Appr'd., 8 Oct 13

This Meeting Was Neither Video Taped Or Recorded

BOARD OF SELCTMEN AND POLICE STATION BUILDING COMMITTEE

JOINT SESSION

TUESDAY 1 OCTOBER 2013 6 O'CLOCK PM

TOWN HALL HEARINGS ROOM

Chairman Dean V. Cronin called to order a joint meeting of the board of selectmen and the police station building committee with all members of both committee except Chairman Dennis Maguy of the police station building committee present. In the hearings room of town hall on Tuesday 1 October 2013 at 6:03 PM.

Chairman Cronin led everyone one in the pledge of allegiance to the flag.

Chairmen Cronin explained to the police station building committee, "what we have called you hear for tonight is, we meet with your first choice of a project manager. We didn't know a lot of the particulars of the original cost estimate. 'Apples to apple' – no figures there for him. The cost estimate that we did have before is out – of date because it is more than a year old – the general procurement laws have changed as of August 2013 any cost estimate over one year old is null and void." Mr. Cronin sited "excess" – "about a million dollars over the last estimate for a 7,100 square foot building [Richard Pomeroy of Pomeroy associates] was no comfortable with giving us a price[for his services as owner's project manager] because we didn't know what had been told to [feasibility study contractor] Sarcuccio had been told for a basis for his estimate. That is why I emailed you to bring in anything you have, any inform you have that might shed some light on what Sarcuccio based his estimate on." Selectman Cronin asked who was at meeting with Sarcuccio.

Building committee clerk James Howland said, "Just about all of us were there." He said that Mr. Sarcuccio was told slab construction, block and wood framing materials. His estimate was based, Mr. Howland said was based on a preliminary cost estimate of $250 per square foot. Selectman Cronin said it's now $360 a square foot with no cost for clerk of the works, a project manager, or 911 communication equipment.

Mr. Howland said, "Verizon had said that they would move everything from the old station to the new station one time free of charge theirs no cost for towers, because our towers are on the water tank, and they will not be moved." Selectman Cronin said that Pomeroy had estimated that the cost of moving the communications equipment to the new station would have been $300,000 dollars, "so that's $300,000 right there." Mr. Howland commented that if Verizon had to move the equipment a second time the town would be charged $110,000. Sarcuccio had estimate the cost of construction documents at $53,800. Selectman Cronin said that it would now in fact be $110,200. This did not include clerk of the works. For site work as differentiated from site clearing, being geothermal engineering, etc. $156,000. Engineering fees would be a separate and additional $34,000. It was mentioned that the initial

engineering survey for the transfer of land from the power plant was donated. For commissioning an agent, consultant, architect and engineering was projected to cost $171,000.

Mr. Howland reviewed with Mr. Cronin the estimates, $182,500 for architect and engineering, which he said had originally been $164,000. On a chart provided by Mr. Pomroy on Pomroy's chart $156,200 for actual bulldozing work. Selectman Cronin asked what was the construction contingency percentage. Mr. Howland responded, 15% over on case things went up. Selectman Cronin asked and that was for a block and wood frame building? Mr. Howland said "correct." Mr. Howland furnished the committee with a plan (drawing of the façade of the proposed building) that showed the elevation and foundation of the building. Selectman Cronin said that article 20 of the town meeting warrant authorized $2 million for the police station that's what the town voted to accept. He told the building committee and his colleges on the board of selectmen that all interviewees for project manager had been told that there's no way were going back to town meeting for more money."

Mr. Howland said, "That doesn't sound right, Dean --- we asked for $2.5 million." Selectman Cronin produced a warrant text showing that under article 20 the annual town meeting of 2011 had voted to authorize purists of grants or loans not exceeding $2 million.

Selectmen Cronin said, apples to apple instead of apples to bananas this station that is propose dis going to cost $3.2 million to build.

Selectman Menges enumerated questions that had risen during the selectmen's meeting with Mr. Pomroy. He noted that an effort would be made to reduce the cost estimate for the project by accurately factoring in donations of things that the estimates had anticipated would have to be paid for. These included roofing materials. When all possible materials, labor, and administrative economies had been made then and only then would reduction of the size of the building be necessary to reduce the cost to conform it to the authorized $2 million expenditure. Selectman Menges said that Mr. Pomroy had mentioned that the hallways, especially in the rear lobby where police officers enter and leave could be narrower, and that the conference room/ community room might have to be eliminated. A police station building committee member mentioned that the conference room could be an asset, it could be rented out.

Selectman Pires said, "Even at $250 per square foot it was something that might have to be considered." Selectman Cronin said that hourly rates might be needed for a variety of planning beyond project manager work. He said that Sarcuccio did not give a real cost estimate of what the engineer is going to do.

At this point, the complexion of the meeting, which had been to cut as much materials labor and administrative costs a possible, and then establish contingency's for reducing the size of the building as necessary to bring it within a $2 million budget dramatically changed, with the confirmation by selectman Pires that the 2012 annual meeting had expressly voted to borrow $2.5 million for the building. Mr. Howland said, that he had been certain that the motion had been for $2.5 million, and selectman Pires showed everyone in the 2012 annual town report that indeed it had been. The injection of an additional half million dollars into the presumed funding was a relief to the committee.

Meanwhile, it was mentioned that the community room of the police station had been projected to be 980 square feet in area but a search for the Sarcuccio floor plan which had been in the

lobby of the town hall, proved fruitless; the floor plan had disappeared. Worst case scenario building dimension reductions if still needed after the discovery of the authorized borrowing will be $2.5 million instead of the believed $2 million, and elimination of an ear mark of $106,000 for furnishing, could include as a last resort reduced corridor width, a reduced lobby, and elimination of the community room. It was mentioned that a cookie cutter architect plan could save the cost of having new custom plans made specifically for the town of Dighton.

On a motion of building committee member James Howland seconded by selectman Pires the meeting adjourned without day at 7:20 PM.

Patrick W. Menges

Selectman Patrick W. Menges

Clerk of the Board of Selectmen

Mark Pritchard

Aide