

**POLICE STATION BUILDING COMMITTEE**  
**MEETING MINUTES**  
**Dec 6, 2007**

**Members present:**

Ray Jefferson, Dick Hoyer, John Brooks, Franco Previd, Jim Byrne (Project manager), Bruce Nightingale(Capital Outlay), Peter Brooks (KBA), Mike McKeon (KBA), Aram Goshgarian (Police), Bill Mason (Police Chief), Todd Costa(KBA), Bill Flynn(Fire Chief), Larry Cole (Selectman)

**Meeting called to order at 18:28**

**Previous meeting minutes approved**

**Old Business:**

Variance for impervious coverage: Figure for total area needs to be determined approved by ZBA.

Moving of outbuilding: Need to settle disposition of this item. Estimated cost \$30,000.KBA to work on this and get back with us.

**Design Development of probable costs for construction (KBA):**

Changes in site clearing cost, demolition and increase cost of utilities are creating problems for estimator to come up with .final estimate. Continue to research site development costs and to what extent town will contribute to excavation cost. Estimate includes a contingency (2.5%) for possible increases in material costs. This goes away with final firm estimate. Reproduction costs may be reduced by \$35,000 if Tech school does work Additional \$100,000 for project manager due to length of project (18 mths. vs. 13 mths.).Materials testing costs may be \$25.000high.

Sally Port drain: Floors will be pitched to outside to avoid drains.

Waste disposal: Study from Coastal engineering due on 17<sup>th</sup>

Communication committee: Still working. Ray recommends strong presence in Jan Feb time frame just before town meeting

Prequalification of bidders: Gives owner some options. Some recommendations may be flawed. Recommendation is not to prequalify. Motion made, seconded by J Brooks and was unanimous.

Operational costs of new building: We will save considerable money on utilities. Repairs on old building have been considerable.

New comm. tower: Covered by insurance. Rental to Cell Company will create positive cash flow

Window and shingle new code: Increases \$20,000 to cost.

Vacuum system: Alternate bid (not in contract)

Water flow estimate: Requirements met

**New business:**

HTPA meeting Sat Dec 8<sup>th</sup>: Ray will make presentation. He will use format used in Wellfleet presentation to Cape Cod Times for the financials..

**Next meetings: Thur. 12/13 8:30 AM(KBA) and 3:30 PM(COC) –Mon.17<sup>th</sup> Selectmen-  
Tues.12/18 7:PM Finance Comm.- Wed 19<sup>th</sup> 6:30 Building committee.**

Meeting adjourned at 21:28

Respectfully submitted, John J Brooks (Secretary)