Wolfeboro Public Safety Building Ad Hoc Committee

Minutes of meeting 10/13/2020, 1000 via GoToMeeting

In attendance: Paul O’Brien, Robert Loughman, Robert Tougher, Dave Senecal, Kevin Sanzenbacher, Jim Pineo, Chief Norm Skantze, Chief Dean Rondeau, Captain Mark Livie, Deputy Chief Tom Zotti.

Meeting was called to order by Paul O’Brien at 1000.

O’Brien noted a Public Safety Facilities project is slotted in the town’s Capital Improvement Program for 2023.

O’Brien asked if the group wanted to consider a warrant article (CIP) for 2021. There is currently under $20,000 in the existing fund. $100,000 has been approved as a two-year appropriation for architectural and engineering fees. As for history, Jim Pineo reviewed the status of the project. He said Lavallee-Brensinger Architects (LBA) has completed space modeling with three options: 1- stand-alone PD with FD on existing site; 2- stand-alone FD with PD on existing site; and combined public safety building on existing site. Cost for the public safety building option was estimated at $12M.

Chief Rondeau reviewed the “WPD Plan.” He said there were two studies done looking 50 years ahead, 1- PD on existing site with stand-alone FD, and 2- FD on existing site with stand-alone PD. He indicated a police station can be located almost anywhere.

Chief Skantze indicated he had dome some facility planning in the past. He said the town needs to look forward toward the services that the FD can be expected to provide in the future. He said the plan needs to address issues specific to a combination department, the EOC function, and that location is key as it impacts response times and insurance rates.

O’Brien reviewed cost estimates for temporary relocation of departments during any construction. Relocation of PD is expected to cost $100-200K, while relocation of the FD would be about $400-500K.

Robert Tougher reviewed the history of the proposal. He was on the CIP committee for several years and discussed how the group looked at the public safety buildings in Farmington, Milton, and Bow. The BOS and CIP Committee felt the $12M price tag would not fly with taxpayers. Robert Loughman was also on the trip and noted that the construction methods used in Farmington were relatively inexpensive.

Chief Rondeau said the $12M figure came from the architect. He feels it can be reduced by adjusting the construction methods/materials used. He also said professional standards contribute to the higher cost estimate as various executive orders and accreditation agencies require certain features in the buildings. Rondeau said many of these are new and may not have impacted the cost of the comparable projects.

O’Brien polled the group about whether to retain LBA. The consensus was to keep the firm but discuss a more user-friendly “bedside manner” with the representative of the firm.

Chief Skantze said there is a need to look at programming again as he is seeing similar projects coming in at $5-6M around the state.

David Senecal said he favors keeping LBA and using a professional estimator to review cost estimates.

Tougher indicated there is about $60M in capital projects in the town’s 10 year plan and the committee needs to be cautious.

O’Brien would like next week’s meeting to focus on whether PD and FD stay together or a separate facility is built. He asked members to contact the Chiefs to discuss ideas on economies of scale and the like.

Tougher said he would like the group to find out more about the Bow construction project.

Chief Skantze motioned to adjourn at 1105. Seconded by Senecal.

Next meeting Tuesday, October 20, 2020 at 1000.

Respectfully Submitted,

tjz