

Meeting Minutes – July 12, 2016

Public Safety Building Committee

Attending the meeting are committee members Carol McLeod, Eric Shears, Bob Sinibaldi, Laura Mailman and Richard LeSavoy. Also attending, Selectman Hal Lloyd

Attending from HKT Architects, Janet Slemenda

Meeting commenced at 6:00 PM

The purpose of the meeting was to review and comment on the draft of the Merrimac Public Safety study distributed from HKT via email on July 1.

- Carol questioned the total project costs of \$27,729,440 listed on page eight in light of the committee's direction to target a \$20 Million project. Janet explained that the programming details would need to be revised with each department head to arrive at a different cost estimate. This work will require additional time and funds.
- The committee once again reviewed the four potential sights and discussed each one. There was discussion with Selectman Lloyd on the various sights including 106 West Main Street.
- The potential renovation of the existing East Main Street public safety building was discussed with Janet reviewing the findings of the civil engineering assessment. The problems with the section of the building housing the Police and the potential to tear this section down was mentioned.
- Hal commented on the disadvantages of splitting the different departments into three separate buildings as is the current recommendation of the committee. This led to a further discussion of the 74 East Main street which is the only site considered that would house all three departments together while offering an acceptable response location for the Fire Department.
- The committee voiced a unanimous opinion that if the town is offered donated land at 106 West Main Street, the donation should be accepted. We agreed that this site would appear to represent a good location for a new Police Station.
- Rich made a motion to prepare a letter to the Board of Selectmen from this committee urging the Board to accept this land as town owned if offered. Laura seconded the motion. The committee voted 5-0 to approve the motion.
- Janet discussed pages 80-82 which is a "flow chart for designing and construction public facilities" in Massachusetts. The various approaches were discussed including attempting to secure funding for the design phase of the project prior to the approval of the entire project. There were many questions relating to what the design portion of the project would cost and what an Owners Project Manager (OPM) would cost as this would appear to be a requirement. Janet agreed to provide us with a matrix of sorts to assist with estimating the different costs associated with the early steps in the project.

- Rich voiced his opinion that one option is to simply move forward with only a new Police Station which could be constructed for between \$6 and \$8 Million. This idea did not garner much support due to the current and increasing environmental regulations which pose a problem for the DPW at the current site.
- The concept of moving forward with just the design phase was further discussed. Carol mentioned the idea of gaining approval to borrow the money at the upcoming fall town meeting and absorbing the debt service into the budget. It remained unclear what the total design and project management expense would be but the rough estimate could exceed \$1 Million.
- Laura made a motion for the committee to direct a request to the Board of Selectmen to include an article on the fall town meeting agenda which would allow the town to borrow funds to support the next phase of the design process for new public safety building structures. Rich seconded the motion. The committee approved the motion by a vote of 5-0.

The meeting was adjourned.