

Public Safety Facility Building Committee



MEETING MINUTES

DATE: 01/20/2022
Revised: 02/10/2022

PLACE: Remote meeting via Zoom

MEMBERS PRESENT: Garrity*, Healey*, Smallwood*, MacAloney*, Touchette*, Jones, Murphy

*Denotes voting member

GUESTS: Keith Mercy, Kaestle Boos Associates (KBA)
Paul Kalous, Duclinh Hoang, Hill International (Hill)

The Chair called the duly noticed meeting to order at 7:05 pm.

The Chair noted, for the record, that the proceedings were being recorded and asked that others who may wish to record the meeting announce this in order to inform others in attendance of the meeting.

Approval of minutes

Paul Healey made a motion to approve the January 6, 2022 meeting minutes. Donna Smallwood seconded. Motion carried unanimously.

Discussion on warrant article

Robert Garrity reported the Selectmen meeting had taken place this week and voted to include an article in the warrant to authorize additional funding for the project through the completion of design documents and construction documents, bidding documents and bidding phase. There will be a Special Town meeting in the Fall to vote on funding the construction. Ms. Smallwood added the Public Safety Facilities is on the same timeline as the Foster School which would also ask for additional funding for Design Development (DD) and seeking construction funding in the Fall.

Ms. Smallwood asked if the project schedule allowed enough time between a Town Meeting vote around April 30 and a Special Town Meeting that could happen as early as September for completion of Construction Documents. Mr. Kalous responded that it would not be adequate time to finish off construction documents or to bid the project to get contractor bids in advance of the Town Meeting Vote. Mr. Kalous noted bidding can take about seven weeks.

Paul Kalous, with Hill, reported the project team had been working towards getting a DD construction cost estimate completed by February 15 in order for the committee to have a projected construction cost for the Town meeting. Since the Town's decision to not move forward with the funding for construction until the Special Town meeting, Mr. Kalous asked if the design team could have two additional weeks to incorporate suggestions made recently by the Planning Board. Ms. Smallwood noted that we should have the construction

cost when the committee meets with the Selectmen and the Advisory Committee in mid-February on the warrant article to have an understanding of how much the project will cost. Mr. Mercy added since last meeting, there had been two meeting with the Planning Board members, and they had recommended changes to the exterior. It would make more sense to allow for more time to incorporate the changes to allow for a better estimate. Mr. Mercy noted two additional weeks will allow the design time to make the architectural changes and coordinate the changes with the structural and mechanical engineers.

Mr. MacAloney asked what the new deliverable dates would be for the DD documents and DD cost estimate. Mr. Mercy noted the current deliverable date for DD document was to be completed and sent to the estimates by January 21st and with the two-week extension would be February 4th. The estimates would be completed by February 18th and will take a couple more days to reconcile the estimates.

Design Update

Keith Mercy, with KBA, reported on the two working sessions that included members of the Planning Board and discussed some site items such as site access and dumpster locations. During the first meeting, the Planning Board members felt the building design should be more industrial and more linear with a flat roof. At the following meeting, KBA had presented a new option that was more industrial and replaced the gabled hip roofs with a flat roof and metal panels. KBA noted with the change to a flat roof, the stairwell will more likely have to extend to allow for roof access and a screen wall around the roof top unit.

Mr. Garrity asked about changes to the building footprint. Mr. Mercy noted the building footprint would not change other than the stairwell. Mr. Mercy added the significant change would be the roof and architectural related to the building sections, exterior elevation and materials. Mr. Mercy noted there may be some cost savings with less steel being used for gable roof, but the new design will have to incorporate stairwell access and additional metal panels. Mr. Mercy reported recently receiving the hazardous report back and there was no hazardous material was found.

Discussion ensued.

Mr. MacAloney expressed concern with the operations of the facility such as the snow removal that may be needed on a low slope roof.

Ms. Smallwood made a motion to proceed to revise the design development documents to reflect the revised design of a low sloped roof and a two-week extension to design and estimate the revised design. The motion was seconded by Mr. Healey. Motion carried unanimously.

Mr. Garrity reported getting a detailed response from Hingham Net Zero (HNZ) and asked the committee to review at the next meeting.

Next meeting

Thursday, February 10, 2022, at 7 P.M. Zoom Meeting.

Paul Healey motioned to adjourn the meeting, seconded by Bruce MacAloney.

The motion passed unanimously.

The meeting adjourned at 8:00 pm.