Williamsburg Public Safety Complex Committee

Wednesday, November 18, 2015

Called to order by chair, Bill Sayre, at 6:35 PM. Present: Bill Sayre, Denise Banister, Don Lawton, Dan Banister, Louis Hasbrouk, Daryl Springman, Mike Wayne, Dick Kisloski, Denise Wickland. Also present: Charlene Nardi, David Mathers, and Anwar Hossain. Absent: Jason Connell and Peter Mahieu.

One minor adjustment (to discuss a bid package) was made on the agenda presented. Dan Banister moved and Don Lawton seconded that the minutes of the October 28, 2015, meeting be approved as amended. Motion passed with two abstentions.

Anwar presented the final schematics for Study #3. There is a slight adjustment to the cost estimate, as Anwar had previously omitted the cost for excavation and for the curtain drain around the entire building’s foundation. Excavation will allow for inspection of and repairs to the foundation. When questioned about the area labeled as “unfinished” on the ground floor of the James School, Anwar stated the area would have concrete floors, painted walls, exposed ceiling, and minimal heat. Chief Wickland felt this would be suitable, and she would like to have a chance to refine her answer as the project progresses. Chief Wickland said that Design #3 will work well for the Police Department. Anwar stated that Chief Connell was satisfied with the design as well. Anwar assured the committee that there is room on the site for future expansion of the Fire Department building (it is, in fact, shown via a dotted line on the end of the building). Don Lawton would like to see the Fire Department building attached to the James School building, as he feels that would result in cost savings. Don said he visited the Ware Public Safety Complex, which repurposed a school. Anwar said that attaching the buildings could be looked at in a study #4, or during the design phase. Mike Wayne and Don Lawton both mentioned that they would like a secure and covered area in which to park the cruisers. It was mentioned that in Northampton solar panels will be erected on the parking lot of the Fire Station, and perhaps we could do something similar, which would provide cover for the cruisers.

There was discussion of cost of the Bid Package. This cost is included in soft costs – for study #2, it would be 7 – 7-1/2% of construction costs; for study #3, the Fire Department building would be 7 – 7-1/2% of construction costs, and the James School cost would be a little higher, Anwar estimated the total bid package cost of study #3 would be 8 to 8-1/2%. Soft costs (which are about 20% of the total) include design, testing, test borings, advertising, bid package, special services during construction, and contingencies. The three studies in a nutshell are: #1 – expensive; #2 – can be built anywhere; and #3 uses James School. Committee members looked at the final report of the completed study (which is dated November 18, 2015). Anwar has agreed to change the picture on the front of the report (using the proposed building from study #2); and he has agreed to present five bound color copies and twelve black and white copies of the completed study. Bill, and all the committee members present, thanked Anwar for all his work; Anwar reiterated his offer to help “sell” the project to the town.

Bill presented an overview of the preliminary letter from the repurposing committee. Their recommendations might be: surplus the Williamsburg Fire Station; renovate or tear down and rebuild the Haydenville Fire and Police Station; use/sell the James School for housing – Public Safety Complex being sited on this property would make this difficult; Town Office building – renovate and use for same purpose; and the Old Town Hall – site would be of most use for parking.

Bill presented “Cost Scenarios for the Williamsburg Public Safety Complex”, a document he compiled to outline the different costs. It was pointed out that the scenario for Study #3 might result in building code corrections, so the cost might be skewed. Daryl felt that our committee should not muddy the waters by worrying about the options. He felt that was not part of the charge to our committee.

The committee agreed that the next step would be to prepare a final report of our committee to the selectboard – since we received our charge from the selectboard, we should report back to them. Bill will write up a report and send it out to committee members. We will next meet on Wednesday, December 9, at 6:30 PM to finalize the report.

At 7:35 Denise Wickland moved, and Don Lawton seconded that the meeting be adjourned. Motion passed unanimously.

Respectfully submitted,

Denise Banister