Williamsburg Public Safety Complex Committee

August 31, 2015

Called to order at 6:35 PM by Chair Bill Sayre. Present: Bill Sayre, Peter Mahieu, Dick Kisloski, Jason Connell, Dan Banister, Denise Banister, Mike Wayne, Denise Wickland, Louis Hasbrouck. Also present: Anwar Hossain.

Minutes of July 22, 2015, meeting were reviewed. Mike Wayne moved, and Denise Wickland seconded to approve the minutes as amended. Motion passed with one abstention.

The July 22 meeting was discussed. Jason felt that the high estimate for construction of the building resulting from study #1 was unfairly attributed to the Fire Department’s needs. Bill stated the purpose of the meeting was to get the “financial team” actively involved in the process. He feels that if the team sees progress toward lowering the projected cost, that they will feel that we are listening to and responsive to their concerns. After the July 22 meeting, members from the police and fire departments met and came up with “bare bones” needs. Anwar took the bare bones needs, and keeping the $4 million goal in mind, designed a building with an approximate 10,000 square foot area. If we wanted to have a fourth double bay, which would bring the square footage to 12,159, it could be bid as an alternate. Depending on market conditions, we should go with a base bid, and add several alternates. Square footage costs have been lowered to $325 per square foot. This reduced estimate reflected changing the siding as well as considering other options. Anwar stated that 80% of the price is construction costs, and 20% is soft costs. He is designing the building to take advantage of volume as well as footprint – using a storage loft over the Police Department space accessed by traditional stairs, and a mezzanine over the Fire Department bays. The building will be designed to serve for fifty to seventy years into the future. There will be all steel light gauge framing (a solid, non-combustible steel frame). The exterior envelope of the building will be energy efficient; LED lights and energy efficient mechanical systems will be specified. The design will try to take advantage of energy rebates. The goal is to give the best value for the money, no exterior surface will require painting; building a strong and durable building to more than minimum building codes.

Bill questioned if this potential study #2 as set for by Anwar meets the needs of both departments. Denise Wickland responded that the Police Department storage will be full right away, and questioned if more space could be planned for in the storage loft. Anwar replied that when he designs the framing, he would make allowances for future expansion, and we would explore high density, space efficient filing systems. Scanning in documents and storing them electronically was also discussed as a possible remedy to a shortage of storage space.

Jason Connell suggested that the fourth bay might be eliminated by constructing a separate steel building (approximately 42 X 30), perhaps at the Highway Garage site, for Police and Fire Departments to store trailers, bicycles, and other equipment. Anwar suggested that a steel building be bid as an alternate. Dick Kisloski and Jason will draw a scale mock up of the proposed building with trailers and equipment parked inside. Dan Banister proposed adding a toilet to the decon shower in the bay. Jason stated that then the proposed study #2 meets the needs of the fire department.

Dick Kisloski moved and Denise Wickland seconded that the proposed study #2 be accepted: the building with 3 double bays – and alternate bid to add the fourth double bay; and an alternate bid of an approximately sized 42’ x 30’ storage building. Motion was approved by vote. Anwar stated that he feels a building with six bays (3 double bays) will be possible for under $4 million.

Anwar spoke briefly about building the Public Safety Complex at the Highway Department site as a “test-fit.” Handout provided. He does not feel that this is a compatible mix, and it would not be prudent to do study #3 on this proposal. All in attendance agreed. Bill thanked Anwar for spending his time on evaluating this idea which was outside of the scope of the contract.

The committee then discussed the various scenarios for a stand-alone Public Safety Complex and reviewed the handout “Renovation Cost Scenarios of Town Office Building”. Scenarios included the current Town Office Building – with proposed upgrades; the James School building – housing the Police Department on the ground floor and renovating the building envelope and renovating the upper floors for town use. It was determined that leaving the renovation of the Town Office building and the renovation of the upper floors of the James School out of the equation resulted in comparable costs ($4 million) for either a stand-alone Public Safety Complex or using the ground floor of the James School combined with a stand-alone Fire Station. The proposed 10,000 square foot stand-alone building housing both Police and Fire Departments will fit well on the James School lot, and the lot could potentially be split into two lots placing each building (the James School and the Public Safety Complex) on its own lot. The general consensus is to build a stand-alone Public Safety Complex on the James School lot.

Anwar stated that it is now time for us to present this to the town. Denise Wickland asked that if the town says “no” to this proposal, can we put our study #3 “on hold” to use at a later date? Anwar will have to check with his office, as we have used up a year to get this far. Our next meeting is set for Wednesday, September 30, at 6:30 PM at the Town Offices.

At 8:00 PM Peter Mahieu moved and Denise Wickland seconded to adjourn. Motion passed unanimously.

Respectfully submitted,

Denise Banister