



Building Committee

Building Committee Meeting Minutes

November 8, 2012 @ 8:00 a.m.

Caucus Hall Conference Room at the Provincetown Town Hall

Called to Order: 8:05 a.m.

Membership:

P	E	U	Name
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tom Coen, Chair
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rick Murray, Vice Chair
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Murphy
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kevin Shea
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leif Hamnquist
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheila McGuinness, Alt. <input checked="" type="checkbox"/> Voting

(Note: P = Present E = Excused U = Unexcused)

These minutes are in brief format.

This meeting was filmed by Provincetown TV

Also Present:	
Jeff Jaran, Chief of Police	Russ Braun, Bldg. Commissioner
Richard Waldo, DPW	Doug Cliggott, Fin Comm

- Order of Business:**
1. Minutes of the October 18th and meeting October 29th meetings. (Votes will be taken).
 2. Develop building site evaluation criteria and select the sites to be visited. (Votes may be taken).
 3. First review of DPW / Highway Maintenance building schematic designs. (Votes may be taken).
 4. Begin preparation for the Committee's Public Forum on November 19th. (Votes may be taken).
 5. Update the Committee's plans, as necessary. (Votes may be taken).
 6. Public Statements - five minutes maximum; Committee members may or may not respond to Public Statements.
 7. Other - Other matters that may legally come before the committee not known at the time of posting. (Votes may be taken).

1. Minutes of prior meetings.

The Committee reviewed the minutes of the last meetings.

Motion #1: To approve the minutes of October 18, 2012.			
Motion By: Don Murphy		Second By: Leif Hamnquist	
For: 5	Against: 0	Abstain: 0	Recuse: 0

Motion #2: To approve the minutes of November 1, 2012.			
Motion By: Rick Murray		Second By: Sheila McGuinness	
For: 5	Against: 0	Abstain: 0	Recuse: 0

2. Develop building site evaluation criteria and select the sites to be visited. (Votes may be taken).

Sheila: Was surprised by Banner article and quote that Tom made about building plans. She reviewed schematics and thinks some areas are bigger. She felt that we should still be making reductions. Her fear is that we have not put our best foot forward on this building. She thinks we have not finished what we need to finish. She wants to try to compare it with other building floor plans for square footage but doesn't have any. She is concerned with maintaining a building of that size as well.

Rick: A part of her concerns were addressed at meeting with architects. We did tweak some areas. Comparatively, we have a smaller building that any other towns on the Cape even though we have more calls. He suggests we bring architects back to help her. Requested up-to-date square footage plans for Chatham, Truro, and Dennis to use for visual comparisons. (Chief Jaran and Paige will be working on getting these.)

Tom: He thinks we first need to look at requirements which we have done. We need to be careful in second guessing what town meeting will approve and to stand behind what we recommend. Fact is we are not done. He tried to be generic in his statement to Banner but felt like he was being pushed to make a statement. Would like to try not to think about number and go about

this as if it hasn't been done yet and see what space is reasonable according to requirements.

Russ: In meeting with architects he asked at end if there was huge net reduction in sq footage and they replied there was not. Based on program and requirements it may only drop a couple hundred sq feet.

Chief Jaran: Respects Sheila's comments. Work space will be used but would like us to remember our tours of other buildings. Chief thinks at this point we are sucking air out of the building.

Don: With respect to criteria, he would like to see if there is something we could get out to public to find out what they want for requirements or what is important to them.

Review of Building Site Evaluations document began with group and revisions were made. Tom will make changes and will make copies for each site for each member.

Tom: Would like to figure response times comparing from existing station on Shank Painter Road to proposed site on Race Point Road.

Doug: Wonder if there is data available on this.

Jeff: More importantly for consideration is accessibility of call more than distance for response time.

Discussion ensued of list of sites to look at.

The following are not going to be on list:

- Jerome Smith Lot - leach field.
- Motta field – deed restrictions, huge retaining wall would be necessary, easement on property, seashore has water system underneath.
- High School building – it's a school and is not available

The following are to be toured:

- Current Station
- Fire station – (Note: in flood zone - no excess space to add police/circulation)
- Community Center
- Grace Gouveia
- Old Water Tower
- Veterans Memorial – (Note: already in process of being remodeled for COA, Community Center, Preschool etc.)
- DPW/Highway Maintenance Garage

Rick: Two studies have been done on all of these sites and feels we are duplicating time spent.

Discussion ensued of shelters and what facilities currently are and would be in the future.

Tom: shared that he looked at fire station from outside and did not seem overwhelming and would be similar size as proposed police station. Also, it is in a flood zone and would have to be an “L” shape.

Russ: Building would have to be raised because of flood zone and needs to be taken into consideration when looking at sites in that area.

Tom, Don and Sheila: See some possibilities at current site but need to look into further.

Don: Thoughts on selling current police station and designating funds towards new station.

Sheila: That does not affect her decision on site and that is a decision for finance committee.

Tom: Would like to review town-owned sites first. Is not for town purchasing any property except Duarte’s unless it’s strategically viable. If we cannot find a suitable recommendation with Town owned property then we go to BOS and tell them we need to look at non-Town owned property.

Sheila: Wonders if there is interest from rest of board in looking at non-Town owned sites right now.

Don: Not right now. He would like to have facts on the water table for requirements of putting new building on Shank Painter Road.

Leif: Would rather look at Town-owned sites first;

Rick: Reiterates that Board has been appointed to evaluate selection of police station. Evaluate what we own so we do not spend another dime. It's an exercise in futility. He will not support looking at non-town owned property right now. Water table on Shank Painter Road is not going to work for a brand new building. He's developed many properties and has a good idea that it will not work on Shank Painter. No rationale to put any municipal building in a flood zone. Meet requirements with what town owns and then come back to discuss after that. Would like to hear from Building Commissioner on what sites on Shankpainter are feasible for a building a police station.

Russ: Flood zone is from Court Street to Bradford Street. \$2 mil figure (site prep) on Race Point Road is for putting in drainage, sewer, water and will need to be used at any site that is decided upon.

Sheila: She thinks part of \$2 mil figure is for grading and a flatter parcel would lessen the cost. Also, losing tax brought in from a commercial site on Shank Painter is not a big money maker; may be only as much as her house brings in. Shank Painter sites become more interesting because a police station would be more pleasant looking than buildings there now.

Chief Jaran: Isn't cost a priority? Taking commercial properties off town roll will affect town income.

He asked architects about \$2mil figure on Race Road and we would pay this on land we purchased somewhere else on top of paying for purchase price. Their guesstimate was \$1.8 mil on top of funds to purchase land. Architects thought that site prep cost would be cheaper at highway garage because that includes both Police and DPW instead of paying site prep cost at two different sites. Would it be crazy to get a figure for a proposed non-town owned site on Shank Painter road and compare to Race Point Road project?

Also, consideration be given to DPW since they will need work done too. Will it be beneficial or more costly to do these separately? As a taxpayer that is a concern.

Tom: Some criteria not being taking into consideration is public's concern about the desire for Shank Painter instead of Race. Would like to look at town-owned sites and then we will come to a decision. Building in a flood zone is tricky but not ruled out.

Don: Needs to have Shank Painter ruled out completely before he makes any decision whether it is because of flood zones, etc.

3. First review of DPW / Highway Maintenance building schematic designs. (Votes may be taken).

Not discussed.

4. Begin preparation for the Committee's Public Forum on November 19th. (Votes may be taken).

Tom will prepare a handout for meeting. No mailers will be sent out because it is too expensive. Rick wonders who paid for Bike Committee mailer. He had asked Sharon and David and had no response. David Gardner told Tom that the money would be better spent putting it in the Banner. Rick is wondering why this isn't a priority. Everyone agrees to try to do a mailer. Also, possibly a paper inserted in the Banner. Also, it will be on front page of Town's website.

5. Update the Committee's plans, as necessary.

SITE VISITS: TUESDAY, NOVEMBER 13 @ 2:00 PM. MEET AT RACE POINT ROAD (DPW/HIGHWAY GARAGE FACILITY)

6. Public Statements - five minutes maximum; Committee members may or may not respond to Public Statements.

No public statements.

7. Other - Other matters that may legally come before the committee not known at the time of posting.

Chief: discussed the Incentive Grant that he is working on. It is for up to \$500,000.00. It will be a combined effort with the Town of Truro for animal control and cells. Sheila questioned how expenses would be divided if it was a regional effort.

List of documents reviewed:

1. *Draft Minutes*
2. *List of Potential Town Owned Sites*
3. *Draft Site Evaluation Criteria*

Next Meeting:	November 19, 2012
Adjourn:	10:23 am
Minutes by:	Paige Perry

Approved by  on November 30, 2012
Thomas Coen, Chair