

Public Safety Building Ad-Hoc Committee Meeting
Wolfeboro Town Hall – Great Hall
Minutes of July 25, 2022 @ 2:00PM

In Attendance

Jim Pineo, Mark Livie, Bob Tougher, Thomas Zotti, Nate Nichols, David Senecal
Not Present: Kevin Sanzenbacher, Dean Rondeau, Luke Freudenberg, Robert Loughman

Approval of Minutes

June 13, 2022 Approved as written Nate Nichols/Bob Tougher

June 27, 2022 Approved as written Nate Nichols/Bob Tougher

Public Input

Beth Baldwin: Voiced concerns about the location. Stated there are hills on each side of the piece of property which create line of sight issues exiting the property. On one side there is the bike/walking path and the other side is the intersection of 109 & 28. There is also a concern that there is no municipal sewer or water. Stated there will be difficulties managing water run-off on the property, and closed with the police station should be located in downtown where the population is concentrated.

Business

Jim Pineo presented a Summary of the RFP/Q's which are as follows

Banwell	\$25,000	
	Final Schematic site solution to determine actual price of project	
	<u>(Noted 8-10% of project cost)</u>	
	To be determined	
Lavallee/Brensinger	\$303,200	Base fee
	<u>\$93,900</u>	<u>Bidding & Construction Admin</u>
	\$397,100	Total
SMP Architecture	\$375,500	Base Fee
	<u>\$25,000</u>	<u>Final Schematic site solution</u>
	\$400,500	Total

Jim Pineo stated that two of the firms have asked for funding to complete the final schematic site solution, to create their own model. This could be an advantage to the town as different firms might have a different way to layout the building, which could save on construction costs. However LBA, does have an advantage because of their history related to the project, the space needs, and various designs to date, which meets the Police Department's requirements.

Bob Tougher asked if any of these costs would become part of the Warrant Article for construction. Jim Pineo advised that he believe it could be however this is items which would be detailed as part of the interview process.

Jim Pineo stated he would work on scheduling in the architectural firms for interviews. He asked that individuals create questions and provide them to him by July 29 @ 4:00PM

Public Input

Carley Pernokas (sp?) holds degree in Environmental Science discussed a number of concerns about the police station being located at this site which included: PFOS contamination, water run-off, and the fact that reduced travel time in transporting prisoners to the jail is not a valid point. There was considerable concern about how the 109 location was decided at the final location, and if that could be changed.

Louise Masailo (sp?) spoke on her concerns about the locations. The location already experiences a very large volume of traffic which travels at a high rates of speed. This combined with the intersection and line of sight which could create a dangerous. It was asked if there would be a street/traffic light installed at this location (response was no). Further questions were asked about how storm water would be handled as it will be challenging to make this site work with the footprint of the roof and protect the sensitive lands which abut this property. It was also stated that the Police Station should be located on the existing South Main Street location.

Virgina (No last name) discussed their concern about the environmental impact of this project on the watershed and hopes this will be considered moving forward. Further there was concern regarding the police station being located where the concentration of people were located, that being in the downtown area.

Julie Brown spoke on the status of the environmental study and advised she would assist with reviewing the scope of work to ensure that it is appropriate for the protection of the watershed. It was also noted that there could be concerns about the ability to secure an appropriate drilled well without disturbance of the aquifer.

Jim Pineo spoke about the process which started in 2017 we have been through a number of concepts which included: the existing site which is cost prohibitive at an estimated 17 million in today's economy. The public input session which was attended by about 40 people came back overwhelmingly that the 109 location was the best solution, it was also noted there were 6 emails which indicated concerns with the location. Also if this concept is voted down in March then everything will be on hold for a year as the town

Bob Tougher spoke in detail about the history of this project outlining the estimated 17-million-dollar project on at the existing site and the challenges of configuring a 30,000 square foot building on the property. Further the town reviews all town owned and open properties as an options for these services did not provide anything of value. Bob further spoke on the other locations which were considered and the challenges which each site presented.

Mark Livie spoke that vehicles are rarely washed at the police station, they are normally taken through a car wash.

Thomas Zotti stated this has been a fire station for several years through his career he has no recollection of any firefighting foam or training foam being used on the property. In addition, he stated that foams are not being used as heavily in today's fire service. It was noted that there is approximately 30 gallons of old foam which is in the fire departments possession, and they are working with the State of NH to appropriately dispose of the product.

It was also noted by those in attendance that it would be helpful if the town could make the documents readily available on the town website. In addition, it would be nice if there could be email or text notifications of changes to the PSB site on the town webpage to notify when changes are made or the noticing of meetings.

Motion To adjourn 3:15PM

Nate Nichols/Dave Senecal 2nd

Next Meeting

August 8, 2022 @ 2:00PM Town Hall Great Hall

JSP 7/26/2022 DRAFT