



## TOWN OF FREETOWN

### Police Sub-Committee

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*J. Brown*

### Meeting Minutes - Tuesday, November 21, 2017

A meeting of the Police Sub-Committee was held on Tuesday, November 21, 2017, 6:30 P.M. at the Council on Aging, 227 Chace Road, East Freetown.

**PRESENT:** Lisa Pacheco, Chairwoman; Town Administrator David DeManche, Chief of Police, Carlton Abbott, Officer Mark Fornaciari, Sgt. Benjamin Levesque, Robert Jose, Charlie Sullivan, Paul Sadeck **ALSO PRESENT:** Taylor MacDonald (Pomroy Associates); Andy DiGiammo (CGA), George Grunwald, Steven Chandler, Brad Paiva, Robert Parker, Keven Desmarais, Bob Kelleher.

**ABSENT:** Mary Rezendez-Brown

This meeting was recorded by FREECAM.

Meeting called to order by Lisa Pacheco. Ms. Pacheco stated the last time the committee met there was a lot of discussion of issues and decisions to be made soon. One pressing decision is whether or not to bring in a water line or dig a Well. Decisions must be made regarding the Fire Suppression System, the Well itself and the drinking water. The school currently has an issue with drinking water and since there is a possibility of bringing in the town water line through Chace Road or Chippaway Rd, it would save the cost of installing a Well. The school should pick up half cost, since they would also be using the water.

Robert Parker stated the Water Department would be glad to help as long as this is a Town project and not a Water Department project. The sooner they can make a decision to move forward with the project, the better for the Water Department. Plastic pipes would also be cost effective as opposed to metal.

Mr. DiGiammo stated he had some information on the Well. Mr. DiGiammo says if the police station uses the town waterline, it would save money on the Fire Suppression System thus saving \$190,000 in addition to saving \$10,000 annually on inspection and maintenance costs. If a treatment system is needed for Well water it would cost the town in excess of \$200,000. Therefore using the Town water is cost effective.

Mr. Sadeck suggests that the shortest route would be to use the water line on Chace Road and then picking it up on Braley Rd. Mr. Desmarais states that a 10 inch on Chippaway and a 12 inch on Braley Road would be needed. Chace Road being the best solution, as it is shortest distance and has the larger line.

Keven Desmarais stated that from the Water Department's point of view, there would be enough water pressure and volume. The issue with this project is the timing, and he states that depending on the timing of the decisions by the board, the best case scenario for completing the plan would roughly be a year due to time it takes for approving expenditure of money and the time schedule for completing the plan. Taylor Mc Donald stated a year to execute the plan.

would be fine due to the construction schedule being roughly a year long, so it may tie in perfectly.

Ms. Pacheco states how the water line is brought to the police station is not the concern of the committee, but rather the timing of the project would be shorter than a year, as the cost would be covered by taxation and would not be subject to a debt exclusion approved by the Board of Selectman.

Kevin Desmarais stated that if a sewer main is installed on Chace Road, they would need alternate funding to tear up the asphalt. Chief Abbot stated the Highway Superintendent was suggesting using Chapter 90 money to re-asphalt Chace Road next year, and we should probably inform him.

**Motion to Adjourn Water Commission Participation in Meeting:**

**7:00 P.M., Mr. Parker makes a motion to adjourn the Water Commission's participation, seconded by Mr. Sadeck. Meeting Adjourned at 7:00 p.m.**

Police Subcommittee meeting continues.

Mr. MacDonald states in favor of keeping everything in budget with the project, a lot of options were discussed at the last meeting and Mr. DiGiammo has developed 3 different schemes to accomplish the project within the budget goal.

Mr. DiGiammo states that on November 2, 2017, some site exploration was done by the Highway Department by digging some Test Pits accomplishing 3 major objectives. 1. Structural integrity of the Soil 2. Establishing a Water Table, which is crucial to the project and 3. Receiving an official Perk Rate from the Town (Board of Health agent was present). As a result of the Test Pits, completed by using a standard backhoe, the soil tested to be structurally satisfactory

Mr. DiGiammo stated the Water Table, which is now identified by modeling rather than observed water, tested to be at 4 feet below the surface, which would require installing a raised septic bed. The Perk Rate tested at 22 min per inch, not exceptionally quick, but good enough. Since they did not have water meter data from the current police station, data was used from the police station in Orleans, it was interpolated and came up with a flow per day, per person. Using an estimated number of 32 people, it tested to be 23 gallons per day, per person. Concluding it is a reasonable rate per person and Derek, the Board of Health agent agreed.

Mr. DiGiammo reported that Nathan Ketchell, of GGD Inc, the consulting Civil Engineer, upgraded the septic and grading design, as the Septic System is now more expensive since they had to add a pump chamber. The amount totaling \$27,000 to build a septic system. Mr. DiGiammo shows a diagram of the leaching field. Mr. DiGiammo estimates a saving of \$190,000 as the design does not incorporate a fire pump. The total saving may be over \$200,000 since the Schematic Design estimate is low in regards to cistern installation. The Geo Tech analyzed all the test pits (dug between 4 and 7 feet using a standard Backhoe). The report shows the ground surface elevation, sub soil (between 2 to 2 1/2 feet) There are a lot of boulders on this site, but they can be moved easily.

Mr. Kelleher states that the GEO Tech rated the soil quality at 3 Kips — (3 thousand pounds per square foot) and it is likely to increase during more sophisticated tests during construction. The site has no bearing concern and it meets the criteria for common fill, but just misses the

criteria for normal structural fill, due to the percentage of fines (power like substance), at just a little over 10% . Mr. Kelleher stated that since the measurement is by mass, they will crush rocks and blend it into the soil, therefore the percentage of fines will increase. Mr. Kelleher finished by saying there is no concerns about the site.

Mr. DiGiammo reviewed the Schematic Design estimate from the October 5, 2017 meeting. The cost of the building comes out to \$410 per square foot. The goal is to remove 2,000 square feet of program space, therefore cutting out about \$850,00. The square footage cut would be a small meeting room, locker expansion room, and an admin and Roll Call room (removing only the office space). The other option is to redesign the building into a 2 Story, and have the Administrative and Investigative Division on the second floor.

Ms. Pacheco stated the total project cost is at 12.7 million dollars. The current plan is to allocate 2.5 million from Capitol Stabilization. Ms. Pacheco stated the Assessors Office abatements are also on the high end, and there is a savings of 1.4 million available to use, though they would probably only use about 1 million. Therefore, subtracting the 3.5 million from the total cost of the project bringing the estimated cost of the project down to 9.2 million.

Chief Abbott asks Mr. Sadeck if D.E.P. has allocated to the Water Department any money for provisional treatment of water. Mr. Sadeck states there is roughly \$650,000 for an engineering study for a new building and for other upgrades. Chief Abbot questions Mr. Sadeck if the money can be used for this project. Mr. Sadeck responded that the water department does not have the need to use the money. Chief Abbott states if we can use the money, roughly around \$500,000, adding it to the 3.5 million, we can take a total of 4 million dollars off the project cost. Mr. DiGiammo states that taking into consideration that some of the high contingency amounts in the design and construction could probably be less, the current total of the project could be lower than 12.7 Million.

Ms. Pacheco states that the committee needs to only figure in amounts that are confirmed and not depend on funds that may become available. Currently, the only confirmed amount is 3.5 Million. The committee must account for any unforeseen expenses, and construction or design contingencies.

Mr. MacDonald states the project cost being at 12.7 million, is without the \$120,000 cost of the elevator bringing the total to around 12.9 . Using the 3.5 million, it would bring the cost of the project to 9.2 million, well under the desired amount of 10 million.

Mr. Jose questions what is driving the cost of the site. Mr. Jose explains that for a 15,000 square foot building, we are doing a lot of site work, and considering the cost of adding a meeting room along with parking spaces, the costs are not proportionate to the size of the building. Mr. Jose believes we could cut some costs and keep the building as it is, as he believes the current program space is what the Police Department needs.

Mr. DiGiammo states the driving cost is the Topography, i.e. , the size of the site, boulders in the soil, lack of town water & sewer, the site is raw and needs to be graded. Mr. DiGiammo suggested that in order to save more money, the visitor entrance can be removed from Chace Road and just have a visitor entrance on Memorial Drive. The cost would be less because the Chace Road entrance would require construction to cross a drainage trench. Mr. DiGiammo stated that we probably have to reduce the square footage to ultimately save site costs. Mr. MacDonald also suggested removing the access road and placing vehicle storage in the auxiliary building.

Chief Abbott stated he has given some thought about the administration and the detective divisions being moved to the second floor and doesn't think it's a good idea, since the locker rooms and workout rooms are consistent with each other.

Ms. Pacheco questions if the committee is ready to move into the Design Development, and if the committee decides to move forward, if there are major differences between what the committee approved and what is being worked on, it must be approved by the committee and though the project needs to cut costs, she is not in favor of removing any of the program space.

#### **MOTION:**

**Motion made by Robert Jose to move forward to Design Development, seconded by Charles Sullivan, passed unanimously.**

Mr. Jose stated that the committee needs to decide whether to bring in a Water Line or dig a Well. Mr. Sullivan suggests raising the money through betterment, rather than taxation. Mr. Sadeck states that the taxpayers have to vote for betterment and all town residents have a Well and don't necessarily have a desire to tie into a water line. Mr. Jose stated that any resident who wanted to tie into the water would pay a one time fee, and the money would be used to pay down the debt exclusion.

Mr. Sullivan suggested looking into a hydrant tax, as there is a reduction in homeowners insurance if a resident is within 1000 feet of a fire hydrant. Mr. Sadeck stated this water line is a betterment for the town, but if we consider taxing residents for a water line they did not want or adding a hydrant tax, this project will suffer as a result.

Ms. Pacheco states that even though the expenditure to bring in a water line would not only benefit the current project but also the school, and future buildings in the area and therefore benefiting future generations. Ms. Pacheco stated we need to have a decision soon on whether to explore bringing in the water line. Mr. Jose suggested the Water Department explore the water line and the decision to fund it would be done by the Board of Selectman and not this committee.

Mr. MacDonald questions Mr. DiGiammo on when exactly a decision needs to be made regarding tying into the water line or having a Well. Mr. DiGiammo stated the decision should be made at the our next meeting.

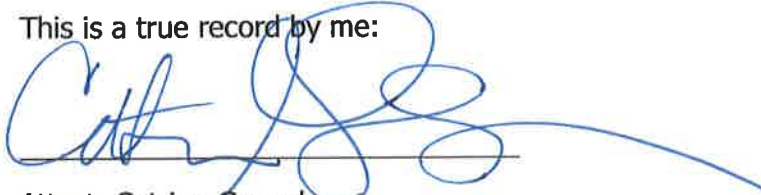
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Next meeting scheduled for the 19th of December @ 5:30 p.m.

#### **ADJOURNMENT:**

**Motion made by Charlie Sullivan to adjourn, seconded by Paul Sadeck, passed unanimously.**

This is a true record by me:

A handwritten signature in blue ink, appearing to read 'Catrina', is written over a horizontal line.

Attest: Catrina Goncalves  
Recordings Clerk