

Princeton MA Public Safety Building Committee Meeting Minutes
July 12, 2021, 5:30 PM, Town Hall Annex

Members present: Ian Catlow, John Zimmatore, Carl Soderberg, David Crowley, Felicitas Fandreyer

Others present: Sherry Patch, Nathan Boudreau, Phil Gott, Michelle Powers, John Bennett

Others on-line: Matthew Moncreaff, Richard Bisk, Holly Burgess, Linda Nash, Michael Cote, Karen Cruise

The meeting began at 5:30 pm with introductions of those present and on line. Motions were made and votes were cast unanimously for Committee Chair, Vice Chair, and Clerk. Ian Catlow was voted in for Chair, Carl Soderberg for Vice Chair, and Felicitas Fandreyer for Clerk.

At 5:40, Mr. Catlow opened the meeting for public comment which resulted in no comments. The Public Safety Building (PBS) Committee charge was read and the agenda reviewed.

Prior PSB Committee activities were outlined. Discussion began from Mr. Zimmatore's question regarding whether it is possible to give an architect a budget. Mr. Catlow and Mr. Soderberg advised that the typical approach is program driven and determined by codes, needs and requests, as well as what future needs might be. They also clarified that during the engineering process there might be opportunities to cut costs and there is typically a 40% variance built in to the ROM cost estimate, although costs typically run more than the estimates rather than less. Prior PSB committee work on selecting an architectural firm was outlined and Caolo & Bieniek (C&B) was chosen based on experience with other PSB development for other towns similar to Princeton. Another basis on selecting C&B was regarding the cost estimating firm the architectural firm used as the experience and accuracy are important considerations. Chief Bennett suggested that modular construction could help reduce some of the cost of prevailing wages and Mr. Soderberg noted that a more rustic exterior presentation may also cut costs. Chief Bennet also noted that to be in compliance with rules for Emergency Operation Centers (EOC) and be qualified for federal funding, there are requirements for sleeping quarters, bathrooms, etc. He also noted that the current exhaust system could be reused in a new building. Chief Powers invited members to tour the current facility while concern for liability due to the condition of this facility was voiced by Mr. Soderberg. Mr. Moncreaff stated that we can't pretend there is nothing to cut and mentioned cutting offices and reducing spaces to cut costs. It was further discussed that cutting spaces doesn't reduce the cost proportionally as plumbing and exhaust systems as well as other required systems factor into the cost significantly. Mr. Catlow recommends for the committee to view some sample presentations available online from C&B. He also presented two documents 1) a floorplan for Option B and 2) a spreadsheet which compares the previous PSB estimate with the current estimate, reconciled with a 5% increase of the old estimate for inflation. Discussion surrounding planning for the next 50 years was supported by several members, but noted to be a 'ludicrous idea' by Mr. Moncreaff. Per Mr. Catlow, consideration of the towns aging population ought to be factored into the building plan and likely need for 24 hour ambulance service as Princeton has a population that has a higher than average age. Mr. Catlow suggested defining the scope for the architect and to address ownership of documents so the committee can work them up. He presented a motion to ask the Town Administrator to reach out to C&B for layout revisions and updates to the cost estimate including alternative building methods subject to Selectboard approval of funding recommendation not to exceed \$10,000. The motion was voted on and approved unanimously. Mr. Catlow will send the floor plans, spreadsheet of cost comparison, and rules to the committee members. The plan for the next meeting is to go into detail space by space in the floor plan. The meeting was adjourned at 6:55pm.

Documents:

- 1) Floor plan for Option B
- 2) Spreadsheet of prior and current cost estimates
- 3) PSB Committee Charge
- 4) Notice of this meeting

