

Capital Outlay Committee
Wednesday, September 07, 2016 / 8:30 A.M.
Bourne Veterans' Community Center
239 Main Street, Buzzards Bay

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Members present: Mary Jane Mastrangelo, John Redman, John O'Brien, Carole Lynch

Excused: Rick Mastria

Others present: Administrator Guerino (arrived 8:58 AM), Donald Ellis, Chairman of the Police Facility Building Committee Charles Noyes, Police Chief Woodside, Detective Sergeant John Stowe, Lieutenant Brandan Esip and Kevin Witzell from Kaestle Boos.

If anyone in the audience is recording or videotaping, they need to acknowledge such at this time. Michael Rausch – Bourne Enterprise.

Handout: Bourne Police Department Questionnaire from Kaestle Boos Associates

Chairman Mastrangelo called meeting to order at 8:40 AM

Presentation by the Police Facility Building Committee on Proposed Police Station

Chairman Charles Noyes made presentation to committee. In 2009 the Cecil Group prepared a Municipal Facilities Plan for the Capital Outlay Committee. In that report, the police station replacement was at the top of the list to be replaced. The report stated that the Bourne Police Station is in poor condition, has critical space needs and is restricted from receiving certain Federal funds because it is located within the flood plan.

History:

- Bourne Police Department was established on March 7, 1921.
- Police Department worked out the basement of the Bourne Town Hall from 1921 – 1934.
- In 1934 the Police Department moved into the newly constructed Fire Station on Main Street.
- In 1936 the Police Facility Committee was formed to explore the construction of a new Police Station.
- When efforts went nowhere, Police moved into the newly constructed annex in 1937 at Town Hall and remained there until 1959.
- New Police Station was constructed in 1958-1959 and added a second floor in 1974.
- Police Station has outlived its usefulness and is deteriorating on a daily basis.

Police Station: 1973 to present:

Since 1973 several hundreds of thousands of dollars have been spent to try to keep up with increases in manpower and the changing needs of a modern police force and to keep the building barely functional.

- Addition to cell block and storage areas
- Addition to second floor housing offices
- Addition to parking adjacent to the station
- Renovation of dispatch center to accommodate central dispatching
- Renovations of women's locker room
- Renovation of men's shower room
- Reconstruction of garage/cell block roof
- Retrofit the cells to replace original steel bar doors

- Multiple renovations resulting from E-911 technology changes
- Asbestos abatement and stabilization
- Replacement of whole building generator

Current conditions:

The building is undersized to perform existing Police functions and has no ability to remain functional without costly repairs that will still leave the building outdated and in a flood zone. There is a lot of asbestos and black mold; locker rooms flood; windows leak; the garage is too small to accommodate any of the department's vehicles; plumbing, mechanical and electrical systems are outdated.

Tour of the existing building will emphasize the multiple functions required of the undersized rooms and the need for more modern spaces better equipped for specialized functions of modern policing.

Proposed new Police Station:

Initial total gross area was 30,009 square feet and after more review of the space needs assessment, the final total square footage is 25,927, which includes basement, 1st and 2nd floor.

Building layout: 1st floor is operational and 2nd is administration. Committee still has a lot of work to finalize appearance of building.

Chairman Mastrangelo wants exact layout when finalized.

Building, equipment and accessories total \$17,609,545.

Looking to see if fuel station can be physically picked up and moved. There is no diesel in this fuel station. Only the DPW has diesel.

Chairman Noyes said the committee hasn't formally approved site locations. Hopefully this will be done at today's meeting.

Tunnel will remain and hope to upgrade and clean up during project.

John O'Brien said the process has been great and the proposed station meets the needs that has been needed for a long time.

John Redman said there needs to be some tweaking and that we need to stay with this number and don't want to go back to voters and ask for more money.

Location of the proposed Police Station is to the right of Armory Road off the By-pass.

Chairman Mastrangelo asked about the phasing as far as bonding so we don't have many BAN's (Bond Anticipation Notes).

There will be no bidding until July-August of 2017. Project could begin late 2017.

John Redman asked Kevin Witzell from Kaestle Boos for a breakdown on spending.

Chief Woodside suggested that anybody who wants to have a tour of the Police Department to see condition should come to the next tour that is scheduled for Saturday, September 10th at 11:00 A.M.

John Redman made a **MOTION** and **SECONDED** by Carol Lynch that the Capital Outlay Committee approve the amount of \$17,609,545 for the construction of the Bourne Police Station. **UNANIMOUS VOTE**

Approval of Minutes

John O'Brien made a **MOTION** and **SECONDED** by John Redman to approve the minutes of January 13, 2016 as presented. **VOTED 3-0-1 [Carol abstained]**

John Redman made a **MOTION** and **SECONDED** John O'Brien to approve the minutes of January 20, 2016 as presented. **VOTED 3-0-1 [Carol abstained]**

John O'Brien made a **MOTION** and **SECONDED** by John Redman to approve the minutes of February 12, 2016 as amended. **VOTED 3-0-1 [Carol abstained]**

John Redman made a **MOTION** and **SECONDED** by Carol Lynch to approve the minutes of April 25, 2016 as approved. **VOTED 3-0-1 [John O'Brien abstained]**

Next Capital Outlay Committee meeting will be held next Wednesday, September 14, 2016; 8:30 A.M. at the Community Center to hear the presentation by the School Building Committee on proposed Peebles School project.

The following Capital Outlay Committee meeting will be held on Wednesday, September 21, 2016; 8:30 A.M. at the Community Center to hear capital request from George Sala for Multi-purpose Packer Truck. Recycling is well beyond what they expected from the single stream program. Guys are staying out to 6-7 PM at night.

Chairman Mastrangelo said the Charter says Capital Planning should be part of the budget in January.

Capital request for FY2018 will be due in mid-October with meetings to be scheduled to discuss request with Department Heads on November 30th, December 7th and December 14th. If additional meeting is required, maybe January 11, 2017.

John Redman made a **MOTION** and **SECONDED** by John O'Brien to adjourn meeting at 9:30 A.M.
UNANIMOUS VOTE

Respectfully submitted by:

Debbie Judge
Recording Secretary