarify some of his confusion and there are two points. Don hears that no one wants to spend money but purchasing property near existing station would also be spending money. He also wants to clarify that the committee reviewed all requirements and described how requirements came about. They were determined by visiting other stations, speaking with other Chiefs, checking federal and state requirements and consolidated them. Committee then tried to find a place to put the requirements. Committee also followed certain steps in determining best location. Don also asked what requirements are not being met by putting police where recommended? Also, we all took position that if we served on this committee that we would start from scratch.
- **Rick**: responded that he respects the public opinions. Committee is not here to campaign against the public. We are here to bring forth facts and find a facility for the police. The town needs a police station and DPW facility so our town employees work in a safe environment equivalent to the rest of the Town buildings and employees.
- **Sheila**: She feels the comments we have heard today shows the public concerns. The on-going and recent sewer backup is enough for her to warrant a new station. People who are out there still that feel there is not a need for a new station should contact members of the police department or tour facility.
- **Tom**: Points out that not everyone has seen the new flood maps but the whole basin where existing facility is now is classified to be in a 100-year flood zone. It was agreed that a building could be built there but would be rendered useless if there were a flood. A perfect example would be the buildings in New York which many were outside of the 100-year flood zone but flooded anyway.

List of documents reviewed:

- 1. Draft minutes of prior meeting.*
- 2. Latest schematic designs, building elevations, and topographical map prepared by Kaestle Boos.*
- 3. Proposed FEMA flood insurance maps of Shank Painter Road & Race Point Road*

Next Meeting:	January 17, 2013
Adjourn:	10:36 am
Minutes by:	Paige Perry

Approved by  on January 18, 2013
Thomas Coen, Chair