

TOWN OF FOXBOROUGH
ADVISORY COMMITTEE
MINUTES
DATE 10/2/2013

Committee Members Present: Paul DeFazio, Lawrence Thomas, Jeffrey Anderson, Kevin Powers, Larry Stern, Tracey Metivier, Susan Dring, and Heidi Krockta

Members Absent: Mike Haney

Others Present: Dick Heydecker, Lorraine Brue, Ginny Coppola, Randy Scollins, Monica Fisler, Lynda Walsh, Steve Udden, Bill Casbarra, John Gray, Jr., Bill Yukna, Bob Garber, Roger Hill, Mike Stanton

Notes taken by: Kristin Meehan Papianou

The meeting was brought to order at 7:00PM by Paul DeFazio, Chairman. Paul advised that tonight both the Ad Hoc Committee and the Building Committee on the Town Hall will discuss their proposals.

7:05 – Ad Hoc Committee, Dick Heydecker – Dick said they had a good meeting with the Municipal Building Committee last week but didn't reach agreement. They came down to the following issues:

Issue of cost – Dick said that Bill didn't think the Ad Hoc committee had taken a valid approach. The Ad Hoc committee went back to their estimator. Dick handed out a document called A1 Plan – ADD/RENO. He said that the estimator arrived at a cost of \$5.2M for the A1 plan. He said that the approach is valid. The Ad Hoc Committee is comfortable with their estimate.

Dick handed out a space utilization chart. B Plan is 600 ft. under program and A Plan is 2100 ft. over. Discussion of gross area space utilization comparing between the A, B and A1 plans. Dick highlighted the differences to demonstrate that the Ad Hoc Committee was able to successfully squeeze the plan. He also discussed the storage components and the variations.

Dick also discussed the existing building. The KBA report doesn't say that the existing building should be demolished. He feels the issue is water. The water from around the building heads to the building. They need to dig swales around the building to get the water moving away from the building. He also discussed the gutters, brick stains, mortar issues, mold, duct work and the ceilings.

7:20 – Bill Yukna, Permanent Municipal Building Committee with Joe Milani, KBA Architect, Bill Cass, Gary White, Steve Sloan – Discussion of the participants in the team and the credentials of each company involved in the project. He questioned the estimation by the Ad Hoc Committee which is at about \$170 per sq. ft. and compared it to the Library which was about 50% renovation and came to about \$450 per sq. ft. He has concerns as a taxpayer with the validity of these numbers that the Ad Hoc Committee is coming up with.

Bill also discussed renovation vs. a new build and said that this renovation is too extensive. Also discussed the unknowns of the damage behind the walls and the fact that they can't know how extensive it is until they get into it. He questions the Ad Hoc Committees \$250K contingency as being insufficient.

One of the concerns he discussed with Dick's group is that they have to lose about 600 sq. ft. to build a wall inside a wall. There are costs associated with that. He also talked about the water issues and agreed that they could pull a lot of water away from the building by putting in French drains, etc. Additional discussion of steps required to correct the drainage.

Bill also talked about energy efficiency. Building new would ensure a better insulated, efficient building. He did say that they agree wholeheartedly that there are a lot of things that should have been done all along on this building. Even before May Special Town Meeting they are going to need improvements to the gutters and the roof.

From their perspective, this building is not historic. It doesn't have major redeeming value.

He discussed a comparable building in Bridgewater and the comparison in projected costs. Bridgewater is going for renovation because it's historic and they have \$5M in a preservation fund that the voters don't have to come up with. They've also done a lot of work on the building over the last few decades.

Bill talked about the plan, the needs of the work space and the consideration that was given to appropriate workflows. He also talked about the fact that the final building is going to be designed by whichever architects are hired – not the Ad Hoc and maybe not KBA.

7:40PM – Paul said that they would like to have some questions and some back and forth. He acknowledged that these two committee members know a lot more about this stuff than many and he asks that they answer the questions in layman terms. He said that he'd also like to hear about plans for maintenance.

Paul asked for Dick's response to Bill's statement that we'd be losing about 600 sq. feet to build out the exterior wall. Dick said that it's included in their plan. It's not an issue. Paul asked if Bill had a response – he asked what the addition size. Dick said its 2500 ft. Discussion of the sq. footage. Bill said that he'd have to do the math on it.

Paul asked what it would be like to work in the lower level. He asked about the ceiling height because the two groups have a two foot discrepancy. Dick discussed the use of soffits which would be to code. He discussed the use of recessed lighting as well as surface mounted fluorescents. More discussion about working in basement space.

Larry Stern said that the temporary space and the move are tremendously understated. He estimated \$22/ft. for class B office space. He thinks the estimate is more like \$600k rather than the \$240K. Bill said they used the numbers they used for the library. He said it depends on the extent of the project. Larry asked for the bottom up calculation to support the number – whatever it is. Bill said they believe they are close on the number overall but he can't get the number now that they are going to pay at an unknown location in May.

Dick said that for the Library it was 6000 sq. ft. The rentals in the area are quoted at \$12 - \$16 per foot but that's without the fit out. Additional discussion about rental space.

Bill Casbarra questioned Dick about some of the figures on the handouts he used tonight. Dick responded. Larry Thomas asked Dick about Bill's comments regarding the Ad Hoc Committee's very low cost per square foot. Dick discussed the base construction costs.

Discussion about the aesthetics of the existing building, other buildings in town and the desire to stay in keeping with the colonial feel of the town. Bill said that the Committee started this process with an eye toward renovation.

Discussion of the amount of space in the new building and the original program. Discussion of the program and the estimates by Joe Milani (KBA). Discussion of a study of other Town Halls in the area and the space needs for each. The size of the offices are based on industry standards and based on the work of interior designers.

Discussion of what the Town gets for the \$500,000 in this article. Bill advised that what we've got so far is just conceptual. For the \$500,000 we get a full set of plans and specs. The specs need to be developed, and then they go to bid and get an actual price. Then they go back to Town Meeting.

8:30PM Audience question: Dr. Javid Hassan, Foxboro resident asked about the location and whether it allows for expansion. He questioned why we're limited to the current location. Larry Thomas answered by discussing the Master Plan and the focus on the center of Town.

Art Muldoon has been in the construction industry since 1948. He commented on the appearance of the current building. He said it reminds him of Norman Rockwell. He said that the new building is 16 ft. closer to the street and it is too big for the site. It's a two story addition across from the funeral home. He thinks the building is at least 30% bigger than what we need.

8:35PM Tracey Metivier left the meeting.

Larry Stern asked if the Board of Selectmen has taken a position on the location and appearance of the proposed building. Bill Yukna said that there's nothing final in this plan and that there will be changes. Larry Stern asked who actually owns the project. Who is making the decision as to what this is going to

be. Lorraine Brue said that they've voted on this twice understanding that it will go through a design review process.

Paul stated that the article vote is either "yes" that the Town wants to get plans for a new building. If the vote is "no" then this new building plan won't move forward. Randy said that if this does get moved out another year or so, the price will rise. It's up about 10% from where it was last year when it was not voted on at Town Meeting.

Randy Scollins said that he's not aware of any other building project in town where they parsed out the vote for the soft costs. It's always been one vote for everything. Randy said this is an extraordinary process for this building. Bill said that they know this is a big concern to the tax payers and that is why they are taking this approach.

Paul said that Randy will be back next week to discuss the financing of this project.

8:45PM Lynda Walsh asked how much was paid for the original study. Randy said it was about \$50,000. She said that it would be good if the documents were attached to the minutes and then the minutes were put on line.

Jeff Anderson asked the Selectmen why they voted as they did. John Gray said that they had to make a decision and took in as much information as they possibly could. Jeff asked what the total real price is for this, interest included. Randy said if we go with the \$8.1M and assuming a very conservative interest rate, the cost would be in the high \$2M, so total would be \$11M.

Jeff asked Ginny why she voted for the new construction option. She said she's relying on the needs of the people who work in Town and the plan that was developed. Additional discussion of new versus renovation and the difference in size. Jeff suggested that we really need to be able to clearly articulate the difference in the space and the associated cost.

9:00PM Kevin Powers left the meeting.

Bill Casbarra likened the Town Hall renovation to a home renovation. He discussed the need for us to present a united front at Special Town Meeting and that something needs to be done now. He urged common sense.

Dick referenced many other projects ahead of us with large price tags, and if we could save some money on this project, it might help.

Ginny said that they've heard criticism that there's been no direction on the Town Hall project. So, the Board did vote. The policy makers have voted twice for demolition and construction in response to the Town's request that the Board take a stand.

Discussion about what would happen if Town Meeting doesn't vote for the DPW modular building. It would require a redesign. Discussion about the need to help the folks at Town Meeting understand why more space is needed with the Police and the DPW moved out of the building. Bill Yukna and Joe Milani both discussed updated requirements for office space, bathrooms, etc. Joe conceded that we could make it work with the current space but it would be less convenient and would come with significant concessions.

Jeff Anderson asked who is responsible for the maintenance of the building. Bill said that it would be the Town Manager. Bill discussed the maintenance model for the schools which works. There's no agreement between the town side and the school side but there is talk about making a formal arrangement for maintenance in the future.

Bill Casbarra said that a maintenance plan was put together in 1998 and they came up with an estimate of about \$1.8M that needed to go into the Town Hall but, when they started doing repairs they started tripping code requirements. That drove the costs.

Discussion of the rental option. Ginny said that the master plan indicated a desire to keep Town Hall downtown. Discussion of the detrimental impact to the downtown economy if Town Hall is moved out.

Larry Thomas said that he'll almost certainly vote to support this plan because we need to do something but what really troubles him is the size of this building. He said he doesn't understand the need for all of these offices. There are industries that work in a more open and less expensive floor plan. He asked if the sight line requirement adds to the space. Joe said that it's more efficient to build it as a new space rather than trying to build it into the existing space.

9:40PM Paul thanked all presenters on behalf of the Ad Comm.

Roger Hill, Bob Garber, and Mike Stanton: Discussion of DPW and the sewer service area. They followed up to requests for information from last week. They handed out a drawing of the Foxboro Department of Public Works. Discussion of the current conditions and the efficiencies to be gained by moving all the staff into the same place. Mike said they need an administrative consolidation.

Paul asked how this is being paid for and why are rates going up. Discussion of what is driving the rate hikes – it's not the building but rather the services. The building is going to be paid for out of retained earnings which will have to be replenished.

Discussion of the configuration of the modular building, the offices and the amount of square footage per person.

The DPW is now Article 5 – Paul thanked the Selectmen for moving the order of the articles.

Discussion of the use of the modular buildings for Town Hall. Bill Yukna said a modular building has about a 40 year life span. It's a very functional and very cost effective option for a limited use.

10:20 PM Motion to Adjourn by Larry Thomas. Seconded by Heidi Krockta.

Vote: 6-0-0

Minutes approved by Vote of the Advisory Committee.

Date of Meeting: 10/9/13

Vote: 8-0-0

*Signed original on file with office of the Town Manager

Signature of Chairperson

Signature of Secretary