



Building Committee

Building Committee Meeting Minutes
 Monday, December 3, 2012 @ 6:00 pm
 Judge Welsh Meeting Room at the Provincetown Town Hall
 Called to Order: 6:00 pm

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 type="checkbox"/>	<input checked="" 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:	Erik Yingling, BoS
Austin Knight, BoS Chair	Sharon Lynn, Town Mgr.
Elaine Anderson, BoS Vice Chair	David Gardner, Asst. Town Mgr.
John Santos, BoS	
David McChesney, BoS	

<p>Order of Business:</p> <ol style="list-style-type: none"> 1. Joint public meeting with the Board of Selectmen to provide an update on the Committee's activities. (Votes may be taken). 2. Other - Other matters that may legally come before the Committee not known at the time of posting. (Votes may be taken).

1. Joint public meeting with the Board of Selectmen to provide an update on the Committee's activities. (Votes may be taken).

Building Committee held a Public Forum on November 19th. The committee provided a detailed overview of the process and the evolution of project to date. The committee has found the existing facility to be completely inadequate to meet the current needs of the Police Department.

Police Station Building Requirements: After reviewing the architects' latest schematic plans, there is consensus among the committee members that the lower and main level designs have incorporated all the modifications that we've requested and meet our requirements.

The design of the upper level does not yet quite meet our requirements. We've requested several changes from the architects and will continue work with them until we're satisfied with the end result.

At present, the building is approximately 14,700 square feet in size. At this point we don't anticipate any dramatic reductions in size. We've asked the architects to update the project estimates based on the current design.

Police Station Site Evaluation: Of the seven Town owned sites that we visited on the November 14th, we've ruled out all but one, the current DPW / Highway maintenance.

John Santos thinks we should take a second look at the Motta Field deed restriction to see if we can locate the police station at Motta Field. Thinks the Highway Garage is too constrained a site for the location of the Police Department. John also suggested we look into purchasing the VFW site.

That leaves us with one issue which is timely to address tonight: should we consider any privately owned sites?

John Santos and Erik Yingling are both supportive of looking at private sites.

Elaine Anderson does not support considering private properties. No property is perfect, every site will have defects or difficulties. Land cost will make this project more expensive.

Tom Coen reminded the Selectmen that the Building Committee had not yet taken its own vote, had not yet made a recommendation to the Selectmen, and asked them not to vote before the Building Committee had made its recommendation.

MOTION: *Move that the Board of Selectmen vote to select the DPW Highway Garage location for the new Police Station.*

**Motion by: *Austin Knight* Seconded by: *Elaine Anderson*
*Yea 3 Nay 2 (Erik Yingling and John Santos)***

Building Committee now requests direction to move forward with the review of a potential new Highway Garage at the site of the new Police Station. The new highway garage would be a combined facility with staged construction.

Don Murphy recommended that the Building Committee discuss this issue at its next meeting before coming to any conclusion.

2. OTHER - None

List of documents reviewed:

- 1. Building Committee Police Station Building Project Status Report (attached)*

Next Meeting:	Thursday, December 13 th @ 8:00 am
Motion to Adjourn:	7:42 pm
Minutes by:	Vernon Porter, Secretary to Board of Selectmen

Approved by *Thomas Coen* on December 20, 2012
Thomas Coen, Chair



Building Committee

Memo

To: Board of Selectmen

From: Building Committee

CC: Town Manager, Police Chief, Assistant Town Manager, Building Commissioner, Deputy DPW Director

Date: December 3, 2012

Re: Police Station Building Project Status Report

Ladies and Gentlemen of the Board of Selectmen:

As part of your packet for this evening's meeting you have a copy of materials we presented at our Public Forum on November 19th. It provides a detailed overview of the project up to that date. What follows is a brief summary of our most recent meeting held last Thursday.

Police Station Building Requirements: After reviewing the architects' latest schematic plans, there is consensus among the committee members that the lower and main level designs have incorporated all the modifications that we've requested and meet our requirements.

The design of the upper level does not yet quite meet our requirements. We've requested several changes from the architects and will continue work with them until we're satisfied with the end result.

At present, the building is approximately 14,700 square feet in size. At this point we don't anticipate any dramatic reductions in size. We've asked the architects to update the project estimates based on the current design.

Police Station Site Evaluation: Of the seven Town owned sites that we visited on the November 14th, we've ruled out all but one, the current DPW / Highway maintenance. The primary reasons, but not the only ones, for eliminating the other sites are summarized below.

That leaves us with one issue which is timely to address tonight: should we consider any privately owned sites?

Current Police Station Site	<ol style="list-style-type: none"> 1. Site is too small without acquiring neighboring parcel. 2. It's in a flood zone.
Fire Station	<ol style="list-style-type: none"> 1. Site is too small. 2. It's in a flood zone.
Community Center	<ol style="list-style-type: none"> 1. Site is too small. 2. Rights of way through parking lot. 3. Town Meeting authorized sale.
Grace Gouveia	<ol style="list-style-type: none"> 1. Site is too small for building + circulation. 2. Access and egress is not good. 3. Residential neighborhood. 4. Town Meeting authorized sale.
Veteran's Memorial Community Center	<ol style="list-style-type: none"> 1. Sharing space with children's programs is not a good mix. 2. Access and egress is not good. 3. Town Meeting authorized change of use.
Water Tower	<ol style="list-style-type: none"> 1. Steep topography makes it almost unbuildable. 2. In the high elevation district. 3. Access and egress is poor.

Thank you for the opportunity to meet with you this evening.

Respectfully submitted,

The Building Committee

Tom Coen, Chair	Leif Hamnquist
Sheila McGuinness (Alt.)	Don Murphy
Rick Murray, Vice Chair	Kevin Shea