Town of Tilton

Police Building Study Committee Meeting
August 12, 2019
Tilton Town Hall

MINUTES

Present: Kevin LaChapelle, Chair; Selectman Pat Consentino, Tom Damon, Ken Dame, Jason Wright, Jeanie Forrester

Guests: Nate Buffington, Ryan Martin, Gary Goudreau

Kevin called the meeting to order at 5:02 p.m. and declared a quorum.

After the committee reviewed the minutes, Selectman Consentino made a motion to approve July 22 minutes as written, the motion was seconded by Ken Dame, the motion carried.

Kevin discussed the selection process for the three construction managers for the Police Station. He advised that one of the four dropped out because they were too busy. The subcommittee (Kevin LaChapelle, Selectman Katherine Dawson, Sgt. Nate Buffington, Architect Gary Goudreau, Finance/IT Director Tim Pearson, and Town Administrator Jeanie Forrester) interviewed all the construction manager candidates (Milestone Engineering, Eckman Construction, and North Branch Construction) on August 7th. After meeting with the candidates, the committee unanimously agreed to recommend to the Selectmen Milestone Engineering to be the Construction Manager for the new Police Station.

(Chuck Drew arrived at 5:10 p.m.)

Kevin LaChapelle, representing the subcommittee, met with the Selectmen on Thursday, August 8th and made their recommendation advising that all three candidates came highly qualified and the subcommittee felt all were capable, but that Milestone Engineering was the best fit for the job. The Selectmen accepted the recommendation of Milestone. Kevin advised that the contract for Milestone is being reviewed now and that representatives from the company will be at tonight’s meeting at 5:30 to meet the committee.

To keep everything moving along Nate Buffington and Ryan Martin have met with Gary Goudreau on the building design. Gary brought the floor and site plans for the construction management team to review tonight. There was a discussion about changes to the design of the building, and the overall footprint grew by 500 feet. There was discussion about the balance of designing for future growth and being mindful of the impact on taxpayers. Selectman Consentino cautioned about speaking about future growth.

(Eric Pyra arrived at 5:30 p.m.)
At 5:30 Kevin LaChapelee introduced the committee to Milestone representatives to include Brian Gehris, Project Manager; David Baer, General Superintendent; and Frank LeMay, President. Committee members introduced themselves.

Background on the history of the Police Building Study Committee was provided to Milestone noting that there is good momentum and support from Town officials and residents. Kevin relayed that that 173 properties throughout the years had been reviewed and finally selected the property on 132 Sanborn Road. There was general discussion where the committee is now relative to the building including a discussion about brick veneer, cmu exterior bearing wall, prefab attic style trusses, for future storage, etc. The carport is designed with a flat roof and current thought is to place air handling devices on top as best option. Other design considerations were possible wood trusses, type 3 construction, exterior walls must be non combustible, and bearing walls at 2 hours. Dispatch and reception should have - ballistic rated windows.

Gary Goudreau advised some decisions needed to be made this evening so that he can move forward. Gary would like the Committee to decide on type of construction, he is advising CMU (concrete masonry unit). After some discussion, Jason Wright made a motion to approve CMU construction, seconded by Tom Damon, the motion carried unanimously.

Gary also asked the committee for general agreement to move forward on the floor plans and the conceptual schematics. He provided four options for the exterior for consideration. There was discussion about the cupolas in particular and making sure we had a design that would be mindful of the impact on taxpayers.

Gary then reviewed the floor plans with the committee. There was some discussion about the size of the training room, which can also be used for as an EOC (emergency operations center) and grant funds would be available. A divider will allow for a community room and an EOC combination. Also the room will be large enough to accommodate over 50 people (which allows the PD to host trainings and receive their training free). Finally, the room would be available to the community at large for use. There was discussion about designing a building that works now and having flexibility for the future. More discussion about being mindful of the final cost of the building and impact on taxpayers.

Gary advised he would like to meet with the MEP (mechanical, engineering & plumbing folks sooner than later to talk about types of heat, controls, etc. A meeting was scheduled for August 19th at 1 p.m. at Milestone Engineering in Concord at 1 Horseshoe Pond. Tim Pearson, Nate Buffington, Kevin LaChapelle, and Jason Wright will attend from the committee.

There was some discussion about future meetings and it was agreed that we should meet at least three times a month starting now. Meetings were scheduled for Mondays in September on the 9th, 16th, and 23rd.
By the first week of October, the committee will have a design development estimate from Milestone.

The committee had a brief discussion about having a public meeting to engage the community about the new police station. They agreed to have their scheduled August 26th meeting from 5 p.m. to 6 p.m. on the 26th and a public forum at 6:30 p.m. Gary will have conceptual schematics and proposed floor plan (color-coded for each space) ready for the 26th.

Eric Pyra will put it on Facebook inviting residents to attend. Some discussion about using Facebook as well as building a website to inform residents of the progress of the committee. Facebook will only be used to inform residents, not to engage. Tim Pearson will work on a website.

Jason Wright made a motion to adjourn at approximately 6:45 p.m., with Chuck Drew seconding the motion, motion carried.

Respectfully submitted,
Jeanie Forrester

*PBSC minutes 8.12.19, approved 8.26.19*