



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

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**MINUTES
Safety Complex Building Committee 2012-2013
Police Facility at Safety Complex
Tuesday, January 15, 2013**

Present: Peter Cook (chair); John Carr (BOS rep), Brendan Denehy (vice chair), Francis (Buddy) Dougherty, Ann Somers, Keith Thompson

Not present: Police Chief Bill Quigley, Ambulance Director Wes Whittier; Dana MacAllister, Gerald (Jerry) Roche, Dennis Skey

The meeting was called to order at 6:35 at the Town Hall Meeting Room. The minutes from November 20th were approved as presented.

Updates

Peter reported additional contracts finalized:

Cabinetry/Millwork – TRICO, Limington, Maine (best price including installation despite travel)
Painting - Noonan Brothers, Manchester NH
Flooring - A&E Flooring, Hookset NH
Drywall - Metro Walls of Manchester NH

Ceiling work vendor discussion is in process. Still to come are contracts for interior finish specialties.

Contracts have been signed directly (not through Eckman) with One Source Security, one for the door locking system and one for the camera surveillance system. They were low bidder of three for both.

The ballistic windows have been installed. The building is now weathertight and has temporary heating, which soon will be replaced by the permanent system. That will advance the warranty start by a few months, but will provide significant savings. The inside trades are all at work: electrical, HVAC, plumbing, etc. Work has begun on filling in the roof “notch” at the southwest exit, and the associated blacktop has been replaced by concrete. This “notch” was a compromise made to reduce costs, but contingency funds have become available so it has been reinstated, as have several other items.

A preliminary walk-through for the BOS, BPD personnel and Building Committee will begin at 4.00pm Friday, January 18th. Another date will be scheduled for interested Committee members who are not available at this time.

Ahead

- Final framing, roofing and siding for the SW exit and for the pump house is scheduled for this week.
- Inspection for electrical and plumbing expected in 1-2 weeks.
- Siding should be completed in 1-2 more weeks.

Peter shared his project track sheet (attached), and discussed components. Several Change Estimates have been summed into Change Order 1 and incorporated to provide a new Guaranteed Maximum Price of \$1,229,155.

- A new change order is being estimated for doors to the under-stairs storage in the public meeting room. They had been removed to reduce costs, but are needed. They will match in style the double doors to the Emergency Operations Center on the opposite wall.
- The exterior crushed stone drip surround has been reinstated.
- A cost estimate has been requested for evidence transfer lockers (owner expense, outside of the Eckman scope).
- Locker room lockers will be upgraded from generic to meet police requirements.

The Fire Department has required that the cistern have an auto-refill capability. Discussion ensued about whether an additional well might be needed. The artesian well serves the building adequately with no spare capacity. The dug well was serving the lawn irrigation system but is now connected to the cistern. The sense of the committee was to make all systems work compatibly with no new well required, if at all possible. This is still being researched.

A “heads up” has been given to Eckman that a request will be forthcoming for the final blacktop to be slightly expanded in some areas in both parking lots to facilitate maintenance, particularly snowplowing.

We will receive some credits for things not needed, e.g. the generic lockers, the cell fixtures that can be transferred from the current facility, the Fire Department’s filling of the cistern. Some funds are anticipated to be provided by the police department toward police-specific fittings.

There was some discussion about the use of boulders or granite in the landscaping/security plan. **Buddy** noted that the Road Agent is amassing a collection of boulders at a current road project that might be useful and available. **Peter** suggested granite availability from Andres. We anticipate transport costs in either case.

Brendan noted that it is highly important that the ducting system be sealed before dust-creating projects are begun. **John** stated that Wes and others are very pleased with the cleanliness of this Eckman-guided project.

The Wish List was reviewed and will be updated.

The meeting was adjourned at 7:50 p.m.

Bond Fund Expenditures
 Mid-January 2013 reflecting Change Order 1

Bond		\$1,390,000				
GMP post CO1		\$1,229,155				
"Owners Fund"		\$160,845	Balance	Testing Allowance	\$6,000	Balance
Architect (Pre)		\$1,000	\$160,845	Invoice 01	\$35	\$5,965
Eckman (Pre)		\$4,500	\$156,345	Invoice 02	\$1,660	\$4,305
Architect		\$77,381	\$78,964	Invoice 03	\$1,698	\$2,607
Testing Allowance		\$6,000	\$72,964	Invoice 04	\$460	\$2,147
Interest through Dec.	Actual	-\$1,083	\$74,047	Invoice 05	\$1,466	\$681
Air-Air Heat Pump Electrical Design	Actual	\$800	\$73,247	Invoice 06	\$440	\$241
Architect reimbursable expense	Actual	\$65	\$73,182			
Electronic Key Card	Contract	\$15,081	\$58,102			
Surveillance/CCTV	Contract	\$13,843	\$44,259			
No septic work	Conservative Estimate	-\$2,000	\$46,259			
No cistern filling exp.	Conservative Estimate	-\$2,000	\$48,259			
Ambulance FOB Key System	Quote	\$7,776	\$40,483			
Roof notch and sidewalk, SW exit	Conservative Estimate	\$8,000	\$32,483			
Cistern Autofill Capability	Guess	\$3,000	\$29,483			
PD 'drug fund' credit for keying	Placeholder	-\$1,000	\$30,483			
PD credit for generic lockers	Placeholder	-\$1,000	\$31,483			
Irrigation System	Conservative Estimate	\$9,950	\$21,533			
Lawn Creation	Guess	\$5,000	\$16,533			
Storage doors in public mtg room	Conservative Estimate	\$2,000	\$14,533			
Evidence transfer locker system	Conservative Estimate	\$10,000	\$4,533			