

PERMANENT BUILDING COMMITTEE
Minutes – February 20, 2014

Present: Co-Chairs Michael Melnick and Elaine Jones, Gifford Perry, and John Porter. Also present: Facilities Director James Kelly.

The meeting was convened at the Thompson Room, Flynn Building at 7:30 p.m.

Police Headquarters Project Present: Architect Gregory Carell, OPM Neil Joyce, Police Chief Scott Nix. In preparation for the Historic Districts Commission hearing this evening, the group discussed building exterior colors. Mr. Carell's preference for the roof is the color black and the Chief's preference for the siding is the Hardie board color Boothbay Blue in combination with white trim. Mr. Carell displayed new building elevations with details including Colonial trim.

Chief Nix reported on his meeting with Mr. Carell's technical consultant Anthony Langone and Mark Thompson, the Town's Technical Administrator regarding the radio equipment, tower installation, and telecommunications equipment. The intent for an off-site antenna is to issue an RFP for a cell tower installation at the easterly side of the DPW building. The RFP would require the lessee to purchase and install all of the Police Department equipment including microwave dishes on the cell tower. The site is zoned appropriately, but because of the right of the tower required and the installation of microwave dishes, a Special Permit would be required from the Zoning Board of Appeals. It is expected that the RFP process would go forward this spring. Small antennas on the Police Headquarters building at the rear would be required for backup. Also, a walled-in place in the attic will need to be created for radio use.

Chief Nix reported that he was able to reduce the furnishings budget by approximately \$10,000 and the evidence lockers and high-density storage component by about \$36,000. Moveable compact storage file system savings can be also be achieved by installation after taking ownership on rails installed during the project.

There will be a basic cost for the phone system in addition to a unit price for each phone. The plan is for 50 to 55 phones and only jacks in some rooms. Security planning will be in combination with the Town's needs and may be available through the State procurement system.

The meeting was recessed for attendance at the Historic Districts Commission hearing at 8:30 p.m. [For reference see Historic Districts Commission minutes of February 20, 2013.] Upon the conclusion of the hearing, the PBC meeting was continued.

Mr. Carell provided diskettes of the 90% construction documents for review as submitted for the cost estimation. The estimate is due before the February 25th Selectmen's meeting which includes the signing of the Election Warrant presenting ballot question information. The 90% estimate should serve as confirmation of Mr. Melnick's projected cost of \$5,793,500 (construction element only).

Mr. Carell showed an illustration of a prefabricated carriage house type building which is available as a kit. The purchase price of this particular 22' X 60' building kit with five bays is \$24,375 without foundation or roof. For example, use of such a kit would require that overhead doors be used instead of out swinging doors, the foundation and roof would have to be constructed at an additional cost of approximately \$20,000, and the additional labor cost for installing the kit is estimated to be about 90% of the cost of the kit.

Mr. Carell will confirm that Places Associates has all documentation and plans completed as required for the Conservation Commission hearing on February 24. It was noted that Places Associates has agreed to assume the extra charges for the wetlands peer review process involving extensive review and extra meetings due to the insufficiencies of Places engineering and plan details.

Cost and Ballot Question Considerations Present: Permanent Building Committee members, Chief Nix, and Facilities Director Kelly. The group discussed the total Police Headquarters construction phase cost amount to be included in the ballot question to be voted to exclude the debt incurred from the Proposition 2 ½ limit. It was noted that filed bid subcontractor costs are rising in the construction sector. As the decision date for the ballot question is in five days (Board of Selectmen meeting of February 25), the consensus was to increase the total cost (both design phase of \$627,000 plus construction phase cost) to \$7.8M pending the new cost estimate.

It was noted that Mr. Carell has requested a change to his contract to increase it by \$9,500 for extra work incurred resulting from the change in scope.

It was agreed to commission a peer review of the envelope design at this time and perform the first stage of MEP commissioning. Mr. Kelly will obtain a listing of professionals in this field and provide it to Mr. Joyce to obtain quotations.

Fairbank Roof Repair The options under consideration are restrip only and replace the wet insulation. Stripping, seaming and replacing the wet insulation is projected to be about \$150,000.

MSBA Nixon Roof Project 2013 Mr. Melnick reported that closeout documents have been received but that there has been no opportunity to do an infrared survey which is required.

Meeting Schedule The Fairbank Forum has been reschedule to February 27th at 7:30 p.m. Mr. Melnick and Mr. Kelly will be meeting with the Commission on Disability on February 27. The next PBC meeting will be scheduled by the Chairs as necessary.

There being no further business, the meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Elaine L. Jones