



Building Committee

Building Committee Meeting Minutes
August 23, 2018
Caucus Room at the Provincetown Town Hall
Called to Order: 10:00 am

Membership:

P	E	U	Name
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tom Coen, Chair
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Paul Kelly, Vice Chair, (by phone)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Murphy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Linda Fiorella
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leif Hamnquist
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheila McGuinness

(**Note: P** = Present **E** = Excused **U** = Unexcused)

These minutes are in brief format.

This meeting was filmed by Provincetown TV

Also Present:	Paul Millet (Environmental Partners)
David Panagore, Town Manager	Madeleine Le (Flansburgh)
Jim Golden, Police Chief	Bruce Danzer (Lab 3.2)
Rich Waldo, DPW Director	Stacy Kanaga (Coastal Engineering)
David Gardner, Asst. Town Mgr.	

Order of Business:

1. Police Station Project Cost Review. (Votes may be taken).
2. Approve minutes of previous meetings. (Votes may be taken).
3. Other matters that may legally come before the Committee not known at the time of posting. (Votes may be taken.)

Discussion Items

- I. Jorge C. has a power point presentation on changes to the schematic design. The building program by room was distributed. (See attached 11x17 table). The current program calls for a total Gross floor area of 13,864 sf compared to the KB study in 2016 that provided 13,550 sf, a slight increase of 314 sf. Note that the Storage/Records space provides 1819 sf compared to 1324 sf in the KB study as commented on by David Panagore.

- II. Provincetown Building Committee
 - A. Sheila Mc Guinness had some questions. She asked about the size of the men's showers compared to the women's showers. FA stated that they are the same size. It was mentioned that the Parking Clerk would be likely moved to town hall, leaving only parking enforcement in the proposed building. Currently, the design places a copy machine on the first floor, with the number of copiers still to be determined, and the evidence room on the second floor. There are no cells specifically designated as "Male" or "Female". The passage door blocks visibility into the cell. Juveniles will be held in the Holding Area. The cybercrime office, which will be full size, and the IT server room were also discussed.

- III. FA Design Presentation Update by Jorge C. (FA)
 - A. The building style/theme is essentially a fish house on a seawall, with slight overhangs on each end, some exposed concrete and steel sheeting similar to a wharf structure. Siding is wooden - cedar shingles and some board and batten; and a cedar shingle roof. Modest dunes are included as part of "reclaiming the dunes" theme on the site. Overall, the building is modest and the floor plan layout is compact. Updated drawings are attached for reference.

- IV. SD Cost Estimates
 - A. Paul M. (EP) stated that EP and FA met on August 17 to reconcile the estimates presented on August 8. An updated cost summary sheet was provided and distributed. (See attached Cost Comparison Sheet). In short, EP's estimate has changed very little since August 8. FA's estimate has been updated and a premium for working on the outer Cape has been added. The updated construction estimates are \$10.35M and \$10.39M.
 - B. The FA and EP estimates are approximately \$4M above the KB 2016 estimate.
 - C. FA and EP have identified 17 items for Value Engineering consideration. These items were reviewed at the August 17 meeting and of these items, 8 items were identified as cost savings. Refer to the attached list, which provided a total of approximately \$0.5M of savings.
 - D. The estimated sitework cost was discussed, with KB's estimate at \$255k and EP's at \$1.1 million. Paul M. (EP) stated that the KB estimate appears to be very low, and may have contained several allowances for items such as sitework that were unknown at the conceptual/preliminary study phase in November 2016.
 - E. Given the \$4M budget shortfall, Paul K. asked about completely redoing the building design

with a simpler frame in an attempt to maximize cost savings. Value engineering alone only provides \$0.5M of savings. FA will explore the simplest building layout such as a 14,000 sf rectangular block building with a flat roof as a cost estimating exercise.

- F. David G. stated that the building as currently designed is still modest and not oversized. Without major changes to the building program, it is unlikely that \$4M can be cut out of the project.
- G. A discussion was had about similar projects and their prices per square foot. Wellfleet recently completed a \$7 million, 10,000 square foot project, resulting in an approximate cost of \$700/square foot. EP will collect information on the prices of comparable projects on the Cape.
- H. The prospect of not having a basement was discussed as a cost savings measure. FA and EP stated that the current design has no basement. This decision was made after the soil borings showed shallow groundwater conditions that would have driven up construction costs and present waterproofing challenges.
- I. The sale of the old station was also mentioned as a potential source for additional revenue. However, this may not be a realistic expectation.

V. Value Engineering Details

A. Several options were presented by Flansburgh .

- I. Option 1, replace low slope metal roof with PVC roof, was rejected. PVC roofing materials have a poor track record and have a shorter life expectancy.
- II. Option 2, reduce parking lot pavement by 50%, was agreed upon and would reduce paving and curb cuts. This results in a savings of \$256,389.
- III. Option 3, reduce the sewer line by 50%, was agreed upon, and the idea of potentially using a gravity sewer in the future was suggested by R. Waldo. This results in a savings of \$96,162.
- IV. Option 4, delete electric hand dryers, was rejected.
- V. Option 5, delete corridor bumper guards, was accepted. This results in a savings of \$20,928.
- VI. Option 6, delete finishes in Records Storage Room, was rejected, but it was determined that it should be put in as an alternate in the bid document. The records and storage space are not optional.
- VII. Option 7, delete sidewalk at Jerome Smith, was rejected, but it was determined that the other sidewalk on site should be removed to provide a similar cost saving.
- VIII. Option 8, decrease floor to floor height of second floor by 1 foot, (10 ft. to 9 ft.) was accepted. This results in a savings of \$35,156.

IX. The idea of deleting the irrigation system was considered. This is not allowed by the town, but it is not needed on the site. Flansburgh will determine the cost savings.

B. Other ideas such as using an asphalt shingled roof and vinyl siding were discussed.

Using vinyl siding would save money, but it has a less desirable appearance.

VI. Next Steps

A. The Special Fall Town Meeting will occur on September 28, 2018.

B. Paul M. (EP) offered some options to consider. Three options were discussed in regards to moving forward with the project.

I. Option 1: Keep going and open bids in Feb/March 2019. Based on real bids, assess the difference in available funding and request supplemental funds at the Spring 2019 annual town meeting.

II. Option 2: Pause the project and wait until the Fall Town Meeting to discuss \$4 million shortfall, and request funding.

III. Option 3 (suggested by David P.): The building committee should consider making a presentation to the Board of Selectmen. Request a non-binding resolution at the Fall 2018 meeting to proceed with the project design completion and bidding.

IV. The committee asked FA to proceed with:

1. Consider a 14,000 sf "box" building with a simpler structure shell and provide a cost estimate for this alternative.

2. Can a rectangular building fit on the site given the site layout constraints (property lines, wastewater effluent beds, setbacks, etc.)

3. Determine what can be constructed for the original KB construction cost estimate of \$6.2M.

4. Continue to explore value engineering ideas.

V. ANR Site Permit Process:

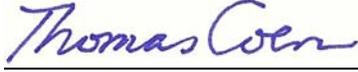
1. FA and Coastal Engineering are preparing materials to support the ANR permit application and building height variance request.

2. The Town will review the request for an amendment for the ANR work.

List of documents reviewed:

1. Agenda
2. Meeting Sign In Sheet
3. Flansburgh Presentation Drawings, and Building Program
4. EP Cost Summary Comparison Sheet (8/22/18)
5. Flansburgh Value Engineering Estimage (8/21/18)

Next Meeting:	September 24, 10:00 am
Adjourn:	12:30 pm
Minutes by:	Paul Millet / Tom Coen

Approved by  on November 1, 2018
Thomas Coen, Chair