



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

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***Facilities Study Committee 2011-2012
Police Facility Evaluation
Wednesday, October 19, 2011***

Present: Peter Cook, Bill Atkinson, Brendan Denehy, Francis Gavin, Jay Sartell, Ann Somers
Not present: Chris Adams, Clarence Farwell, Dennis LaBombard
Also present: John Urdi of The Architects; John Deloia and John Riehl of Eckman Construction
Police Chief Bill Quigley, Admin. Asst. Donna Matheson
Ambulance Director Wes Whittier
Several members of the public

The meeting was called to order at 7:03 p.m. in the Safety Complex meeting room. The minutes from October 5th were approved unanimously as written.

Action Items Reviewed

Brendan's memo about handicap/accessibility issues at the Daniels Academy/Town Hall building was forwarded to the Board of Selectmen, and the Board had preliminary discussion at their meeting on October 17th.

The committee's web page and records have been fine-tuned and are being used.

Facility Design and Costs

As requested, **Eckman Construction** presented for discussion an Estimate of Probable Cost and the associated Assumptions & Clarifications for the police facility only, based on the design presented at the last meeting. This floor plan reduces the 2007-08 footprint and ground floor by approximately 1,000 square feet, and adds about the same amount of prepared but unfinished space to the second floor, which would be available for storage immediately and for expansion as needed in the future. The tentative cost presented was \$1,265,400, which was comparable to the 11/29/07 figure of \$1,409,400, a reduction of \$144,000. This figure represents a Guaranteed Maximum Price and includes a design contingency of 6%, which may be reduced as the design is further clarified.

The Architects presented a sheet including other costs, such as architect's fee, owner's contingency, testing, and furnishings. The tentative total project cost, which does not include changes which have been

proposed for the Ambulance facility, is \$1,460,921. (The Ambulance changes, which include completion of their sprinkler system, public meeting access, and bunkrooms, came to about \$67,000 in 2008.)

This figure was higher than we had hoped, and considerable discussion ensued. **Eckman** pointed out that most of the space that was removed was not expensive space, but simple floor space. We removed one holding cell and two toilet rooms, but retained the same number of windows and doors. **Chief Quigley** and **Director Whittier** were adamant that due to security and privacy concerns on both sides (for example, HIPPA regulations and gun storage in lockers), each service must have its own secure space, and thus cannot share one set of locker rooms, as had been suggested. Eckman said that the locker rooms do not represent a major expense, as they have only one toilet and shower each. Making the upper floor available to the public, which had been looked at in 2007-08, would incur substantial additional costs. There doesn't appear to be costing provision for IT or a video security system, which in 2007 were projected at \$30,000 under Soft Costs/Owner's Expenses.

Those present with an understanding of systems were hopeful that the projected costs of the fire suppression system might be reduced, but that can only be known after acceptance of the project, when detailed construction drawings are prepared and the actual requirements of the firm design are known. With Construction Management, a Guaranteed Maximum Price, and our arrangement with Eckman, any monies not spent would be returned to Brookline's taxpayers. Asked what we'd have to give up to save \$200,000, the CM and architect were at a loss. They consider the design to have been reduced to the smallest feasible size.

The sense expressed among committee members was that the design as presented is "minimal but adequate" to serve the town of Brookline for 20 years or more. Several members of the committee stated that they would not support a building that would serve for only 10 years or would seriously constrain the operations of the police department. For the sake of comparison, **The Architects will provide information about other police stations addressing equivalent needs.**

We agreed that we urgently need more engagement with the Board of Selectmen. **Peter** and perhaps others **will contact Tad to get current numbers for bonding.** Discussion is needed to clarify exactly what the BOS wants from the committee with regard to the scope and funding of the project, to meet the BOS desire to keep this project's bond payments below the 2010 threshold as stated in the Charter.

Promotion/Publicity

The Brookline Police Department plans to have an open house in association with its Toy Drive on December 13th. **Peter will report regularly to the Board of Selectmen at their televised Monday meetings.** There was an article in *The Telegraph* this morning promoting public attendance at tonight's meeting.

Peter will talk with Dennis Skey about where geothermal might fit in for those who are particularly interested in "green" technology. We reiterated the possibility of offering that in a separate warrant article, since the initial cost would be substantial and the break-even point year might be 20 years away.

The meeting was adjourned at 8:55 p.m. The next meeting, 7:00 p.m. on Wednesday, November 2nd, will be held at the Town Hall meeting room. Additional meetings are scheduled for 11/16 (Safety), 12/7 (Town Hall) and 12/14 (Safety).

(continued)

Minutes submitted by Ann Somers

Action Items:

Peter: Present periodic updates at BOS meetings
Talk with Tad about bonding costs and project scope
Talk with Dennis Skey about geothermal heating

The Architects: Provide information about comparable police stations

Peter and others: Attend BOS meeting on November 7th re: plans for Daniels Academy