

Municipal Facilities Committee

Minutes of 03/05/2019 Meeting

Submitted by Steve Hinton

Attendees: Jerry Lerman, Josh Kablotsky, John Lavery, Kate Reid, Rob Fortado (School FM), Steve Hinton
Also present: Robert Jefferies (TBA), John Fisher (Police Chief), Steve Bastek (Facility Mgr.),

The meeting was called to order at approximately 8:00 AM.

On motion by SteveH/JoshK, the minutes for 2/26/19 were unanimously approved.

Steve Hinton reported that the Betsy Fell of the Mosquito had emailed to ask when MFC might hold a public meeting on the Police Station renovations and she indicated that feedback from `others` didn't appreciate the need for such a project. The group collectively opined that more coverage in the Mosquito would go a long ways towards bridging the info gap.

John Lavery reported on recent Fire Station project developments. The scope of work/quotation for the buried generator oil fuel tank was not complete in part due to several missing inputs. The BOS has not weighed in on whether vehicle refueling should be a consideration. The Fire Dept.'s new Chief has not been appointed and that individual should have input also. Some in the department have spoken in favor of a dual-service (generator supply and vehicle fuel) replacement for the existing 500 gal generator fuel tank. Chief Fisher acknowledged that refueling police vehicles at the DPW was not a burden and was OK with not having a second refueling capability at the Fire Station. The Chief also indicated that an above ground replacement for the generator tank was not a major concern.

With respect to floor drains at the Fire Station, John reminded the group that action by the Town has been triggered by the recent UST removals. There seem to be two alternatives – 1) determine if age of installation would allow continued operations grandfathered as-is, or 2) installation of a 1000 gal tank to accept the floor drain volumes while allowing the roof drains to continue on to the existing drain field above the 50,000 gal cistern. John will follow-up on the possibility of obtaining `grandfather` status for the existing configuration.

With respect to the previous UST removal closure report, the last 3 abutter well water samples are still outstanding along with the soil sample analyses from `cores` near the excavation. Those outstanding collections are scheduled to occur tomorrow.

Steve Bastek reported on recent activities. He has reached out to vendors for quotes on repaving the excavated area of the Fire Station; requested quotes on repair/replacement of DPW exhaust system; and some emergency repairs including: DPW hot water heater `stack` repairs, town hall secondary heating coil failure, and reversed piping flows found during ETF valve replacement project. Monthly reports from the Town Accountant on spending vs. budget have yet to be provided. Jerry will follow-up with Tim G on getting routine reporting started.

With the previous restriction of maintaining the existing building envelope removed, TBA presented a new feasibility concept for the Police Station renovation (**see attached**). The concept includes: 3-vehicle 1-story garage along the westerly property line; a handicap ramp entrance to replace the outside elevator; and a new 400 SF rear-building addition to the existing structure. This concept does not

involve construction of the centrally located stairwell that was driving cost in the first concept. The costs for this new option and its optional elements are shown in the **attached table**; costs were projected in 2020\$. This makes the projected costs closer to MFC's targeted amount. This concept utilizes both existing stairwells but TBA thinks the rear stairwell might be sufficient to meet code allowing the front stairwell removal for more interior space; that possibility will be explored by TBA before MFC's next meeting. Upon careful review, TBA determined that 800 SF could be added to the existing structure before triggering the addition of fire sprinklers, potentially allowing the addition of 400 SF on two floors provided the new antenna array is undisturbed.

Chief Fisher was asked if new proposed design would `work` for a 10-20 year period. The Chief indicated that both the original concepts and today's concept would not block accreditation efforts although today's concept was less `public` friendly in terms of firearms classes (occurring monthly involving ~200 citizens per year). In addition, he indicated today's design lacked a proper `interview` space; this was a new requirement to MCF. Robert Jefferies indicated that either concept could be a 10 year solution for the Town and that the new interview space could probably be found, particularly if the front stairwell was eliminated. Jefferies indicated that both designs would address all known code and compliance issues today, but when pressed, he was reluctant to speculate beyond 10 years since the future is an unknown.

On motion by Kate/Josh, two capital project invoices were approved unanimously - \$12,144 for Fire Dept. UST removal project and \$1146 for electrical related work for the town hall roof ice melting cables.

On motion by Kate/Josh, the invoice for the department's computer (for Steve Bastek) in the amount of \$2245 was approved unanimously with said amount to be paid from the departments working budget.

John reminded the group that once the UST closure report was complete and the Fire Dept folks put together proper documentation of past reporting efforts, Tim G should be asked to setup a meeting with the Town's state representative and Town Council for the purpose of seeking financial reimbursement of some of the remediation expenses incurred by the Town.

Next regular business meeting will be at 03/12/2019 at 8:00 AM.

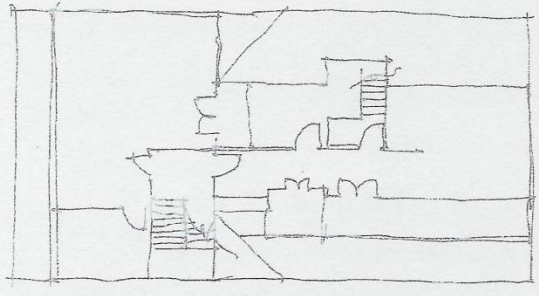
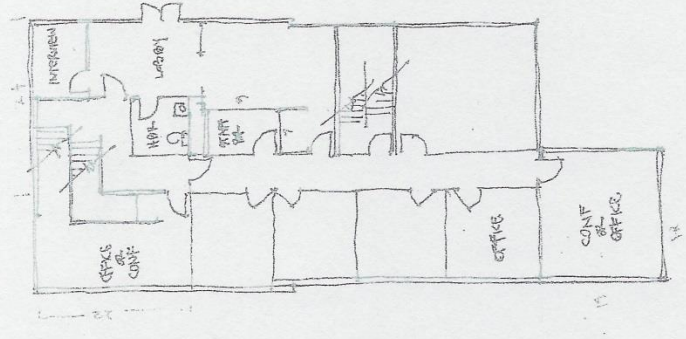
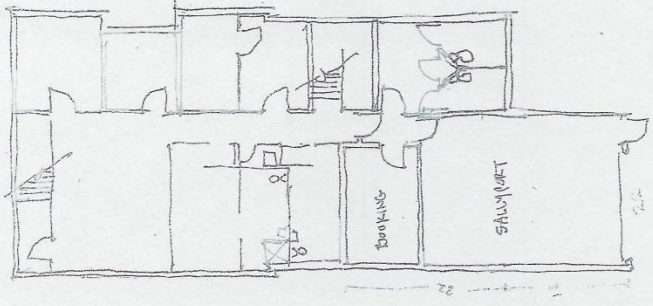
The meeting adjourned at 10:15 AM.

Attachments:

Conceptual Estimates/Police Station Renovations

View
Con A.

				Station		Garage	
	unit	sf	\$/sf	A: Ramp	A: Alt 1	C: Gravel	D: Paved
Police Station							
Basement Renovation	sf	484	259	\$ 125,235			
Basement Addition	sf	396	340	\$ 134,640			
Building reframing/reconfiguration	sf	0	260	\$ -			
Building reconfiguration, frame to remain	sf	591	245	\$ 145,037			
Alt 1: New Construction	sf	396	225		\$ 89,100		
Entry porch		0	403	\$ -			
Lift equipment	ea	1		\$ -			
Site							
Entry area: Driveway, Parking	sf	3550		\$ 21,816			
Entry area: Ramp, Stair, Rails				\$ 48,350			
Garage							
3 bay garage, SOG, unheated	sf	1008	122			\$ 123,050	\$ 123,050
Drive, Parking	sf	1500				\$ 12,600	\$ 27,000
				\$ 475,079	\$ 89,100	\$ 135,650	\$ 150,050
Contingency			20%	\$ 95,016	\$ 17,820	\$ 27,130	\$ 30,010
Subtotal, Construction Budget				\$ 570,094	\$ 106,920	\$ 162,780	\$ 180,060
A/E Fee			11.8%	\$ 67,271	\$ 12,617	\$ 19,208	\$ 21,247
Recommended Project Budget				\$ 637,366	\$ 119,537	\$ 181,988	\$ 201,307



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3-5-14



N 1/2 SCALE, ON ORIGINAL



TMA ARCHITECTS, INC.
ARCHITECTS
PROJECT MANAGEMENT



PROPOSED SITE PLAN

SP-1.1.1

41 LOWELL STREET
CARLISLE, MA

CARLISLE POLICE STATION

