



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

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**MINUTES
Safety Complex Building Committee 2012-2013
Police Facility at Safety Complex
Tuesday, May 7, 2013**

Present: Peter Cook (chair); Brendan Denehy (vice chair), Francis (Buddy) Dougherty, Dana MacAllister, Gerald (Jerry) Roche, Ann Somers, Keith Thompson, Wes Whittier (Ambulance Director)
Not present: John Carr (Selectboard rep), Dennis Skey, Police Dept. representative
Also present: Barry Roche

The meeting was called to order at 7:07 p.m. in the Safety Complex Community Room. The minutes of April 24 were unanimously approved as written.

Peter reported that the interior punch list has been completed by Eckman, and some other issues have been attended to as well, notably:

- The pump shaft has been extended to reach maximum depth in the cistern.
- Institutional sprinklers have been installed in the holding cells.
- The lobby window has been realigned and refinished.
- The gas pipe on the second floor has been shortened and covered.

On the exterior:

- The stump on the Route 130/Route 13 corner has been removed.
- Peter has walked the grounds with four irrigation vendors and received two bids so far
- On Thursday or Friday Jerry Farwell is expected to bring in his equipment to begin the landscaping, including the following:
 - A stone drip edge will be installed around all sides of the new building and on the south and west sides of the pump house. Additional stone will be installed between the pump house and the blacktop driveway, in the sections between the Ambulance building and the sidewalks. Extra depth will be provided where heavy runoff is anticipated. Landscape cloth and a permanent separator between stone and grass will be included.
 - Blacktop will be laid on the north side of the pump house as discussed at the last meeting.
 - The small broken elm near the police parking lot will be removed; the larger one near the septic area will remain and will be evaluated in light of the entire project.
 - One or two pines will be taken down along the Route 130/Commercial Lane corner.

Irrigation

The irrigation system installed in 2004 has been unused for several years at the direction of the Board of Selectmen. Most of the plastic piping was destroyed during construction, as it is not cost-effective to try to preserve it. Vendors interviewed advised that abandoning what remains in the ground and starting over would be more cost-effective than trying to save pipes and heads. **Wes** asked about using the existing base system in the maintenance room.

Peter noted that there are two major areas that are directly associated with this phase of construction at the Safety Complex: the large area from Post Office Drive to the staff parking off Commercial Lane, and the small block south of the Ambulance building that holds the generator and (currently) a picnic table. These are designated as “blue” areas on a grounds plan we are using as reference. Except for a strip along Post Office Drive, these areas fit into the “disturbed soils” category in the construction management contract. There are two additional areas of interest for improvement within the Safety Complex grounds. One is a “purple” area on the east side between the ambulance and ambulance parking. The other is an “orange” area, or “crescent,” which is contiguous to Commercial Lane, Post Office Drive and the entrance to the Safety Complex, wrapping around the northeast parking lot at the ambulance.

Dana raised the question of what was expected by voters with regard to landscaping the “Safety Complex.” Many have expressed a desire to see the entire property looking professional and well cared for. The committee is constrained by funding. “Disturbed soils” will be re-graded under the construction management contract, with topsoil replaced and seed spread. Irrigation comes from funds outside the CM contract but within the bond proceeds. Areas other than “disturbed soils” fall under the “wish list,” funded to the degree feasible, balanced against other priorities. There is a tentative budget for the primary irrigation. We do not anticipate irrigating the “orange” area at this time. **Peter** is managing the allocations among funding sources.

Peter reported that of the four irrigation vendors he met, two provided proposals with significant price differences, one has asked for more information and the fourth has not responded. Our discussions made it clear that additional contact and clarification with the vendors is needed, and the bids were not evaluated.

We spent about half an hour looking over the system and discussing feasibilities. **Barry Roche**, an irrigation specialist, noted that the controller, in the maintenance room, is old but works well. The electrical supply is nearby. **Wes** pointed out that the water does not enter the building. He told us that the new pump and the expansion tank are both in the well – the tank is 4.8 gal. The plan is to draw the irrigation system from the pipe between the well and cistern pump house, near the pump house, with priority established for cistern needs.

Wes clarified the locations of some of the earlier irrigation lines. **Buddy** pointed out that there are three catch basins which could help with water transport without trenching in the “orange” section.

We returned to the community room. Barry offered the following:

- The 4.8 gallon tank is very small and as a consequence the pump would be running constantly and the electricity would be very costly. \$500 to upgrade could be worthwhile.
- Ease of access to everything will save significant money long term on hourly rates of service calls.
- The controller looks good, subject to invisible damage, and should cover 20-30 zones, one system.
- \$100 to add a rain sensor would be well spent (it is planned).
- Flow and recovery rates at well need to be determined.

Peter noted that additional conversation with potential irrigation providers will be needed.

Landscaping

Peter moved, Jerry seconded, that we form a landscaping subcommittee consisting of Ann, Keith, Brendan and Jerry. The motion carried unanimously. The subcommittee will develop a landscaping proposal covering such things as contouring, security-scaping, plantings, etc., at a cost not to exceed \$5,000. This will be done separately from, but in coordination with, an irrigation plan; will address the requirements of Chief Quigley; and will be presented to the full committee in as timely a fashion as possible.

Action Items

- **Wes** will contact a water service recommended by Barry to determine well capacity.
- **Peter** will pursue the irrigation proposals and research the upgrading of the water tank.
- The subcommittee will meet on May 14th at 6:30 at Jerry's house.

The meeting was adjourned at 9:20 p.m. The next meeting will be Thursday, May 23, 7:00 pm, in the Safety Complex Community Room.

Minutes submitted by Ann Somers