



**TOWN OF FREETOWN  
BUILDING COMMITTEE**  
3 North Main Street/P.O. Box 438  
Assonet, MA 02702-0438  
PHONE: 508-644-2201; FAX: 508-644-3342

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**MINUTES OF  
MEETING OF WEDNESDAY JULY 13, 2016**

**COUNCIL ON AGING  
227 CHACE ROAD, EAST FREETOWN, MASSACHUSETTS**

**6:00 P.M. Call to Order** Committee Chair Lisa Pacheco is absent from the meeting, Selectmen Paul Sadeck is running the meeting in her place. Also present: Robert Alderson, Town Clerk Jacqueline Brown, Town Administrator Jack Healey, Selectmen Robert Jose, Sergeant Benjamin Levesque, Paul Lubin, Mary Rezendes Brown, Lucille Rosa, Fire Chief Gary Silvia, Charles Sullivan, Jeannette Tisdelle and Kent Wilkins. The meeting is being video recorded by FREECAM and audio recorded by Ali Golz.

**Approve Previous Meeting Minutes**

Minutes were provided via e-mail to the committee members. Motion to approve minutes from both the May 11, 2016 and June 15, 2016 meetings as distributed (Jose/Sullivan), passed unanimously.

**Discuss Tours to Area Town Buildings**

Before we go visit buildings, Ms. Tisdelle would like to discuss how many building they want to build first. Selectmen Sadeck says we need to determine which building to work on first, because he doesn't think the Town can handle all four buildings at once. Selectmen Jose briefly recaps the last meeting, saying the Committee seemed to settle on a police station and perhaps combining the COA and library, with lingering questions about the Town Hall. Town Clerk Brown says Chairperson Pacheco was looking into sewer extension in regards to the town hall.

Selectmen Sadeck states his opinion is that the Police Station should be the first concern. He says that if they do that, the existing Station should be useable for other purposes, given the amount of



work and money that's been applied to it. Charles Sullivan respectfully disagrees, saying he believes the value of the existing station is the site, not the building. Selectmen Sadeck has issues with taking down a building that the Town just paid a large amount of money to fix. He suggests moving departments from the Town Hall to make more space, naming the Water and Health departments as possibilities. Sergeant Levesque says the building is "horribly inefficient" and still has the same heat issues it has always had. Mr. Sullivan says again he is looking at this 40 years down the road, he thinks the money is going to be thrown "down a hole". He thinks if you want office space for certain departments that need to be removed from Town Dept, then a metal office building would be a cheaper alternative to rehabbing the current police station. Mrs. Rezendes Brown says we left off at the last meeting on what was and wasn't Town land. Discussion continues on the extent of how useful the existing Police Station really is. Mr. Sullivan points out there is no insulation in the building, so it can't be heated correctly. Mr. Alderson agrees with Selectmen Sadeck, asking why you would take down a building you've spent so much money on. Mrs. Brown says it may be space best used for a different building. She also points out that the COA would be available for more space too, should they move in with a new library. Selectmen Sadeck says that when the police station was originally built, it was built with all its shortcomings because of budget issues. He asks what do you do with the police in the meantime, if you tear down the building and build in the same spot? Selectmen Sadeck wants to know what the cost of a new PD is; Sgt. Levesque says his research shows \$5-9 million, Mr. Healey says about \$300 per sq ft is a good guide. Mr. Sullivan says Acushnet just completed theirs it was around \$4-5 million for a building 10-12,000 sq ft, which he estimates would be a good size for Freetown's needs. To answer Mrs. Brown's question from much earlier, Selectmen Sadeck says the latest estimates to bring the sewer line down to the Town Hall is \$2.5-3 million. He doesn't think we can get by having the taxpayers agreeing to \$10 million.

**Discuss land availability.**

Everyone looks at the maps provided, showing land potentially available along Bullock Road, currently owned by Acushnet Saw Mill, and land already owned by the town, which the Freetown Elementary is on. Selectmen Jose doesn't think we would need all 30 acres of land that is available on Bullock Road, and that the land the school is on could be a concern, citing how close a police station can be to schools. Mrs. Rosa questions whether or not there are wetlands



behind the Elementary School, as Mike McCue has said there is. Mrs Rezendes Brown voices concern about sirens around the Elementary School, and says it's probably a good idea to group the fire and police stations near each other. Selectmen Sadeck thinks it'd be a good idea to talk to the Hawes family about the Bullock Road land. Mr. Alderson agrees, saying they'd know more about the land than we do. Selectmen Sadeck states that if the Hawes family is willing to make a deal with the Town, it doesn't hurt to grab the land while it's available, so we don't have to worry about it when actual decisions are made. The committee's consensus is to talk to the Hawes family about the land, and they charge Mr. Healey with contacting the Hawes family trust about acquiring the land.

Selectmen Sadeck turns the discussion to the order of importance of buildings to be built. Selectmen Jose points out that if the Hawes land is acquired, they could build a new police station there and use the existing station until it is completed; once it is completed, that would free up the existing station for other temporary uses. It is point out that the committee didn't discuss tours to area town buildings, Selectmen Sadeck suggests a vote on building order first.

### **Library & COA Grant Discussion**

The discussion instead turns to library & COA grants. Someone says the library is all set, it is the COA that is holding up the process now. Mrs. Rosa disagrees, saying the library still needs to complete the planning and design phase, which hopefully can be done quickly, in time for the next construction grant round in Spring 2017. Selectmen Jose asks if ground breaking needs to happen then; Mrs. Rosa says no, it is just the planning and design phase that needs to be completed by then. She is working with Mr. Healey on that.

Mr. Healey hands out a packet regarding the Owner's Project Manager (OPM). He explains that before we are able to apply for a grant from the state (which Mrs. Rosa says would be 50-65% from the state), we must complete the planning & design phase. After that, a Town Meeting would be needed before applying for the grant in Spring 2017, which is the last round until 2022. He recaps past grants: in 2001, the town received a matching grant of \$15,000, and that \$30,000 account has earned interest, so it now sits at \$34,000. At the time, there was no OPM requirement, you went right to the design phase. That has not happened in the 15 years since



getting that money. An Owner's Project Manager is now required. The OPM's job is to essentially keep the project on task and on budget. Mr. Healey has talked to Rosemary Walters at the State Library Board to determine how much it would cost to hire an OPM and then the architect; she said the \$34,000 would not be nearly enough. The OPM would cost \$7,000-25,000, the architect \$100,000-125,000. Ms. Walters suggests we prepare for the 2022 funding round. Anything sooner would require a town meeting, the earliest of which can be in October. Mr. Healey says we need the money to hire the architect before hiring the OPM.

Selectmen Sadeck questions why the existing money was deemed enough when Mrs. Rosa came to the Board of Selectmen with the OPM material a number of weeks ago, but it is not enough now. Mrs. Rosa says she believes we should hire the OPM now in preparation for October; she was not aware of the further cost required before the grant could be applied for until recently. Mr. Healey says Rosemary suggested a summer special town meeting to get the additional money for the design phase, and a meeting in the fall to get the construction money. Mr. Healey says that doesn't make sense, as any architect brought in by an OPM would need to know the status of the construction money. Selectmen Sadeck brings the conversation back to the order of building importance discussion, saying that if the town approves money for the library in the fall at town meeting, will they go for a police station too? And what happens to combining the building with the COA? Mr. Healey says he has spoken with people recently who have said you don't need an OPM to do a conceptual design, but first you have to decide how big of a building you'd need; the feasibility study said 6,000-8,000 square feet, Mrs. Rosa says they would need at least 15,000 square feet. Mr. Healey says we could use some of the existing money to do the conceptual design, but that still doesn't solve the time issue. Mr. Lubin agrees, saying 3 years down the line, we won't have the state aid. Mr. Healey says a building this size would cost at least \$6M.

Selectmen Sadeck wants there to be a vote to determine which building is most important. Mrs. Rosa wants to be heard about the library before that occurs. She explains the state's process of building a new library, saying they are already in the first step of a two-step process, and are poised to complete it, they just have no money. She says they need to ask at the special town meeting in the fall for the money to get it down, which it must. Once the planning & design



phase is completed, they can move onto the construction phase, but not before that. Selectmen Sadeck asks if there's a time limit for the construction phase to start after finishing the planning & design phase; Mrs. Rosa says there is not, though the design may have to be updated if the wait is too long. Mr. Healey says we are up against the deadline for 2017, going through all the steps needed before that grant could be applied for. Mr. Alderson is in favor of a police station first, he wouldn't vote for two projects at once. Selectmen Sadeck says he wouldn't either. Mr. Alderson states that he doesn't mean to say the library isn't important, but it is just that the police station is in a critical state. Mrs. Rezendes Brown asks what we can do to keep the momentum the library already has going; Mr. Healey says we can get the money at the town meeting in the fall, but we still wouldn't have the time. Mr. Alderson asks about a pre-fabricated building, like Junior's in Assonet. Selectmen Sadeck doesn't think many people would want that. Mrs. Rezendes Brown states she would absolutely not want that. Mr. Sullivan says if we made a design, can we even catch up at that point? Mr. Healey reads an e-mail Mrs. Rosa sent him aloud. Selectmen Sadeck says that if the Library committee goes to town meeting for the money, it would take the library out of this building committee. Mr. Healey still says time is the enemy here and that it doesn't make sense to hire an OPM and an architect if we can't pay the architect. Mrs. Rosa asks how long will it take to hire the OPM? Mr. Healey isn't sure. We need authorization to spend the money. Selectmen Sadeck says why would we hire an OPM if don't have authorization for an architect? Mrs. Rosa says she doesn't think that would be an issue, she's just talking about the planning and design phase that needs to be completed. Mr. Lubin asks if the money can come from the Capital Stabilization Fund we established at the Annual Town Meeting; Selectmen Sadeck says the money can come from anywhere, it just has to come from town meeting. Mr. Healey says the OPM stays through construction. He says it doesn't make sense to hire one and then lay him off in between phases, no OPM would take that job. Mrs. Rosa says you do not have to stick with the same OPM. Mr. Sullivan says this would disrupt the continuity and could make you start from scratch. Mrs. Rosa says this is not the case, the phases are distinct. Mr. Healey says planning and design needs to be done in a single phase. Selectmen Sadeck asks Mrs. Rosa where she wants to put the library. She says she was thinking behind the Elementary School, but based on the discussion of tonight, that may be wetlands so that may need to be re-thought out. Ms. Tisdelle asks if the town can act as their own OPM; Mr.



Healey says it cannot. Mrs. Brown says we should leave new buildings in the hands of professionals, given the state the Police Station and COA are in now.

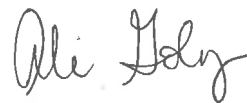
Selectmen Sadeck asks if the committee wants to take a vote on which building they want to make a priority. Motion (Sullivan/Jose) for the committee to go forward with the pre-planning for a Police Station, motion passes. Mrs. Rosa and Mr. Lubin abstain from the vote.

Selectmen Jose asks about the Acushnet Saw Mill land discussed earlier in the meeting. The Committee decides to have Mr. Healey check into it. Motion (Jose/Wilkins) to task Mr. Healey to check into Acushnet Saw Mill land availability, passed unanimously.

For the next meeting, the Committee would like to visit newly built Police Stations. Sgt Levesque says Acushnet's is the nearest new station, Mr. Healey says Marion as well. Selectmen Sadeck says it's best if Sgt. Levesque and the Police Department handle this. The committee will next meet on August 24 at 6pm. Mrs. Rosa will take care of a Warrant Article for Library funding.

Motion to adjourn (Alderson/Jose) at 7:30pm, passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ali Golz".

Ali Golz, Administrative Assistant