

## Newbury Safety Services Building Committee

December 15, 2015

Approved December 21, 2015

### I. Attendance Record

	Nov 4	Nov 10	Nov 17	Nov 24	Dec 1	Dec 8	Dec 15	Dec 21	Dec 29
Alex Azodi <a href="mailto:omegaengineering@tds.net">omegaengineering@tds.net</a>	✓	✓	✓	✓	✓	✓	✓		
Barbara Freeman <a href="mailto:mehrenfreeman@aol.com">mehrenfreeman@aol.com</a>	✓	✓	✓	✓	✓	✓			
Bob Messenger <a href="mailto:bmessenger1@myfairpoint.net">bmessenger1@myfairpoint.net</a>	✓	✓	✓		✓	✓	✓		
Dennis Mires <a href="mailto:dennis@thearchitects.net">dennis@thearchitects.net</a>	✓	✓	✓	✓	✓	✓			
Patricia Sherman <a href="mailto:psherman2@myfairpoint.net">psherman2@myfairpoint.net</a>	✓	✓	✓	✓	✓	✓	✓		
Ken Tentarelli <a href="mailto:committee@kenliz.net">committee@kenliz.net</a>	✓	✓	✓	✓	✓	✓	✓		
Ron Williams <a href="mailto:jrwllakeside@earthlink.net">jrwllakeside@earthlink.net</a>	✓	✓	✓	✓	✓	✓	✓		
Dan Wolf <a href="mailto:dan@hodan.com">dan@hodan.com</a>	✓		✓	✓	✓	✓	✓		

### II. Procedural

The meeting agenda was read by Mr. Tentarelli.

#### A. Minutes

Minutes of the December 8, 2015 meeting were accepted with no corrections.

#### B. Committee Communications

Mr. Tentarelli noted that the next meeting is on December 21, 2015 at 4:30 p.m. at the Vets Hall.

### III. Discussion

*Regarding project alternatives:*

Ms. Sherman presented an "Option Analysis Draft" matrix which contained the proposed Fire Department (FD) and Police Department (PD) building alternatives broken down by square footage (existing and proposed), total project cost, cost of ledge removal, cost of site work, and impact on the existing Vets Memorial. The matrix also contained cost analysis for building the FD and PD as separate buildings or as one building, and the cost analysis of building each of those options at one time or at different times (i.e. the FD built first and the PD built at a later date).

Ms. Sherman noted that all the information contained in the matrix is based on information presented by Dennis Mires and Ken Holmes, North Branch builders. She added that the matrix

also contains cost analysis for a FD building with a 4-bay or 5- bay capacity.

It was noted that the matrix draft should be amended to include the following:

- The site work cost added to the total project cost for building the PD only.
- The cost analysis for a one-building project (FD and PD together), with total square footage of 10,300, and reflecting a 4-bay and 5-bay analysis.

Ms. Sherman agreed to amend the matrix for review at the next committee meeting.

There was discussion about the possible cost savings if the FD and PD were built at the same time. Cost savings estimates were \$180,000 to \$200,000. It was noted all site work would be done at one time regardless of whether the FD and PD were built at the same time. Site work included contractor set-up fees, site set up, and supervision of project. If the FD and PD were built separately, an annual inflation rate would be added, totally roughly \$30,000 annually.

Concerns regarding child safety were discussed. Ms. Sherman noted that all safety concerns would be addressed and handled with appropriate fencing as the project progressed.

It was noted that parking spaces would be separated for emergency vehicles versus non-emergency vehicles for both the FD and the PD.

A single building for FD and PD was determined to be more expensive than separate buildings.

For a 4-bay building housing the FD and PD: \$4,190,200

For a 5-bay building housing the FD and PD: \$4,308,250

*Regarding geothermal:*

Using a central plant approach, the annual cost for running a geothermal/biomass energy source for the FD and the PD breaks down as follows:

- Geothermal: \$19,000
- Biomass: \$17,000

The above costs reflect heating, air conditioning and electric.

*Regarding a one-building or two-building design:*

Mr. Wolf stated that two buildings built at the same time would be the most cost effective approach.

Mr. Azodi stated that two buildings would be aesthetically better than one building and would maintain an appropriate scale for the town.

Mr. Tentarelli canvassed the committee and concluded that it was the committee's consensus that two buildings would be better than one building and that the FD design include a 4-bay approach with the option for a fifth bay if needed.

There being no further discussion, Mr. Tentarelli called for a Motion to Vote.

Ms. Sherman made a motion to recommend to the Newbury Board of Selectmen that the Fire Department and Police Department be two separate buildings, that the Fire Department contain 4-bays with an option of a fifth bay in the future, and that both buildings be constructed at the same time. Mr. Williams seconded the motion.

**In Favor:** Mr. Wolf, Mr. Williams, Ms. Sherman, Mr. Messenger, Mr. Tentarelli, Mr. Azodi

**Opposed:** None

*Regarding moving the Vets Memorial:*

Ms. Sherman noted that Mr. Mires indicated that if the Vets Memorial was not at its current location, the FD and PD plans could be moved 15-feet away from the steep slope towards the Town Office. Estimated cost savings: \$75,000.

The option is to move the Vets Memorial to the back of the firehouse pond, tear down the existing Safety Services building, install 20 parking spaces, and landscape. The Memorial would be seen from the corner of Route 103 and Route 103A, provide a quiet reflective location, and offer a respectful, serene location with better access.

It was noted that the costs to move the Vets Memorial, tear down the safety services building, and build a parking lot will be calculated and provided at a later date.

Mr. Williams noted that he is opposed to moving the Veterans memorial from its current location.

*Regarding additional Committee recommendations to the Board of Selectmen:*

Mr. Wolf made a motion that the Board of Selectmen ask for a \$4,000,000 bond issue at Town Meeting in March 2016 for design and construction of both the FD and PD buildings in 2016/2017. Mr. Williams seconded the motion.

**In Favor:** Mr. Wolf, Mr. Williams, Ms. Sherman, Mr. Messenger, Mr. Tentarelli, Mr. Azodi

**Opposed:** None

Mr. Wolf made a motion that the Safety Services Committee recommend that a relocation of the Veterans Memorial be considered, to be paid for by project savings. Ms. Sherman seconded the motion.

**In Favor:** Mr. Wolf, Ms. Sherman, Mr. Messenger, Mr. Tentarelli, Mr. Azodi

**Opposed:** Mr. Williams

Ms. Sherman made a motion that the Board of Selectmen establish a Building Committee of interested parties – both public and professional individuals – to take the project to the next phase. Mr. Wolf seconded the motion.

**In Favor:** Mr. Wolf, Mr. Williams, Ms. Sherman, Mr. Messenger, Mr. Tentarelli, Mr. Azodi

**Opposed:** None

*Regarding planning for BOS presentation on January 11, 2016:*

There was Committee consensus that Mr. Tentarelli present to the Board of Selectmen on January 11, 2016 and Ms. Sherman present the finalized “Option Analysis” matrix. There as further Committee consensus that Mr. Mires prepare updated plan drawings for the presentation.

#### IV. **Open Issues**

##### A. **Program**

B. Building Design

C. Elevations

C. Site Plans

D. Budget

E. Infrastructure

G. (Reserved for future)

H. (Reserved for future)

J. Schedule

#### IV. Public Input

Judy Hale asked about the amount of the proposed bond request. Mr. Tentarelli said about \$4-million. Mr. Wolf noted that the request is just a “placeholder” and will be determined by the Selectmen’s decision.

Ms. Hale questioned why the location of the Vets Memorial has been relegated to a financial decision. Mr. Wolf said that is not the case; rather, the consideration is whether its current location will afford it the respect, solitude, and reflection it deserves in the future if it is surrounded by active Fire and Police departments.

Tom Vannatta noted that anything the Committee recommends will be determined by the Board of Selectmen regarding whether or not it is moved to a warrant article for consideration at Town Meeting. He added that the CIP contains financial recommendations for possible future projects. However, the CIP recommendations are not cast in stone. If the decision regarding a particular project is to move forward, then the budgeted money is there.

Bob Wilkonsky questioned the Committee’s discussion regarding moving the Vets Memorial, noting that at past Safety Services meetings it was stated that the Memorial was not to be moved. He added that there are 132 veterans in Newbury and it will take a lot to harness all of their votes regarding this matter before Town Meeting.

Dickie Wright noted that the Board of Selectmen decide what warrant articles are put forward for a vote at Town Meeting. He said town counsel reviews all the warrant articles to ensure all legal parameters are met. He added that any resident may put up a petitioned warrant article for consideration.

#### V. Next Meeting

The next meeting will be held at 4:30 p.m. on Monday, December 21, 2015 at the Vets Hall.

Mr. Tentarelli adjourned the meeting at 6:00 p.m.

Respectfully submitted,

Meg Whittemore  
Recording Secretary