

Town of Freetown Police Sub-Committee

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2018 DEC 24 AM 9:51

Meeting Minutes – October 5, 2017

A meeting of the Police Sub-Committee was held on Thursday, October 5, 2017, at the Council on Aging, 227 Chace Road, East Freetown. Present: Chairman Lisa Pacheco, Chief Carlton Abbott, Benjamin Levesque, Mary Rezendes Brown, Charles Sullivan. Absent: Mark Fornaciari, Robert Jose, Paul Sadeck and David DeManche. Also present: Rick Pomroy of Pomroy Associates (PA); Andy Digiammo, Dan Tavares and Bob Kelliher of Compass Group Associates (CGA). The meeting was recorded by by FREECAM.

Ms. Pacheco turns the meeting over to Mr. Pomroy. He says the cost estimates just came in. There's been some review, but we can do a preliminary budget breakdown tonight. He cautions the Sub-Committee that there's still a lot of work to be done here. CGA has put together a construction cost estimate, and Pomroy has used that to come up with a project budget.

Mr. Digiammo goes over the construction cost. This estimate comes from the floor plan and discussion from last meeting. The site has been developed so that there is now a schematic estimate, which includes the site, mechanicals, electrical, plumbing and civil engineering. He gives a list of exclusions, what is not included in the construction cost but instead gets picked up in project cost. The building construction estimate is based off a square footage of 17,315 sq. ft., which includes the auxiliary building and hits the programming perfectly. He's also broken the auxiliary building off separately to give it its own number. In this estimate, the building cost is \$5,734,785 and the site cost is \$1,738,032, giving a trade subtotal of \$7,472,817. From there, you start adding on the project costs, many of which involve markups for contractors: the design and pricing contingency is 10%, which acts as a safety net, adding \$747,300; general conditions and project requirements, figuring a 16 month project at \$39,000/month, adds \$624,000; insurance is 1.25%, adding \$110,600; performance and payment bonds at .65%, adding \$58,200; contractor's fees at 3%, adding \$246,600. Estimated construction cost total: \$9,259,517. Next factor is an escalation, which accounts for when the project actually starts. If this project were to start in summer 2018, it would add 2.6%, or \$240,600. The total construction cost estimate is \$9,500,117. Mr. Digiammo has also broken down that cost by division for the Committee.

CGA has also provided pricing alternatives as well that are not included in the estimate:

- Alternate #1: 2,200 sq. ft. cruiser port that would house 6 cruisers, for a cost of \$227,000.
- Alternate #2: the auxiliary building. This would replace some of the programming space in the attic. The building would be a 2-bay pre-engineered metal building, which is as large as you'd want to go, 30'x40', at a cost of \$314,000. This number doesn't include mark-ups, so the cost would be a bit higher, perhaps around \$325,000.
- Alternate #3: Solar panels on the roof of the station and the optional cruiser port would be around \$175,000. This would give you almost 4,000 of photovoltaic area.
- Alternate #4: CGA has used VRF as the base of the system, which Mr. Digiammo says is the no-brainer option in his opinion. They have developed a number of other HVAC systems that are possibilities, however: a VAV system would be an increase of \$89,000, and an induction system would be an increase of \$144,000. Mr. Kelliher gives a brief explanation of the different types of

heating, but notes that this is a rare instance where the least expensive system is the best option.

Mr. Pomroy speaks to the estimation process, saying the building estimation is typically pretty close, it's the site estimation that varies. He says this is an expensive site. Mr. Digiammo says we know we didn't miss anything on the estimate, but there are unknowns and challenges with the site, perhaps in the water table. Mr. Kelliher is confident in the conditions though. Mr. Tavares says a lot of these issues should be covered by the contingency. Ms. Pacheco asks what the worst case scenario is with the water table. Mr. Kelliher says worst case scenario is that it is a foot below grade or at grade, and we have to deal with that or else it will flood our septic system. He notes we have elevation in our favor. Mr. Digiammo says the other variable is the location of the well. They know where it needs to go, but they don't know how deep or how the water will be. They've plugged a number into the estimate, but that can vary greatly. Chief Abbott notes we could have contamination from the salt at the highway barn; Mr. Kelliher notes, however, that he recently completed a well down gradient from the highway barn and it was an excellent, nice and clean. Mr. Tavares asks about the elementary school water. Ms. Pacheco says the quality is bad; she hasn't heard anything positive or negative about water pressure, but she knows they treat the water a lot. She will have to get more information from Bob Souza at the Elementary School as to the frequency and extent. Mr. Tavares says inactivity in the summer months could also lead to problems for schools. Ms. Pacheco wonders if bringing the water line to the area would offset the cost variables here. Mr. Pomroy notes the well allowance in the estimate is \$50,000, he imagines a water line would be far more expensive than that. Ms. Pacheco says it may behoove us in the long run. Mr. Kelliher says he knows they've run the numbers before, when he was a Water Commissioner, and it is far less expensive to run the line down Chace Road instead of from the Four Corners. Mr. Digiammo asks if you would still need a fire pump; Mr. Kelliher says probably not. He says, however, we are talking hundreds of thousands with this project, but millions for a water line. He thinks this is a much larger picture beyond this discussion, but perhaps a good one to have from the Town's standpoint.

Mr. Pomroy goes over the remaining project budget which includes contracts for CGA, PA, Kelly Engineering and other consultants. They have included the commissioning agent, which is an optional independent consultant which has been discussed with the sub-committee previously. Both PA and CGA highly encourage the use of a commissioning agent. There is also an optional independent estimator included, which provides further oversight and cost assurance. Allowances to furnish and equip the building, according to square footage for the time being, as well as moving expenses are included in the project budget. These numbers are continually being negotiated and adjusted, in order to have a final number at bid. There is also an owner's contingency of 10% here as well, which will ideally be lowered closer to 5% by the time we get to bids. Mr. Pomroy explains that the money may not be taken off the bottom line by then, it may get absorbed into the project budget once we understand what exactly we need; we need to be conservative because we are so early in this process.

Mr. Pomroy says we need to move forward on the site exploration to pin down that number, then we can start looking at cutting square footage if the budget number is overbearing. Mr. Pomroy says we need feedback from the Sub-Committee as to where we are. Ms. Pacheco says these numbers weren't unexpected for her. Mr. Pomroy says we are in the ballpark of other projects they have worked on, it's the site number that's making this blow up. He says Lakeville's program space was approximate 13,500 compared to Freetown's 17,500 (without the auxiliary space), with the community room making up

some of that. Ms. Pacheco knows people will compare the two, so we should be able to talk about the differences; Mr. Pomroy agrees. Mr. Tavares asks what the appetite for a \$12M project would be. Ms. Pacheco speaks to the money AmeriCann will be bringing to town and that the town has been very fiscally responsible for many years, with another \$2M likely going to Capital Stabilization in addition to the \$2M already there. She notes the Board hasn't discussed this yet, she is just brainstorming, but some of that can offset the cost. Chief Abbott says, looking at it from the police mission, anything that gets cut out of this is something that is critical to the police mission. Mr. Digiammo speaks to the comprehensive programming exercise they went through, saying he could hit it exactly by eliminating some storage rooms from the second floor. He says the next thing to go would be critical Police needs. Ms. Pacheco says people are only going to compare the Lakeville number to the Freetown number, but they need to digest why the numbers are different. Chief Abbott stresses that it is the terrain at the site that is dictating the cost. Mr. Sullivan suggests projecting out the cost savings with adding solar; Ms. Pacheco says the Town Administrator can work on that.

Ms. Pacheco does not want to make any decisions on the cost estimate of the project with so many Sub-Committee members missing. Mr. Pomroy notes that if we are shooting for bids in the spring, we need to take steps now, suggesting going forward on site exploration. Mr. Tavares notes they are already about a month off the initial projection. Ms. Pacheco says we can review the timeline at the next meeting with everyone present. Mr. Tavares says right now we are looking at being ready for Town Meeting in May or June. Ms. Pacheco says we wouldn't want to piggyback on the Annual Town Meeting, this would be a dedicated Special Town Meeting. Mr. Pomroy didn't realize we weren't shooting for the Annual, so that changes his thinking.

In terms of promoting the project, Ms. Pacheco asks if we have plans or diagrams that are ready to be shown to the public, mentioning the October 23rd Special Town Meeting as a possibility. Perhaps just put a display up to indicate that this is coming. We aren't ready for a presentation just yet.

Mr. Pomroy asks if it would be appropriate to authorize proceeding with site investigations. Ms. Pacheco says we have to, and the Sub-Committee agrees. Mr. Tavares says we can save some money by working with the Highway Department, Ms. Pacheco says someone can talk to the Highway Surveyor.

VOTE: Motion (Sullivan/Levesque) to move forward with the the geotechnical engineering & perc testing site investigations, passed unanimously.

The Sub-Committee will meet next on October 19.

At 6:50pm, motion (Levesque/Sullivan) to adjourn, passed unanimously.

Respectfully submitted,



Timm McIntosh, Senior Clerk