



TOWN OF FREETOWN

Police Sub-Committee

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J. Brown

Meeting Minutes - Tuesday, March 28, 2018

A Special Town meeting of the Police Sub-Committee was held on Tuesday, @ 6:00 p.m, at the Council on Aging, 227 Chace Road, East Freetown.

PRESENT: Lisa Pacheco, Chairwoman, David DeManche, Town Administrator, Carlton Abbott, Chief of Police, Sgt. Benjamin Levesque, Officer Mark Fornaciari, Mary Rezendes-Brown, Robert Jose, Paul Sadeck and Charlie Sullivan.

ALSO PRESENT: Taylor MacDonald (Pomroy Associates) and Andy DiGiammo (CGA), members of the Community.

This meeting was recorded by FREECAM

Ms. Pacheco opens the meeting @ 6:00 PM. Ms. Pacheco addresses the audience about the about the new Police Station project.

Ms. Pacheco explains the project started with a Feasibility Study completed within the Town to determine which building was most in need to be updated/constructed. The longterm plan is also to look at the Council of Aging, the Town Library and the Town Hall.

Ms. Pacheco announces Pomroy Associates and Compass Group Architecture (CGA) have been hired to oversee the project. She introduces Project Manager, Taylor MacDonald of Pomroy Associates , Dan Tavares and Andy DiGiammo of Compass Group Architects Design. Pomroy Associates are highly respected in their field and notes Mr. DiGiammo is a town resident and cares about the community and has put his heart and soul into the design of this project.

Ms. Pacheco turn over the meeting to Taylor MacDonald and Andy DiGiammo.

Mr. MacDonald explains he, Mr. DiGiammo and Mr. Tavares will give an overview of the project. Mr. MacDonald states Pomroy Associates were hired March of 2017. There has been roughly 30 Meetings, which were programming meetings and design meetings with the Town and the Sub-Committee. CGA were hired in June of 2017. Meetings were held to go over the Project programming, the size and the needs of the facility, which is a long and grueling process.

Andy DiGiammo states a project like this will start with 2 things, a program and a site. This site alone needs a lot of work because it does not have sewage or town water. The start of this project began with a questionnaire sent to the police department and the questions ranged from staff, equipment and current and future needs, etc., which lead to a study of the existing facility, coupled with the results of the questionnaire, a meeting with the Chief and the committee, a program was created, based on a 20 year future plan, then a program was designed to suit the site best.

Mr. MacDonald states there are 3 Design Phases; Schematic Design, Design Development, and the Construction Documents. There were multiple meetings with designers regarding finishes, and what kind of systems will be in the building. The Design Development was sent out for a Design Development estimate, and currently they only have preliminary numbers. Once approval is given to the committee, they will move onto Construction Documents, and place it out for bid. Once a firm number has been settled upon, it will be presented at the town meeting. The Wetland delineations have been done as well as well as the Test pits, and Perk Test, which showed great results.

Mr. MacDonald states the Town has also looked into having a study done for Radio Services, which is being done by Langionne Associates, as there are dead spots and some tower issues the Police department has been dealing with. The radio study will let the Town know what needs to be purchased now and what needs to be planned for in the future. The study has not been returned but it is in process.

Ms. Pacheco notes this information will not be taken to the June Town Meeting, it will be a Special Town Meeting.

Mr. DiGiammo goes over a Powerpoint presentation. The PowerPoint Presentation illustrates the artist rendering of the new Police station. Mr. DiGiammo states the building is set to be on the corner of Memorial and Chase Roads. A lot of things regarding this site were studied, including the topography, how the water works on the site, orientation to the street, the slope, etc. It is important to note Police Traffic will be entering/exiting from the Chase Road entrance and the Public traffic will be entering/exiting on the Memorial Drive entrance, keeping a separation between security and non security areas. The Community Room is also accessible for public use without entering the Police Station.

Mr. DiGiammo goes over all the areas of the building, covering areas in main building and the attic level. The areas include the administrative areas and offices, break room, locker rooms, dispatch area, restrooms, storage rooms, armory room, evidence room, booking area, holding cells, detention areas, the sally port, fitness area, and the auxiliary building.

Mr. DiGiammo states the design uses Slope of the site to the advantage of the project, as it was decided that the building should be a 2 stories. The front of building appears to be 1 story, but if you use the entrance from behind the building, the entrance leads to the second level (attic level).

Mr. MacDonald notes by deciding to construct a 2nd level, we gain space and storage. If a decision was made to construct a single story, it would increase the program area on the 1st floor, also increasing our footprint, ultimately driving the site cost up.

Audience Member questions if the building is on a Slab and how much square footage is the building. Mr. DiGiammo answers it is on a Slab, and the first level is roughly 12,900 Square feet and the second level is 400 Square Feet.

Mr. DiGiammo reviews the rest of the Power Point presentation, covering the septic areas, leaching field, and the location of the Well, and Cistern Fire Tanks.

Audience Member questions what type of materials that the siding is made of, type of insulation, type of sprinkler system and whether or not the siding would be damaged during a windstorm. Mr. DiGiammo answers the siding is Fiber Cement Clapboard, (trade name Hardie Plank). The siding would not be damaged as it is designed for resistance to high winds. The siding carries higher wind ratings, it also carries a warranty, and is low maintenance for a very long time. The insulation is continuous rigid closed cell polystyrene and the sprinkler system is wet, with the exception of the cruiser port.

Audience Member asks if the building construction is 2 x 6, 16 on center. Mr DiGiammo answer yes, except for the corners, which are 8 feet, and for the corners it goes to 12 inches on the shared wall.

Audience Member questions the wind load for the building. Mr. DiGiammo answers the code is 110 MPH, but considering the type of the building, it is designed to be over 110 MPH.

Audience Member questions if there will be a vapor barrier between the insulation and the sheathing. Mr. DiGiammo answers yes there will be a vapor barrier.

Audience member questions if a tin roof was ever considered. Mr. Digiammo answers no, it was not considered. Currently the plan is to use Architectural Asphalt Shingles, which is a lifetime shingle. It is resistant to 120 MPH winds.

Audience Member questions the cost of the Cistern Fire Tanks over a 30 year period. Mr. DiGiammo answers it will cost thousands, roughly in the \$5,000 range per year, just for yearly maintenance and inspections.

Ms. Pacheco states the plan is to have a separate Town Meeting for the Debt Exclusion vote, followed by a Town Wide Ballot Vote, but the numbers will probably not be ready by the next Town Meeting, so it would be wise to have more informational meetings, including website information to distribute factual information. Meetings will be held with residents, at the PTO and Council on Aging. The informational meetings will be set up alongside a PowerPoint presentation, making it easier to understand the project and answer a lot of questions. A special town meeting is anticipated in August.

Audience Member questions the total cost of the project. Ms. Pacheco answers we do not have the actual numbers at the present time. The Committee will review the numbers as soon as they ready, and if the numbers are too high, the committee will look at cutting some costs. The building roof will be Solar ready, but the decision has not been made whether Solar will be installed.

Ms. Pacheco noted that the fitness center in the police station is not taxpayer funded. The costs will be covered by the Police Association.

Ms. Pacheco states the long term plan is to update the Council on Aging, Town Hall, and the Library. The Police station was deemed to be most important at this time.

End of Meeting: 7:00PM

This is a true record by me:



Attest: Catrina Goncalves
Recordings Clerk