



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

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***Facilities Study Committee 2011-2012
Police Facility Evaluation
Wednesday, November 2, 2011***

Present: Peter Cook, Chris Adams, Brendan Denehy, Jay Sartell, Ann Somers
Not present: Bill Atkinson, Clarence Farwell, Francis Gavin, Dennis LaBombard

The meeting was called to order at 7:05 p.m. in the Town Hall meeting room as Brookline recovered from the Halloween storm. The minutes from October 5th were approved as written, 4-0 with one abstention.

Action Items Reviewed

Peter reported that he had made a presentation to the Board of Selectmen at their meeting on October 24th. Peter had talked with Tad Putney about bonding, and presented a worksheet showing various scenarios. Peter said that Dennis Skey had concurred that a 20-year payback period is a reasonable expectation for a geothermal system.

The Architects has provided two charts showing police “uniforms” relative to population and facility square footage relative to “uniforms,” for Brookline and several other New Hampshire towns.

Public Input

A question has been raised within the community about whether the Post Office building, now that it is no longer a distribution center, might become available and might be a suitable and less expensive alternative to the current plan. Peter said that a number of similar possibilities were examined by former committees, and the determination has been consistent that the Safety Complex is the optimal location. Ann noted that earlier efforts had made clear that the major costs were in the guts of the building, not the shell. In addition, any effort in that direction could not happen within the time scope of our charge and need, and would mean abandoning the design effort which has led to the current plan.

Bonding Investigation

Peter’s worksheet provides four scenarios: 20- and 25-year level-principal and level-debt figures based on a \$1.4M cost and 4.0% and 4.5% conservative interest rates (June 2011 was 3.41%). Using those figures, and staying within the BOS debt guidelines based on 2010, the maximum bond amount would range from \$1.32M to \$1.43M, due to the constraints of the first two years. By 2014 the debt load from existing bonds will be sufficiently reduced to allow more flexibility.

Peter stated that he intends to invite to our November 16th meeting the full Board of Selectmen as well as the architect and construction management teams, so that we all arrive at common understanding and ownership of the costs of the project. He pointed out that BOS members offer additional skill sets that could be helpful.

Peter said that the plan itself is firm. **Brendan** said that we have been asked to “complete the facility” and we need a budget that includes all essential elements, not just the narrowly-defined police construction that we’ve been discussing. **Ann** concurred, noting that there are some soft costs that have not been included in our calculations and some proposed changes to the Ambulance facility that are fundamental to the project. **Chris** calculated that adding other projected costs from the 2007-08 estimates to our current police-only calculation (e.g., police surveillance and IT systems, and changes to the Safety Complex) would bring our total project (bonded) cost to approximately \$1.67M. There was discussion about whether any items could be broken out and handled separately, some perhaps postponed. For example, the furnishings and some other soft costs of the police facility could wait until construction is complete and exact needs are known (much will be moved over from the current facility); the bunkroom addition to the Ambulance facility might be deferred for a couple of years and paid for without bonding.

Members made a preliminary examination of the detailed Clarifications provided by Eckman, and we agreed that there will be questions to address. In the interests of time, we agreed that **we will solicit questions within the next few days from the Board of Selectmen and Facilities Study Committee members to be provided to Eckman and The Architects** for discussion at our meeting of November 16th. **All questions are to be e-mailed to Ann at acs01@charter.net by noon on November 9th.**

Comparisons Chart

Jay noted that the comparisons of uniforms per population and square feet per uniform show fairly consistent numbers, and that Brookline will fit conservatively within those numbers with the planned construction.

Promotion/Publicity

With minimal attendance and the questions under consideration, this item was postponed.

The meeting was adjourned at 8:30 p.m. The next meeting, 7:00 p.m. on Wednesday, November 16nd, will be held at the Safety Complex meeting room. Additional meetings are scheduled for 12/7 (Town Hall) and 12/14 (Safety).

Minutes submitted by Ann Somers

Action Items:

Peter: Invite BOS to 11/16 meeting
Update bonding worksheet

Ann: Receive and forward questions for/to The Architects and Eckman Construction by 11/9/11.

Peter and others: Attend BOS meeting on November 7th re: plans for Daniels Academy