



# Town of Fairhaven

Town Hall - 40 Centre Street - Fairhaven, MA 02719

RECEIVED  
TOWN CLERK

2021 AUG 13 P 3:01

## MEETING NOTES

FAIRHAVEN,  
MASS.

### Date, Time, Location:

May 27th, 2021 @ 7:00 P.M., Remote through ZOOM

### Meeting Overview:

1. Meeting called to order
2. Past meeting minutes approval
3. Discussion on Article 57 - New Wing of Roger School
4. Discussion on Article 14, Plotter Scanner
5. Review of Public Safety Complex Progress
6. Closing Remarks
7. Vote to adjourn

---

### -Key-

**BOLD** = Issue being discussed

● = Notes, indentation for more notes

○ = Questions and discussions below

◆ = Votes (Nom/Second)

! = Change in attendance

---

### Member Attendance (9):

- Padraic Elliot, Lisa Plante, Chris Fidalgo, Bernie Roderick, Rob Grinrod, Jessica Dwelly, Carolyn Roberts, Kathi Carter, Jennifer Dupras

### Town of Fairhaven & Guests (8):

- Wendy Graves (Collector/Treasurer/Finance Director), Vinnie Furtado (BPW), Doug Brady (Rogers Re Use Committee), Catherine Cooper (SMEC), Chris Carmichael (Building inspector), Chief Michael Myers (PD), Chief Todd Correia (FD), Janet Slemenda (HKT Architect)

Meeting called, 7:01 PM

---

### PAST MINUTES

- Finance Committee 4.29.2021
- ◆ Rob, Lisa, (9 - 0)

- Finance Committee 5.13.2021

◆ Rob, Lisa, (9 - 0 - 1 abstain)

---

---

## TONIGHT'S AGENDA

### Article 57, New Wing of Roger School

- Doug: 2 parts of the process, main building and new wing
- 195k left in the mothball account, along with various RFPs for Roger School so far
- Selectboard will decide what will happen for the main building
- *Doug gives an overview of the figures regarding demo, rehab, rental*
- Demo cost will be above a million, much more than previous requests, and will need asbestos cost added
- Building code requires sprinkler system, due to square footage, being investigated
  - Quote listed doesn't show sprinkler cost, but should still in the \$475k cost
- Rental is \$405k over 10 years
- SMEC plans to put significant money into the building (250k)
- No money will be spent until the deal is signed and sealed by the Select board
- Lisa: What are Capital Planning and Select board opinions? Doug: Capital planning agreed with the plan, Select board is positive but has not voted yet
- Rob: Who is responsible for what costs? Doug: The investment costs and maintenance of the new building are part of SMEC with the maintenance cost of the main building on the town
  - Rob: Are we prorating the savings for solar panel investment? Doug: We'll do an analysis that incorporates these earnings
- Bernie: \$475k that's being requested, and the motion would be to borrow that.
  - Wendy: We have the ability to borrow, with the lease covering the yearly amount
- Rob: We're borrowing \$475k with \$405k in rent, so how much interest would we pay?
  - Wendy: Would need to calculate that
  - Doug: We'd also renovate that building which would build equity
- Kathi: Is the ownership of maintenance cost being written in the contract?
  - Doug: It will be in the trip lease, with the boiler being the town's responsibility
- Doug: k-6, with roughly 40 students, no parking on the street
- Bernie: Does this need to be addressed immediately?
  - Doug: We have numbers close to finalization
  - Doug: SMEC wanted confirmation for September, which is now unrealistic
    - Looking for a commitment from the Town for funding
- Chris: So the goal is to figure out town buy-in and then bring in investors?
  - Doug: Yes, essentially
- Wendy: There's been 3 RFPs in my 8 years, and this looks like the first viable option so far
- Lisa: This appears to be less than the cost to tear down and a solid investment into the building to rehab it
- Catherine: SMEC is an extension of the school system, the tuition is the main source of funding, and this building is within the range for SMEC to take on and invest
  - This building looks ideal for expansion
  - Currently there's a waiting list that is full
  - SMEC's Board discussed the figures last night, and while the least is favorable, it comes with SMEC doing the upkeep for a 100 year old building

- Kathi: Why now? Catherine: Company has grown, was looking at other schools, and Fairhaven actually returned our inquiry
- Pad: Select board approved 10k aside to review the project. What's the status of that? Doug: Will be discussed Tuesday in executive session
- Pad: FinCom wants to wait for a vetted number, likely after the Select board meeting
- Pad: What's the game plan for the old building? That's my main concern right now
  - Doug: The building would be brought up to code and the infrastructure would be maintained, which means the building is improved after those 10 years
- Carolyn: Was SMEC in the building previously? Catherine: I believe they were in the portables
- Rob: I think we should be pushing for a 15 year deal rather than the 10 when looking at the figure for the cost of borrowing
  - Catherine: I believe we'll be over \$600k invested over the time period, for a comparable cost and benefit
- Pad: What about moving into the old building? Catherine: The cost is too expensive for SMEC
  - Pad: It sounds like we'd be investing into the older building, which would help
- Chris Carmichael: Sprinklers would help, but likely would need elevators at some point for other uses for the older building
  - Doug: This process could be done in phases as well
- Pad: Plan is to take this up before town meeting

#### **Article 14, G., Plotter Scanner**

- Pad: Sounded like we'd approve it but it wouldn't be immediately used
- Chris: Planning, conservation, BPW, and any department could use this
- Large scale printer and scanner to digital format
- Very useful to get away from paper
- Would be used daily
- Pad: Would there be a cost for training? Chris: There's one when dropped off, along with a manual
- Rob: It sounded like the first use case would leverage an outside service to convert documentation to these digital formats?
  - Chris: Initially, I proposed the plotter scanner and the copying work, which are separate projects
  - We can take old records to scan in
  - Vendor would handle the conversion to digital format
  - Likely to put this in town hall so it will be used for multiple departments

◆ Recommend to town meeting. Chris, Lisa, (10 - 0)

#### **Review of Public Safety Complex Progress**

- Pad: I know the project is a multiyear process, and would like an overview of the project's current status, with the understanding that an article is into negotiations
- Myers: Still looking for the purchase of land, and Janet can go over the different scenarios
- Janet: Hired in 2017 and created the different scenarios to figure out costs (needs, scenarios for those needs, cost associated)
- Professional cost estimator was hired, well versed & positive history

- Hard construction costs + soft costs + project contingency to figure out the different costs for each scenario
- *Janet presents a powerpoint for the various scenarios, overview of different possible buildings / developing options*
  - Focused on PSC
  - Costs grows with time (cost for waiting)
  - 7 scenarios were shown
- Carolyn: Any estimate on the savings of selling the old building? Janet: Best to look at comparables in town, but there's some substantial costs to renovation of the building
- Bernie: Everything falls within the \$40-50m range for costs. None of these costs include land acquisition. Does anyone know the cost for land? Myers: Money has been set aside in capital outlay for land acquisition for projects like this.
- Bernie: How current are these figures? Janet: Should be from 2020
  - Hoping that numbers will stabilize by first quarter 2022 (costs are rising right now with COVID recovery)
- Bernie: Land needs to be bought before project approval? Wendy: Yes
  - Bernie: So we would invest in the land but not invest in a project. What happens then? Wendy: More of a matter of when then
- Pad: This requires debt exclusion for the project, which will be an increase in taxes for that.
- Chris: The existing site wouldn't work at all? Janet: Yes due to it being too small.
  - Chris: If the requirements are what they are, the costs are rising, and there's a need for the town, then this feels like a need we need to figure out
- Bernie: My point is "What room is there to adjust the requirements?" Do we need the most expensive plan possible?
- Myers: This is based on the needs of the town, so the requirements come from those discussions and analysis of the town
- Janet: We do extensive discussions with what the needs are for the departments. We don't start from the desire of having a room that's a particular square footage. We ask how the rooms will be used and work backwards from that.
- Pad: Once we have land to be acquired, then would we be looking at bids? Janet: Once the land is acquired several RFP steps follow, and this process is awhile (months to years, depending on scale and rate of RFPs being accepted)
- Rob: I support a new facility, but I don't know what's best yet for it. It'll be a hard sell for a facility that's twice as large as the current and \$1m for a new animal shelter. The existing building needs to be figured out as well.
- Myers: We're aware of the laws surrounding the sale of the existing building.
- Correia: We are also tax payers, and the cost will rise the longer we wait on this.
- Pad: The closer we get to the acquisition of the land, the more we want to look at the actual plan.
  - Correia: We'd like to house a lot of needs in this along with ours (animal control).

---

## CLOSING REMARKS

- Pad: 3 articles are left to address

- Wendy: For the lights, it's a citizen's petition, which means the wording cannot change.
- Pad: Likely to meet on the 3rd or 10th.
- Pad: I'd like protection of the Roger's article

---

---

◆ Vote to adjourn, Lisa, Chris (9 - 0)



---

Christopher Fidalgo, Secretary