

**BUILDING COMMITTEE
MINUTES APRIL 2, 2012
APPROVED**

Present: Jack Petropoulos, Chairman; Jeremy Januskiewicz, Vice Chairman; Mike Bouchard, Clerk; Michael Bouchard; Val Prest; Susan Daly, Ex-Officio; Chief Joe Bosselait, Ex-Officio; Halsey Platt

Also Present: Mark W. Haddad, Town Manager; Patrice Garvin, Executive Assistant;

Mr. Petropoulos called the meeting to order at 4:30pm

Mr. Delaney was present to discuss Broadmeadow Road and the possible use of it for Fire Trucks. Mr. Delaney stated that to use the road it would have to be reconstructed. Ms. Collette noted other Conservation issues with the road and the fact it was in the flood plain. Mr. Prest stated that it sounded like it would be cheaper to build a bridge rather than reconstruct the road. Mr. Prest went on to explain how the Town would reconstruct the road. Mr. Haddad stated that it could be a good access road for responders to come in but not for trucks to come out. Ms. Daly stated that Braodmeadow was not viable for big trucks.

Mr. Petropoulos suggested the group focus on the meeting on April 4th and to make sure everyone was on the same page. Mr. Haddad gave an update on the Lawrence Site. Mr. Haddad indicated that the new plan placing the fire station in the middle of the parcel on the Lawrence site was not met favorably by the Trust. Mr. Haddad will be meeting with members of the Trust the following day to discuss other alternatives. The concern over the view shed. Mr. Haddad also stated that GELD was meeting with the selectmen that night to discuss next steps now that their plan was rejected from the Conservation Commission. There is some issue regarding parking spots and their infringement into the wetland. Mr. Haddad stated that the Conservation Commission approved the plan 5-2 against. The Conservation Commission approved the plan under the state wetland law and rejected it under the Towns bylaw. Mr. Prest was concerned with the site in terms of storm water and fill needed. Mr. Haddad also commented on the added cost with Mr. Prest's concerns. Mr. Platt asked how accurate the footprint size was for the GELD site. Chief Joe stated that Mr. Lindermere assured the group that 9700 square feet would work for a station. Mr. Prest commented on the grade needed. Mr. Haddad noted that on all three sites there were concerns and that the group should factor permitting issues when choosing a site. Mr. Petropoulos sized up the three sites indicating each sites special circumstance.

Mr. Haddad noted that for the Lawrence site a cost of \$375-\$400 per square feet, plus soft costs for a building that is over 18,000 square feet. Mr. Haddad estimated that it would cost 7.9 million dollars to build. In regards to the Prescott site costs comparisons are not completely equal. There was no formal programming of the Prescott Site. Mr. Bouchard asked if the 7.5 million dollar estimate on Prescott included soft costs. Mr. Platt stated that he would need to clarify those costs with the architect. Mr. Haddad stated that the cost to build new on GELD and Lawrence were roughly the same of 5.9 million for the building construction.

There are three line items that bear explanation:

- **Other Costs** can include a range of costs from some Site Work costs (once the site has been prepped to 'construction grade') to furniture and equipment.
- **Site Remediation Costs** are specifically for site excavation needed to bring the site to 'construction grade'. Only Station Ave and Prescott have Site Remediation Costs. Site Remediation Costs for Station Ave are particularly subject to change.
- **Building Costs** are set at approximately \$300 per square foot for Station Ave and LHT. This is the cost to build once all Site Prep and Site Work portion of Soft Costs are complete. They will be the same for the two buildings even if they have different footprints. This was confirmed by Dore and Whittier and by construction experts on the Committee.

Highlighted Costs are under particular review

	Lawrence	Station Ave	Prescott
Land Acquisition	TBD	\$200,000	\$0
Building	\$5,500,000	\$5,500,000	\$7,563,432
Construction Contingency	\$500,000	\$500,000	\$0
Site Remediation	\$0	\$740,000	\$0
Other Costs	\$1,400,000	\$1,400,000	\$949,443
Total Known	\$7,400,000	\$8,340,000	\$8,512,875

The group spent some time discussing how they calculated the chart above, based on estimates from the three sites Architects and Engineers.

Mr. Petropoulos stated his concern with the one access for GELD and Prescott. Mr. Januskiewicz was concerned with the Prescott site and the Programming. Mr. Januskiewicz felt that it is important to have the right program. Mr. Platt noted that problem with the turning radius at Prescott. All of these concerns are factors when choosing the site.

Public Hearing

Mr. Petropoulos wanted to discuss issues for the upcoming Public Hearing. He listed the following as areas that will be discussed: Costs; Response Time; Availability; Abutters; Recap from Last Hearing; Programming vs Square Footage.

ADJOURNMENT

Mr. Bouchard moved to adjourn the meeting at 6:15pm. Mr. Januskiewicz seconded the motion. Meeting adjourned.

Approved: _____
Mike Bouchard, Clerk

respectfully *submitted*,
Patrice Garvin
Executive Assistant to the Town Manager

Date Approved: 8-20-12