



## TOWN OF FREETOWN

### Police Sub-Committee

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*J. Brown*

### Meeting Minutes - Tuesday, June 12, 2018

A meeting of the Police Sub-Committee was held on Tuesday, June 12, 2018 @ 5:30 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, Sgt. Benjamin Levesque, Officer Mark Fornaciari, Mary Rezendes-Brown, Paul Sadeck and Charlie Sullivan

**ALSO PRESENT:** Taylor MacDonald (Pomroy Associates) and Andy DiGiammo and Dan Tavares (CGA)

**ABSENT:** Robert Jose

This meeting was recorded by FREECAM

Meeting called to order at 5:30 p.m. Ms. Pacheco turns over meeting to Taylor MacDonald. Mr. MacDonald announces he will be giving Owner Updates and reviewing Contractor Pre-Qualifications. Mr. MacDonald turns over the meeting to Andy Digiammo.

Mr. Digiammo distributes Construction/Design documents for review. The site plan consists of Cistern and Deep Well Fire Pumps. The deep Well requires a 20 feet excavation in the heart of the building. The solution is the slope in the site, or the change in elevation. The option is moving the sprinkler and cistern system uphill into the high grade, using the gravity toward a flooded suction pump, thereby eliminating the excavation of the wet well, which saves \$125,000 off project costs, and he suggests using two 15,000 gallon tanks as opposed to one 30,000 gallon tank.

Mr. DiGiammo proposes switching the sprinkler room to the vehicle supply storage room in the Sally Port, and the Miscellaneous Storage Room could be made into a sprinkler/water room, thereby shortening the length of run pipe into the storage room.

### **MOTION:**

**Motion made to made by Officer Mark Fornaciari to move forward with the Mr. proposed flooded suction pump, seconded by Sgt. Levesque. Unanimously approved.**

### **TOPIC: Value Engineering/Design**

Mr. DiGiammo discusses the Archival Storage Room (A217). A High Density Storage Unit priced at \$30,000 is slated to be installed. He suggests eliminating the High Density Storage Unit and framing a room in the unfinished attic area using a regular storage unit. By utilizing the attic, it would save \$30,000 off project costs.

Mr. DiGiammo also recommended a meeting to discuss the high price of the architectural woodwork (trim details - interior).

Mr. DiGiammo discusses the Radio Tower, stating the ideal spot for the Radio Tower is on high ground, automatically gaining 16 feet. A cable tray can be designed that goes directly into the building, which can save some money on the cost of the cable.

Chief Abbot raised some concern if the new radio tower/radio system would eliminate the "dead spots" in the current radio coverage. He questions if the price of the radio infrastructure and microwave satellites are not included in the final quote. There are dead spots which the police department cannot communicate, which includes the Fire Department and Animal control. Instead of the town borrowing thousands in the future, to be able to switch to a digital system, the new radios should be capable of working on an analog and digital system.

Mr. DiGiammo suggests the rubber tile in the heavy circulation areas rubber tile be replaced with vinyl tile, which is \$2 dollar a square foot less, worth about \$7,000 in savings. He also suggests having tile only on the wet walls, instead of tile full up on the wet walls and half on non wet walls, change to only tile on the wet walls, this decision could save \$15,000

#### **TOPIC: Open Discussion**

Discussion in regards to the total project costs and how to promote new police station. Mr. DiGiammo suggests scheduling 3 informational meetings, and committee members making calls to residents to give information regarding the project. A PowerPoint presentation is also being drafted to be presented on the Town Website.

Mrs. Rezendes-Brown states though the feedback she has received has been positive, some members of the public are misinformed. She suggests committee members have an informational sheet listing basic facts, i.e., square footage, price, cost of the land, etc., therefore keeping the information consistent.

Mr. MacDonald states he could create a complete cost comparison between the Freetown, Dighton, Dartmouth, and Lakeville Police Stations.

#### **TOPIC: Owner Updates**

Mr. MacDonald announces he is reaching out to furniture vendors for price quotes. He recommends WB Mason as they have experience in this type of project and are easy to work with. He is also looking into specialty vendors, regarding the consoles for the dispatch area. It would be ideal to have all the price quotes before going out to bid, therefore we have an idea as to not only the construction costs, but the soft costs as well.

Chief Abbott states the PD needs to be sure to comply with state CMR's regarding juvenile holding. Mr. MacDonald states there is a form that is submitted to DPH, along with the plan review and it is sent back with any issues or changes.

**TOPIC:** Pre-Qualification

Mr. Macdonald states the project cost is currently at 9.5 Million, and it would be a good idea to apply for pre-qualification, as all state projects in the 10 million dollar and above range are mandated to be prequalified. The process involves 3 individuals from the committee, one from CGA, and himself to be involved. Pre-qualification has strict guidelines and the entire process would be about 2 months. Chief Abbot, Mr. DeManche and Sgt. Levesque volunteer to be part of the committee.

Mr. Tavares mentions if 3 responses to an RFQ are not received, it has to be advertised again and an RFQ could generate hundreds of responses from contractors and subcontractors. Mr. Tavares distributes a master schedule for the Construction Project. Mr. Tavares states he expects to have bid documents available by August 29th, file sub bids due by September 26th, and the GC bids are due by October 10th.

Next Scheduled Meeting: July 10, 2019 @ 5:30

**ADJOURNMENT:**

**Motion to adjourn made by Officer Mark Fornaciari, seconded by Sgt. Benjamin Levesque. Unanimously approved.**

This is a true record by me:



Attest: Catrina Goncalves  
Recordings Clerk