

Police Station Committee
Minutes of 08-10-2016 Meeting

The committee met in the Conference Room at the Randolph, VT town office. The meeting was called to order at 16:00.

Committee members present: Loretta Stalnaker, Jim Krakowiecki (16:00-16:25), Mike Marshall, Sam Lambert, Bill Morgan (16:00-17:20), Joyce Mazzucco and Larry Richburg (16:20-17:20). Also in attendance were Melvin Adams (until 16:15), David Roy and Heidi Davis from Wiemann Lamphere, Karl Bahrenburg and Connor Donnelly from DEW Construction.

The project is over the initial proposed budget. As initially estimated by Dew Construction, the project would cost \$410,000. This is concerning because the new fire station bond only passed by 34 votes with over 900 ballots cast.

Town Manager Melvin Adams asked the architects to review the current building to see if it is possible to renovate it. There are a number of concerns including, but not limited to: the building is very old, it is too small, the facilities are not adequate for safe and fair treatment of prisoners or victims, it likely does not meet many modern building and safety codes, it has no meeting space and being an old wood frame building, it is very vulnerable to fire.

Regardless of whether we renovate the existing station on Salisbury Street or the Chapel on South Main Street, this building needs to be built to last 30 years because that is how long the bond will be for.

The Town Manager stressed the need to carefully define what is needed and whether or not that need/obligation is currently being met.

The committee had extensive discussion on the design of the building. Some items included whether or not the building should have sprinklers installed. The estimated cost is \$25,000.

The initial cost estimate does not include relocating the existing generator and the associated electrical work nor does it include a CCTV system or computer network equipment.

There is a \$20,000 contingency fund.

We discussed ways to save money including eliminating \$6,000 by starting construction in the spring, eliminating ballistic protection, changing the exterior finish from masonry to wood and having a less finished appearance in the sally port.

The addition is 750 sq. ft. The estimated construction hours are almost 1,400.

We must have secure storage for seized vehicles to maintain the chain of custody.

The committee discussed eliminating the addition and instead building a detached 2 car garage. This option was deemed inadequate because it meant a lot of interior construction to build a processing area so money saved by having an external garage would be consumed by the extra interior construction costs.

The contractor will eliminate the job trailer and toilets from the proposal and instead use a room and the bathroom facilities in the existing building during construction.

The estimated construction schedule is 12 weeks. Costs may be reduced if the construction window is shorter.

After thorough discussion the committee was able to make a number of revisions to bring the estimated cost to \$370,000. This excludes CCTV and some other items that need to be installed.

Discussed making the back vestibule the sprinkler room as it is not needed for egress. The town will need to determine whether it would be more beneficial to install a sprinkler system or instead increase their insurance coverage to full replacement value instead of assessed value.

The construction contractor will create a value management log to track changes.

USDA has a grant program that we may qualify for. We could receive up to \$50,000 to purchase furnishings and other equipment. There may be Department of Justice grants available as well.

The earliest bond vote warning would be 09-29 and the latest would be 10-09. The committee needs presentation materials from the architect by mid to late September for public meetings.

At 17:20 the committee relocated to the existing police station for a walk-thru. They currently have one bathroom which does not meet code. It is shared by staff, prisoners and victims. There is no break room. The garage area is very small.

The meeting adjourned at 17:35.