

Police Station Design Committee

Minutes of 06/06/2016 Meeting

The meeting was called to order at 14:10.

Committee members present: Loretta Stalnaker, Joyce Mazzucco, Larry Richburg and Michael Marshall.

DEW Constrction

Met with 3 representatives of DEW construction.

They have 19 years of experience.

Aproxmately 70% of their work is design/build.

About 75% of their customers are repeat customers.

The builder and architech have worked together many times.

Heidi Davis would be the project manager. She is currently working on a project at Gifford.

Scott Carter is their estimator. He is very good and has 17 years of experience.

We would be given a maximum price. They usually come within 1-2% of that estimate.

They have aproximately 65 carpenters on staff.

They would get 3 bids for each subcontractor. They prefer to work with local contractors.

They recommend we have a list of add/alternate items - that will give us a more competitive price compared to adding on after the bids are in.

This will be a lump sum contract.

They will provided a full-time superintendent who will oversee safety and risk management.

They recommend weekly meetings with the owner.

Documentation will be provided - 1 paper copy on site, 1 paper copy at the town office, 1 USB stick with all documentation in electronic format that can be copied to multiple locations.

There will be a 1 year warranty on all work.

A 6 month check-up will be provided for free. They have a full time person on staff that does this work.

They are doing similar work right now for Brattleboro (1 police station and 2 fire stations for a total cost of 9.4 million dollars).

They also did the work for the 2 Waterbury fire stations including flood mitigation.

The Town of Randolph will have a bond vote in November. This will give us time to do research, obtain pricing, provide information to the public, have public meetings and give tours of the current police station and allow for adequate time for a proper legal warning.

DEW has worked with USDA RD before.

Construction start date will probably be in the spring.

They are willing to attend public meetings and do modeling and marketing work.

Pre bond vote cost estimate is ~\$7,500.00 (\$5,000 for architectural which will take ~4 weeks and \$2,500 for estimating which will take 2 weeks).

DEW and the committee agreed that we need to have the most efficient use of our money by minimizing renovations.

They feedl the current mechanical is in good shape.

The architect recommended considering replacing the windows and increasing the insulation. Spray foam could be a good solution, especially for the roof.

Connor Contracting

John Connor has 27 years of construction experience.

Scott Page has 20 years of experinece with Scott Partners.

In their design they thought a log about site access.

They proposed 2 remote exits from the second story.

They included a protected vestibule.

Their design allows 4 feet on each side of the vehicle in the sally port.

This design includes all new finishes.

Mechanical would be relocated to the top of the sally port which would reduce runs and provide for easy access.

Display space is included in the area above the foyer.

All new construction would have fiber cement siding.

The sally port would include high windows to allow natrual light in.

This project represents a change of use for the structure.

John Connor offered to work at no cost to the town until the job actually starts (they would start billing when the first shovel hits the ground).

Connor built the East Montpelier fire station and 4 Merchants Bank locations.

They can construct the sally port so that a second story could be added later.

We discussed not adding the front stairway.

Scott Partners designed the town offices addition.

The Town of Randolph will hold a bond vote in November. The warning will be in September. The committee needs firm numbers and marketing materials so that they can provide information to the voters and hold public meetings. Our focus is on being frugal. There will be 2 separate questions; one for the police district to approve the project and one for the entire town to approve bonding.

We need an estimate for the initial engineering and design costs.

Once a design/build team is selected, the committee will have one or more follow-up meetings to go over room layout and other modifications to the proposed design.

Construction is likely to start in the spring.

We need to focus on the future of the department and find the most cost effective solution.

Connor will use local subcontractors and vendors whenever possible.

Millbrook

We met with the owner of Millbrook and his architect.

Their design is simple with minimal changes.

They feel the project is possible, but the budget will be tight.

Our challenge is to convince the voters that this project is necessary. We have a small tax base and the tax rate is already high.

The design needs to meet the needs of the police department for the next 30 to 40 years.

Once a vendor is selected the committee will meet with them to identify priorities and make sacrifices to meet the budget.

Millbrook will try to use as much of the existing layout as is possible.

Dave has a frugal outlook.

Millbrook has done work on the Springfield and Hinesburg police stations.

The bond vote will be in November.

We requested a cost estimate for the preliminary work. We will also need their presence at public meetings and assistance creating marketing materials.

They propose minimal changes to the furnishings.

They felt that they could do a considerable amount of the work over the winter and finish in the spring.

Work would have to start until after the 30 day appeal period. This would be a good winter project for Millbrook.

They are willing to hire local subcontractors, but the locals need to be interested.

Recent work includes Vermont Technical College, the apartments on Hedding Drive and the Vermont Veterans Cemetery.

They are used to working on a tight budget.

Millbrook isn't as big as DEW or Connor, but sometimes bigger isn't always better.

The owner would be on site a lot to oversee and coordinate the work.

Ed, the architect, felt that 1 exit is acceptable for the second floor. The maximum travel distance is 75 feet. The occupancy is low (12 occupant level which is much lower than 50).

Committee Discussion

Millbrook's proposal placed a lot of the processing area in the existing space which we did not like. IT also provided the smallest footprint and had small offices.

DEW impressed us with their team and presentation as well as their process, pricing, 6 month follow-up and architect's punch list.

Connor will not charge us initially. The committee felt that we could eliminate the front stairwell from Connor's proposal and that traffic would not be much of a concern.

Millbrook did not provide a separate bathroom for detainees which is not acceptable.

We want the sallyport to be constructed so that a second floor could be added later.

Connor did a good presentation.

DEW had a strong focus on being our partner for the project and talked about having a number of design meetings. We felt that they would be very helpful in garnering public support. We liked that they have a small projects division and that they have done a number of other police stations.

Joyce Mazzucco moved that we select DEW, Larry Richburg seconded. Approved unanimously.

The committee agreed that the DEW team was very personable and we felt that they would work with us to do the minimum of reconstruction.

We liked that all of the firms are willing to use local contractors and vendors.

Discussion with Melvin Adams, Town Manager

The committee reviewed our selection and process with the town manager.

The committee needs to hold future meetings to refine the project and to educate the voters. We need to have an open house at the current police station.

We agreed that this project will be more expensive the longer we wait. We had a good opportunity to purchase the property.

The police department moved from the old Frankenburg Agency building on Back Street to the current location in the mid 80's, so they have been in the same spot for about 30 years. The current station was the fire station and then the village offices before becoming the current police station.

The Town of Randolph will need to sign a contract for preliminary services based on the estimate we received today.

Then we will negotiate a design and overall price.

WL/DEW built the Jeffersonville fire station.

The committee will work with DEW and WL to do as little interior modifications as possible.

The processing area needs to have room to hold 2 prisoners separately but allowing both to access the bathroom individually. There needs to be good storage for arms and ammunition. There needs to be adequate space for long term evidence storage and short term evidence lockers.

The Stowe police station is a good example of what we will need.

The current estimate is that we will have a 30 year bond that will add about 1 cent to the tax rate.

It is important that we are prudent but frugal.

The bond vote will be in November of 2016.

We need to have a vetted design with good drawings and other materials so that we can educate the public. We should hold open houses at the current police station. The current location has had issues with mold in the past, has no ability to expand, has a very narrow garage and has no office space nor room to separate victims and accused perpetrators.

Meeting adjourned at 17:20.