

**BUILDING COMMITTEE  
MINUTES SEPTEMBER 7, 2012  
APPROVED**

**Present:** Mike Bouchard, Clerk; Halsey Platt; Steve Webber, Susan Daly; Don Black

**Absent:** Jeremy Januskiewicz, Chairman; Val Prest

**Also Present:** Mark W. Haddad, Town Manager; Patrice Garvin, Executive Assistant; Don Walter and Allan Brown Dore and Whittier; Mike Josefek and Peter Kozcera, Architectural Consulting Group

*Mr. Bouchard moved to approve the meeting minutes of August 22, 2012. Mr. Platt seconded the motion. Motion carried, Ms. Daly abstained.*

Mr. Haddad stated that he met with the Lawrence Trust and he felt assured that a P&S would be signed next week. Mr. Haddad asked for a vote to include the Building Committees report in the Fall Town Meeting Warrant.

*Ms. Daly moved to include the Building Committee Report in the Fall Town Meeting warrant, which is mailed to every resident, as amended. Mr. Platt seconded the motion. Motion unanimously carried.*

**Dore & Whittier Update**

Allen Brown gave an update to the committee on the site plan and floor changes. Mr. Brown stated that he needed to get ready for the HDC roof elevation, cost estimates, schedule and traffic management report. Mr. Haddad noted that it is in the budget to pay for the peer Review hired by the Planning Board.

Mr. Brown reviewed the site plan showing where the driveway would be located. The suggested screening was shown. Mr. Haddad stated that the Lawrence Homestead Trust wants to increase the landscaping but the Historic District Commission wants less screening. Mr. Brown discussed the lighting plan for the site, which also needs to be approved by the HDC.

Mr. Brown reviewed Building Plans and noted the need to move the machinery room. Mr. Black asked why there was a need for the elevator and suggested asking for a waiver. Mr. Brown stated that it violated Federal Law not to have an elevator. Mr. Haddad stated that a vote was taken by the Building Committee in the past to have an elevator even though waivers could be sought.

Mike OPM asked about using brick instead of Hardy Board. Mr. Brown stated that it was cheaper to use Hardy Board rather than brick. Mr. Platt asked about the copula and how big the overhang would be. Mr. Brown stated that the copula would be minimized. Mr. Brown suggested fiberglass windows. Mr. Platt asked how easy these windows would be to clean. Mr. Haddad suggested looking at the warranty report for the windows Mr. Brown suggested. Mr. Bouchard asked about the possibility of a metal roof. Mr. Brown stated that metal roofs are three times the cost. Chief Joe asked about using the same windows for the training staircase.

Mr. Haddad noted a list of questions that the OPM had and asked the group how they wanted to proceed with those questions. Mr. Haddad suggested a subcommittee be created to go through all the questions and then report back to the full committee. MR. Brown stated that he thought most of the questions on the list had been addressed by the committee at some point in time. Mr. Webber suggested having written answers for each question.

The subcommittee would be Mr. Platt, Ms. Daly and Mr. Black.

**Cost Estimates**

Mr. Walter reviewed the costs estimates with the committee, which is totaled to be 7.9 million. Mr. Walter stated the reason for some of the increase was the landscaping on the site. Mr. Haddad was hesitant to think that the Finance Committee would approve a 7.9 million dollar fire station. Mr. Walter reviewed ways to cut the costs. Mr. Walter suggested having it go out to bid with unfinished areas or to not finish the second floor. Mr. Brown

suggested going through the budget line by line and seeing where cuts could be made. Mr. Black agreed that there was a lot that could be done to cut costs. Mr. Haddad saw two issues; the fitness room and the unsexed bathroom. Mr. Haddad wanted to save money but no effect the program. Mr. Platt suggested having a second article at the January Town meeting that would approve the station with an unfinished second floor. Mr. Webber asked why a debt schedule of 25 years was not considered. Mr. Haddad stated that with a 25 year bond the Town could end up paying more.

Meeting adjourned at 10:50am  
Respectfully submitted,  
Patrice Garvin,  
Executive Assistant