

CANDIA SAFETY FACILITY COMMITTEE
PUBLIC MEETING MINUTES OF
April 3rd, 2023
UNAPPROVED

SFC Members Present: Brien Brock (BOS), Chief Mike McGillen (PD), Mark Chalbeck (PB), Russ Dann (BOS), Rick Langlois (PD), Kevin Coughlin, Tom Severino and Andria Hansen (TA), Joseph Flanagan, Ed Domings (FD), Jeff Wuebbolt (HWY) Anthony Mento and Jason LaCombe of SMP.

Absent: Jim Wilson (FD) Bob Stout and Dennis Hebert.

5:00 pm B. Brock called the public meeting to order immediately followed by the Pledge of Allegiance.

B. Brock indicated that since their last meeting in December, A. Mento and Jason LaCombe of SMP have been working on a new set of plans to build a more affordable PD for them.

The preliminary building plans from 2021 did not include the EOC (training room) the building size was 4,900 sq. ft. The quoted conceptual hard cost price for construction only, was 3.3 million, not including the soft costs. Due to the tremendous increase of construction costs, the original quoted price of 3.3 million in 2021 would now need to include 15% of escalation, raising the building-only cost today at 3.7 million. The total price including the soft costs for design, engineering, furniture, fixtures, and equipment with a contingency everything would now total \$4.5 million. A Mento stated SMP hired an independent construction group to look at it anew. The hard cost of constructing the building came in at 3 million for the same project. The new total price including the soft costs would be 3.7 million. SMP chose to do this effort to understand where the price would be now. SMP understands this amount is above the town's target price of \$2.5 million. We now know that the building needs to be simplified and smaller.

SMP turned the project around and started with the end goal of 2.5 million and worked backward to determine just how large of a building can be built for that amount. They are clear that the building needs to be around 3,000 sq. ft. and a cost of \$500 per sq. ft. A. Mento identified some of the items that have been taken out of their original plans including the basement and large attic. He presented a new diagram to the committee members, and they examined the rooms involved. The members agreed they would need a sally port and an additional restroom included.

There was a conversation of the building structure and its construction and SMP pointed out they are focused on just the core of the building at this time.

J. LaCombe reported there was \$38,000 that was left in their contracted amount from last year. They have spent some of the money in order to have this work completed, but the good news is that he thinks they may be able to get this new design done including the sally port, very close to a biddable set of documents, with the amount that remains in their account. However, items not included, are a full engineering team and the structural engineering fees would need to be updated with this simpler concept. One of the downsides is not engaging a full consulting team is that they would need to do the mechanical, electrical and plumbing through a design-build process and the committee would not have as much involvement/control with how the systems are going to be. If that is not the way they want to go, then it means they would not be able to go as far with the money they already have allocated, and they would need to add in additional funding next year. If the members would like, they could vote to finishing the design and engineering and all the construction, but they would be much further along that means their budget would be more accurate. A. Mento summarized it by stating, this way they would not need to get any more money for 2023, because it is already appropriated for use of the next phase. They would develop the plans further along and be ready for town meeting vote with the numbers for the rest of the final design and construction. A. Mento stated now that this has a fixed fee for them to achieve all of this before the town meeting, therefore they would have fewer meetings and would not be attending public presentations, as their effort will be into the drawing portion.

A. Mento stated they will build the new Police Department to be positioned on the parcel so that a large portion of the lot will still be undeveloped for future use. The building they have designed has been made to easily build additions on it and to expand the Police Department as needed. The Police Department will possibly be a separate building from a future Fire Station.

A Mento said their next step is to work on the revised changes/updates and will wait for the members to tell him what to do next. If they want them to continue working on design drawings to get biddable drawing for next year or earlier to let him know so they can put it on their calendar. He mentioned that they do not want to wait till the end of the season, because they will want the numbers for Town Meeting. He will be in contact to schedule the next meeting which will be in approximately one month.

T. Severino pointed out moving the Police Department building and switching it to the other side of the parcel so that it is on higher ground, as it can be tough to build downhill.

R. Dann stated as a SFC they need to look ahead on what they are going to do. There are deficiencies in the Fire Department building and he was informed that there is talk about an addition to the current Fire Department building. He feels they are not doing their job if they do not pursue some of these things and look at it. B. Brock stated they accomplished finding the land that will accommodate the Police Department, Fire Department and Highway. At this point they need to concentrate on the Police Department and to do a good job on it, in order to have this passed and in hoping the residents will approve something else in the future. Discussion ensued.

Approval of Minutes: Public Session Minutes for December 6th, 2022. None noted.

MOTION: M. McGillen made a motion to accept the December 6th, 2022, public minutes, as presented. Seconded by R. Dann. All in favor. Motion passed.

6:18 pm R. Dann made a motion to adjourn. Seconded by M. McGillen. All in Favor. Motion passed.

Respectfully submitted, Linda Chandonnet