Williamsburg Public Safety Complex Committee

Minutes of meeting: Tuesday, March 24, 2015

Meeting called to order by Chair Bill Sayre at 6:35 PM. Present: Bill Sayre, Mike Wayne, Jason Connell, Dick Kisloski, Daryl Springman, Don Lawton, Peter Mahieu, and Denise Banister. Absent were Dan Banister, Denise Wickland, and Louis Hasbrouk. Also present: Anwar Hosain, DRA, Inc., Mary Dudek, David Chase, and Charlene Nardi.

Daryl Springman moved to accept the minutes of 2/26/15. Peter Mahieu seconded. One correction was made, and minutes were accepted as amended.

Anwar Hossain presented the plans which were updated after meeting with both the police and fire department representatives on March 13. Changes are mostly in the central areas of the building, and the revised building size is sixteen thousand, eight hundred fifty-two square feet. There is enough room on the James School site for this design. He noted that the project cost, currently estimated at around eight million dollars, is driven by the building size. To reduce the cost of the building, the size of the building would need to change. Site work and building cost are included in the construction cost estimate. This building would cost the same on any other site. Because we are a municipality, we must have an Owner’s Project Manager (OPM) and we must pay prevailing wage.

Anwar went on to discuss building materials and to answer questions from the committee members and others present. He stated that a flat roof would cost more. He needs to research if the building is planned for a historic district. A metal roof would be most resilient (should last 50 years), but a metal roof might not be allowed in a historic district. The exterior of the building on the fire department bays is anticipated to be split face blocks up to four feet; the rest of the building would have vinyl siding. Interior walls of the sally port, the armory, and the apparatus bays would be masonry; the rest of the building would have painted sheetrock over metal studs. Floors would be sheet vinyl and carpet, with hardened concrete floors with a sealer in the apparatus bays and the sally port. Ceilings would be 2 x 2 suspended ceiling tiles. Heat for bays would be provided by infrared tubes. All but the bays would be air conditioned. The building would be fully sprinklered. After construction, solar panels could be installed on south-facing roof areas, as the roof will be structurally capable to hold solar panels. This cost is not included in the estimate.

Questions:

* Geothermal vs. convential heating? – not much difference in price
* Cost to run building? – Anwar can get estimate
* Radiant flooring feasible in apparatus bays? – Anwar will look into
* Is James site in historic district?

Now that we have a design and a cost estimate, where do we go from here?

* It will be a hard sell to the town because of the high cost
* If we could get some grants it could help (It was noted that there are currently no grants available).

Don Lawton wants to look at the James School for some of the space (to reduce the size of the building, and therefore the cost). It was noted that the Police Department could possibly use a part of a remodeled James School, adding a sally port, and then possibly use other parts of the James School for Town Offices. Mike Wayne stated that putting the Police Department in the James School is not ideal – wants to be sure there are no dampness issues, that the Police Department space would be kept separate from public spaces of the building, and that the building would have a useful life of at least 50 years; but that if his concerns could be satisfied, that being out of their current building would be a huge improvement. The proposed study should provide answers to these concerns. Renovation work is one-half the cost of building new, and would allow for phasing of the project.

The contract with DRA is for three locations within one year. Bill suggests we use the other studies within the year. The possibility pf having a study of the James School as one of the other studies in conjunction with the Building Reuse Committee was brought up, as currently the Building Reuse Committee is looking to have a professional firm do a study on the James School. Charlene reported that the Reuse Committee has contacted three companies regarding their doing a professional study. Anwar is willing to meet with the Building Reuse Committee and their professional service to explore this possible use of the James School.

Another possibility suggested was to make the Fire Station a separate building and the Police Department a separate building. This would mean the Public Safety project could be done in phases.

We need to determine what the Town is willing to spend and can afford. It was agreed that we should have small, face-to-face meetings before taking this to Town Meeting.

The next meeting is scheduled for Wednesday, April 29, at 6:30 PM. At that meeting we will see where the Reuse Committee stands. We will plan for community conversations: One-on-one; small group open meetings, i.e. Lions Club, COA congregate mealsite, Channel 15, “All Things Williamsburg” on Facebook, to present information to groups, to answer questions, and to make folks feel included in the process; and to hold one big, open meeting. We should put together an informational flier, use the video from David Thorpe, a draft of which should be ready early in April, use picture boards, and present facts and figures of requirements for Public Safety Buildings. We need to get a sense of what people are willing and able to pay.

Motion made and seconded to adjourn at 8:05 PM.

Respectfully Submitted,

Denise L. Banister

With help from Bill Sayre and Daryl Springman