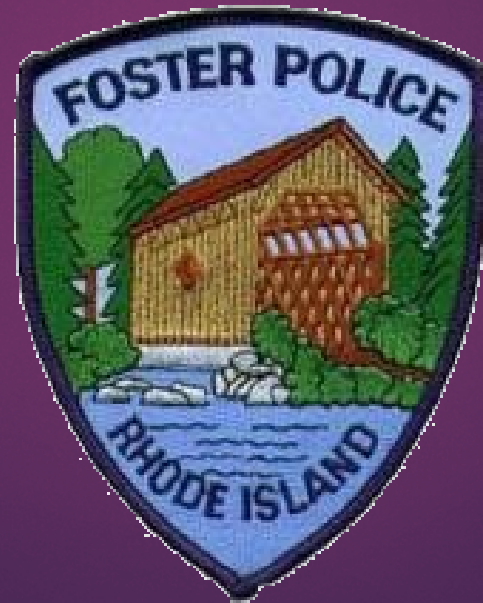


# Foster Police Department Building Committee

This Presentation has been updated in response to questions from the public. The updated slides have yellow text in their title boxes.



# Foster Police Department Building Committee Mission Statement

***The Committee is charged to evaluate and report back to the Town Council regarding the location, design and building of a new Police Station that meets the needs of the Police Department and that will serve the residents of the Town of Foster. The station shall be constructed in order to provide a safe, efficient and cost effective building that will consider both current and future needs of the Town of Foster.***

*Drafted and approved 5-0 at Foster Town Council 4.14.2016*

# How municipalities make decisions of facilities such as this?

When municipalities are interested in making changes in major public policy initiatives including: education, tax, budget, regulatory policies, land use, infrastructure, water, agriculture, tourism, transportation, housing, demographics, crime and security effectiveness, energy and other state and local projects, policy questions, ballot initiatives and strategy planning, they have two standard options:

- ▶ 1) Utilize a firm who is skilled in a modeling program such as REMI (Regional Economic Modeling Program). Others are CUM (Capacity Utilization Model) or IMPLAN (Impact Analysis for Planning)
- ▶ 2) Often considered a much less expensive way is to utilize lay councils, committees or boards, typically chosen using the residents of the municipality. When this method is used, the selections are typically based on the knowledge base of the members. This is the method historically utilized by the Town of Foster

# Choosing the Original Local Committee

- ▶ **The members of the committee were unanimously selected on 4.28.2016 by the Foster Town Council with the following qualifications at that time:**
- ▶ **Joe Walsh:** Master Electrician, Electrical Contractor, Building Contractor, Chairman of the Foster Zoning Board
- ▶ **Gordon Brayton:** Construction Professional, Proprietor Scituate Lumber, Member Foster Engineering Board, Chief of South Foster Volunteer Fire Department
- ▶ **Tom Walden:** Nearly five decades in Emergency Services, Building Committee member for Foster Center Fire Station and Highway Garage. Member of the Foster Center FD, Foster Ambulance, Foster Engineering Board and past EMA Director
- ▶ **Anthony Renzi:** Entrepreneur, owner of multiple businesses, managed construction of his projects
- ▶ **Brendan Mara:** Structural Engineer, Associate Principle at Odeh Engineers
- ▶ **Jon Restivo\*:** Attorney specializing in Commercial Real Estate and Construction Law
- ▶ **Chief William Ziehl\*\*:** Chief of Police, Town of Foster

\*Town Council Position

\*\*Police Chief Position



# Replacements for the Committee:

- ▶ **1.11.17** Foster Town Council voted to replace Jon Restivo with Gordon Rogers, owner of GTH Bobcat Services, to fill the vacated Town Council position on the committee.
- ▶ **4.12.18** Chief Breit replaced the retired Chief, William Ziehl
- ▶ **2.28.19** Foster Town Council voted to replace Gordon Rogers with Denise DiFranco to fill the vacated Town Council position on the committee

**The only replacements were for members who could no longer hold the position. When the committee was formed, the Town Council designed the committee to require a member from the Town Council and the Police Chief to serve as ex officio members**

# Current makeup of the Committee:

- ▶ **Joe Walsh / Chair:** Master Electrician, Electrical Contractor, Retired Building Contractor, Former Chairman of the Foster Zoning Board, Business Manager/Financial Secretary IBEW LU 99
- ▶ **Gordon Brayton:** Construction Professional, Proprietor Scituate Lumber, Member Foster Engineering Board, Chief of South Foster Volunteer Fire Department
- ▶ **Tom Walden:** Over Five Decades in Emergency Services, Building Committee member for Foster Center Fire Station and Highway Garage. Member of the Foster Center FD, Foster Ambulance, Foster Engineering Board and past EMA Director
- ▶ **Anthony Renzi:** Planning Board Chairman, Entrepreneur, Owner of multiple businesses, managed construction of his projects
- ▶ **Brendan Mara / Secretary:** Structural Engineer, Associate Principle at Odeh Engineers
- ▶ **Denise DiFranco\*:** Retired Education Professional, President/Chair Foster Town Council
- ▶ **Chief David Breit/ Vice Chair \*\*:** Chief of Police, Town of Foster

\*Town Council Position

\*\*Police Chief Position

# Are there limits to the duties of the committee?

*The Mission spells out the total duties asked of the committee:*

***The Committee is charged to evaluate and report back to the Town Council regarding the location, design and building of a new Police Station that meets the needs of the Police Department and that will serve the residents of the Town of Foster. The station shall be constructed in order to provide a safe, efficient and cost effective building that will consider both current and future needs of the Town of Foster***

# Has the committee moved past the mission statement to explore all options?

Yes the committee has, even though it was beyond our scope:

- ▶ Opened communication with the Town of Scituate 5.26.2016 to discuss a rumor of a merger between the two towns of departments or structure. Foster Town Council then set up a meeting. The two town councils met on 6.22.2016 to see if this was an option
- ▶ Investigated renovating and adding on to town hall for new station
- ▶ Investigated renovating existing Police Station
- ▶ Investigated Joint project with Library
- ▶ Investigated utilizing existing residential dwelling for sale at 109 Danielson Pike
- ▶ Agreed to hold public presentations
- ▶ Established budget
- ▶ Discussed funding streams
- ▶ Explored Grants



# What the committee has zero control over

- ▶ The Police Department Building Committee is nothing more than an Ad Hoc committee. All financial decisions are that of the Town Council and ultimately the voters. The committee was not given a budget so our goal was to be as “cost effective” as possible to comply with the mission statement
- ▶ We cannot take into consideration the defund or disband the police efforts in town, we are following the mission statement with the belief the defund movement will recede and the decision to pursue disbanding the police department would be that of the town council, not this committee
- ▶ We have no control over your taxes or town budget, other than all of our efforts as individual taxpayers
- ▶ We have no decision making authority, all our efforts are merely recommendations to the Foster Town Council
- ▶ We have no control over the existing violations or potential litigation.

# How did the committee come to be?

- ▶ Prior to the creation of the Building Committee in May of 2016, a design was produced for an addition to the Town Hall for a Police Station
- ▶ This Police Station concept was approximately 10,000 Square feet and a cost of approximately \$4,000,000
- ▶ Presumably this concerned the taxpayers in the town
- ▶ Presumably the Town Council understood the need for a new Police Station, however felt it needed a broader field of input
- ▶ **The Town Council met and unanimously voted to approve:**
  - 3.7.2016 Form Building Committee and request interest*
  - 4.7.2016 Allocate \$30,000 to fulfill mission*
  - 4.14.2016 Collaborate and approve mission statement*
  - 4.14.2016 Approve of all appointments to committee*



# Current Police Station



Existing Building 1824



# Condition of the current Police Station



Public Window Area



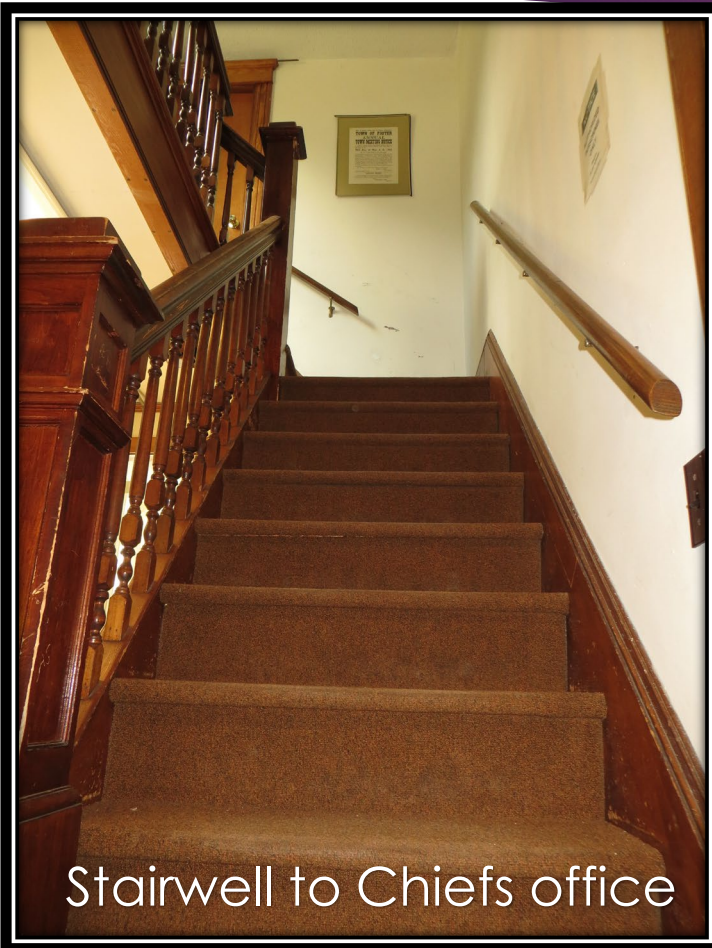
Hall to public window



Waiting area in lobby

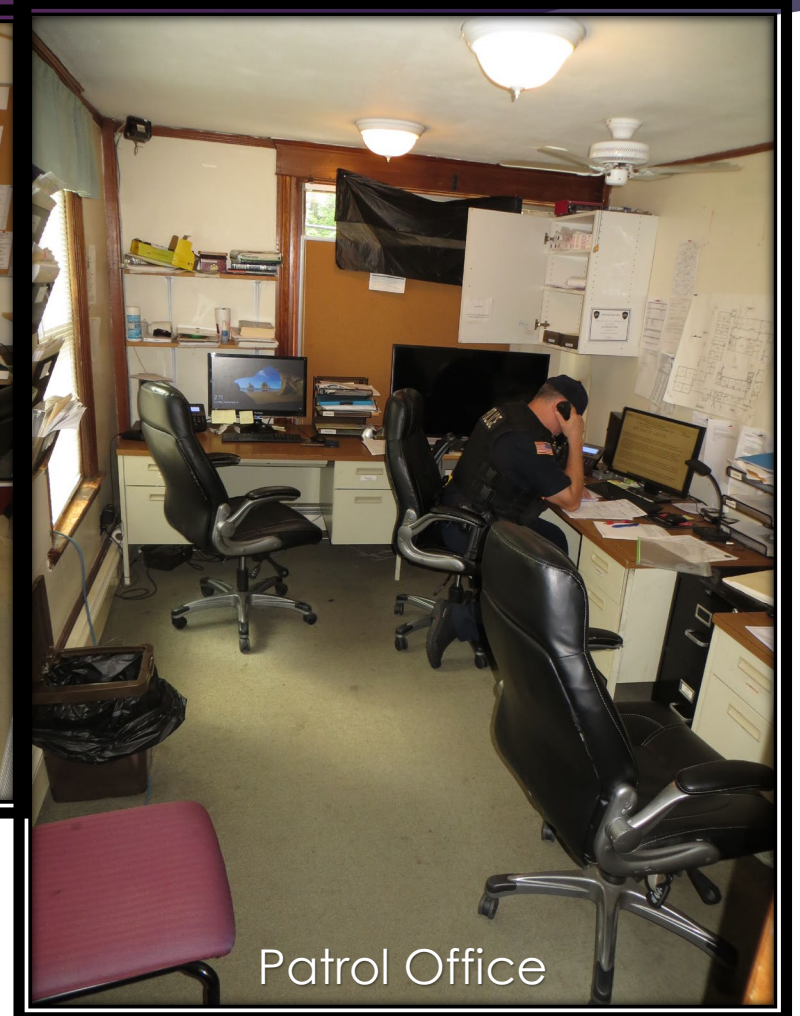


# Condition of the current Police Station





# Condition of the current Police Station





# Condition of the current Police Station



Shared bathroom  
and lockers:  
Male/Female/Public



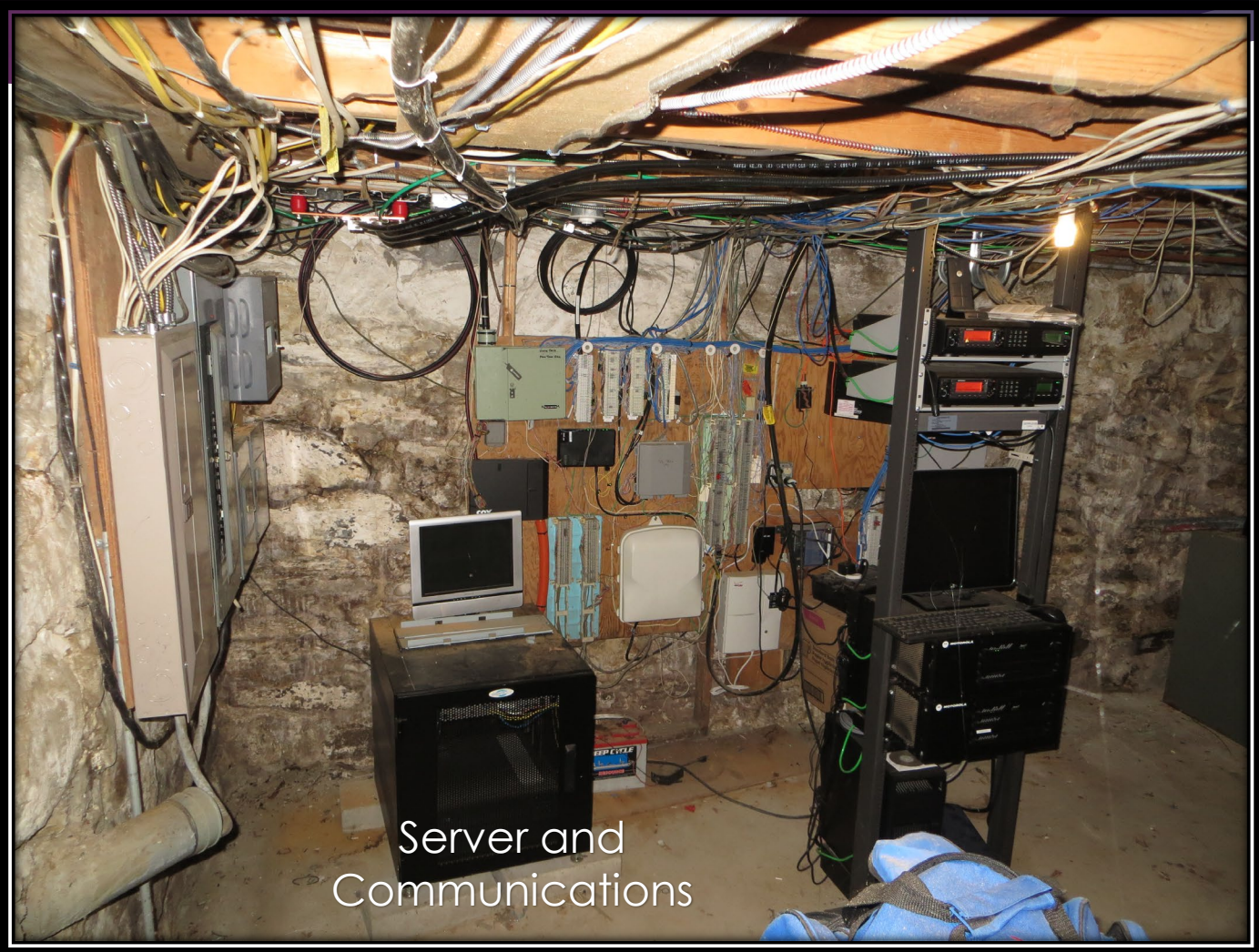
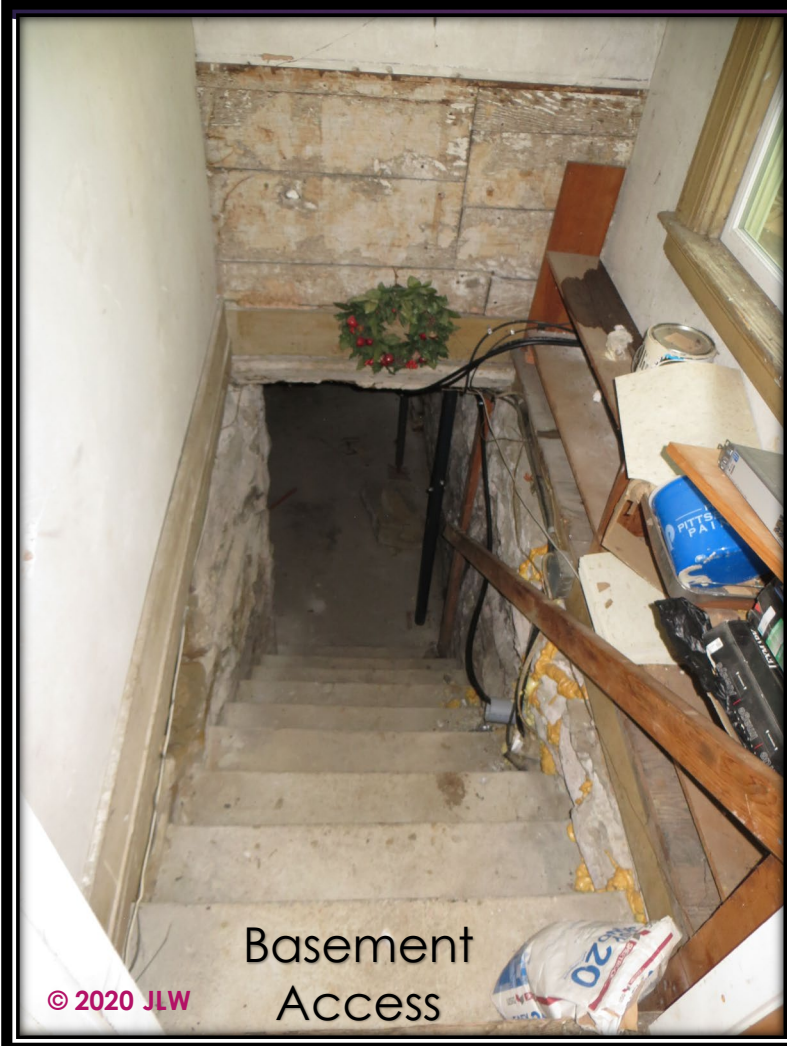
File Storage



Conference  
Room



# Condition of the current Police Station





# What is missing from the Police Station?

- ▶ **Separate cells for juveniles and females**, we currently have one cell
- ▶ **Any interrogation/interview rooms** of which you need separate ones for Juveniles
- ▶ **Any Shower Facilities**, which must have Male/Female
- ▶ **Any Locker Rooms**, which must have Male/Female
- ▶ **Separate bathroom facilities** for Male/Female/Public
- ▶ **Actual offices of any kind**
- ▶ **Actual waiting room**
- ▶ **100% ADA compliance** of which we are at basically 0%
- ▶ **Real weapons storage**, we now use a broom closet
- ▶ **Real evidence storage**, we now use barely accessible file cabinets
- ▶ **Sally port**

# What type of work do the police perform in Foster ?

During the past 10 months:

- ▶ There have been 41 arrests, 15 of which were domestics. Four of the domestics were felony charges including 1 felony assault with a deadly weapon. In addition, the department has investigated 23 felonies.
- ▶ The department handled 95 vehicle accidents, including fatalities and near fatal accidents. At one point, there were three simultaneous accidents in the space of one hour, which Lt. Domingos handled alone, due to the fact that he was the only officer on duty.
- ▶ The officers have written 329 Citations and handled 357 incident reports. We are currently short two officers due to a resignation and National Guard duty, and are running with 7 officers , including the Chief of Police until these positions can be filled. The department also consistently handles approximately 1500 calls per month, which involve: wellbeing checks, neighbor disputes, advice, house alarms, etc...

# What about community policing?

**It is not uncommon for Police Departments to be active in the community. Programs such as DARE and other outreach programs could actually have space to operate in a safe and respectable manner, which has an obvious positive impact on the youth**

**There will be an EMA office and parts of the building will share space in an emergency for logistics, communications and a marshalling point during a natural disaster**

**The public areas can be used for neighborhood watch meetings, elderly awareness meetings and other groups that can benefit from a collaborative relationship with the police**

# What about Police Department Accreditation?

Chief Breit will speak on this:

The Town of Foster Police Department cannot be accredited due to the facility they operate in

- ▶ Police Professional Liability Insurance deductible has dramatically increased to \$25,000 due to lack of accreditation

What accreditation means:

- ▶ Nationwide recognition of professional excellence
- ▶ Community understanding and support
- ▶ Pro-active management systems, policies, and procedures documented
- ▶ Liability litigations are reduced
- ▶ Enhances the morale of department personnel
- ▶ Adherence to law enforcement standards reinforces public confidence in police departments, much the same as it does for hospitals, universities, and other professional services
- ▶ Accreditation makes a statement to other law enforcement agencies, professions and the community that the Foster Police Department meets the highest level of standards and professionalism



# What is the recommendation from the Committee for a new Police Station?

## *Our recommendations:*

The Committee is recommending building a single story structure of approximately 6000 square feet located at 110 Danielson Pike (corner of route 6 and route 94).

The building size is based on the minimal requirements for a modern municipal police station for a Town of our size. This location provides room for minimally invasive expansion in the future.

The land has been generously donated to the SFVFD by Mike and Ann Valentine. The SFVFD will in turn offer use to the Foster Police Department

# Is this our best option?

The combined expertise of the Building Committee believes this is our best option for we the taxpayers.

To arrive at this point, Foster Town Council unanimously voted on 4.7.2016 to allocate \$30,000 for the mission. We actually had to negotiate with the Surveyor to get to one solid option and design, and not exceed \$30,000. The selected architect was the most competitive of all those who submitted bids, and has gone beyond his original scope to assist the Town in this project.

If the Town wishes to explore every option to the last detail, the Town would need to allocate an equivalent sum and prepare for a substantial amount of time to have plans drawn on every option

The sole reason the Town Council created the committee is they had faith in the members to know the intricacies of construction, associated costs and would act in the best interests of the taxpayers.

# Advantages to this particular site

- ▶ Location is closer in proximity to Isaac Paine School and the High School in the event of an emergency of any nature
- ▶ High Visibility for emergency services
- ▶ Will give some definition to Foster as people pass through town
- ▶ Safe access for Police and Public to and from two major thoroughfares
- ▶ Potential spurring of investment interest as Route 6 gets cleaned up
- ▶ SFVFD will be creating a farmers market on the same site
- ▶ Most of lot will remain as well maintained open space

# Is there a better use for this site?

The owners of the land, Mike and Ann Valentine, have most generously offered this site for use by the emergency services in town

The Valentines have decided at this point that they have no desire to see commercial development on their land

If the Taxpayers decided to vote this down due to location, the property would only go to another non-profit. It will not be sold or developed for commercial use according to the owners



## Will the Town own the land?

The land is proposed to be re-zoned as municipal, and then subdivided. We are told that the portion for the police station will be deeded to the town. Neither the legal process, nor the re-zoning, have been completed at this time. We do not have control over those processes, therefore we cannot comment beyond this point.

# What happens to the land if this proposal is not approved by the voters?

That is up to the owners. If the legal documents say it must be used for the purposes of the police station and fire station, then presumably the owners could reclaim the land if they chose to

Again, that is the legal end of the arrangement, and 100% up to the owners, if the voters chose to reject their gift

# Was this the only option the committee researched?

**No, the Committee researched the following:**

- ▶ Merger with Scituate, Town Council then took the reigns: **6.22.2016 Meeting with STC and FTC-no resolve. Again on 10.24.19 at FTC meeting, a motion was made and seconded to send a letter to Scituate TC to discuss merger. It appears that this motion failed, however the FTC President did make efforts to contact Chairman Brady from the Scituate Town Council, via phone and email, but has not heard back as of this writing.**
- ▶ Renovate and construct an addition to the Town Hall: **Cost and logistics, Category IV**
- ▶ Single Story building on vacant hill behind existing police station: **Historic Preservation conflicts**
- ▶ Two story building on vacant hill behind existing police station: **Overall good plan and location and meets Historical District goals**
- ▶ Residence at 109 Danielson Pike: **Age of structure, Abatements, cost to renovate and expand. ADA, timeframe of purchase.**
- ▶ Single Story Building on vacant lot corner of route 6 and route 94: **Ideal location for municipal building, reduced site work, existing septic, existing well**



# Site Plan



Site plan was not ready at this time



# PROPOSED FOSTER POLICE DEPARTMENT



HOWARD HILL ROAD  
FOSTER, RHODE ISLAND, 02825

**Edward Rowse**  
ARCHITECTS  
400 Main Street  
Suite 100, Foster, RI 02825  
Phone: (401) 333-4300  
Fax: (401) 333-4301  
www.edwardrowse.com

CONSENT AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE GRANTED TO THE ARCHITECT FOR THE PROJECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER USED FOR OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

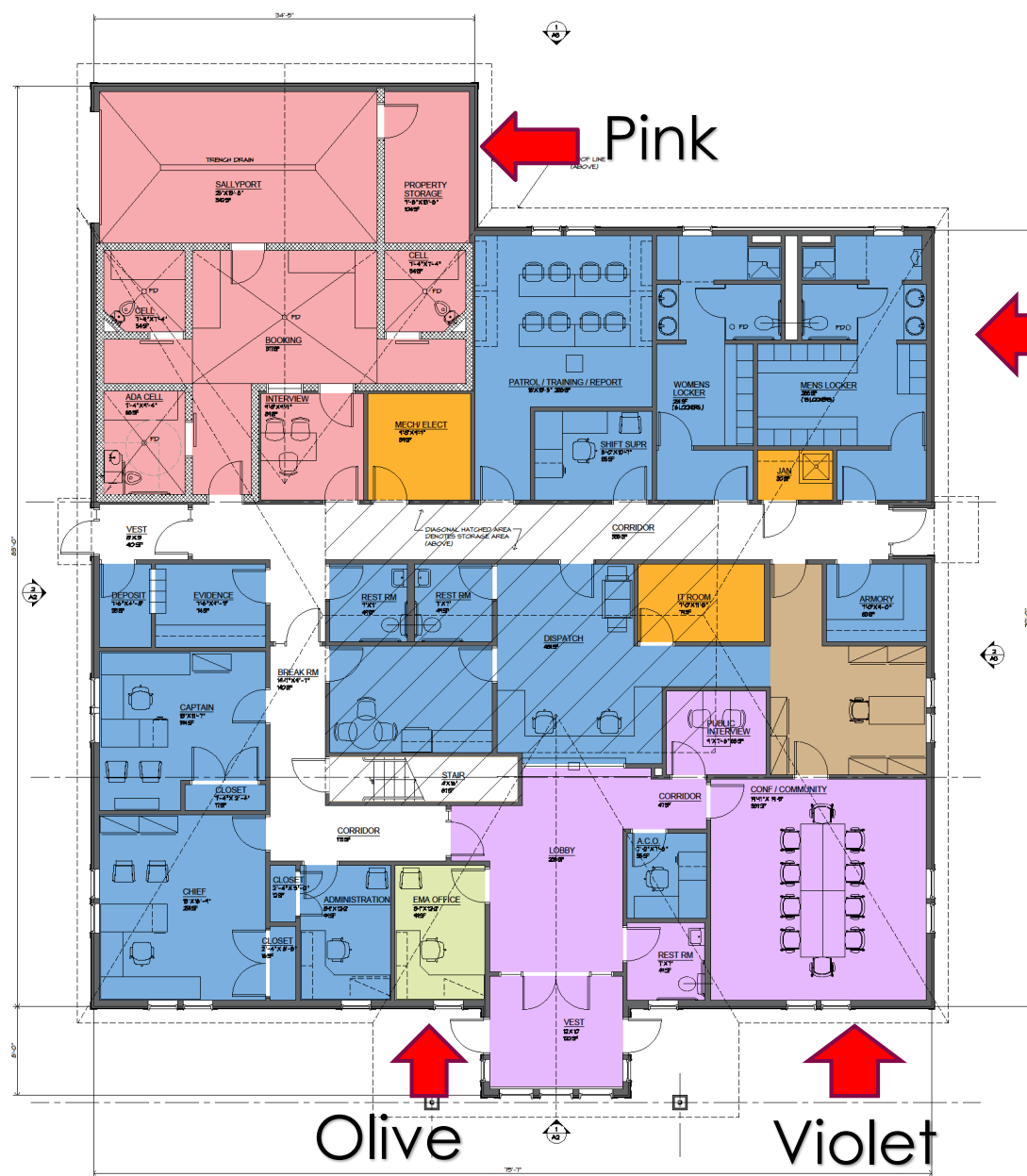
**PRELIMINARY**  
15.0% 07/15/2020 10.2020

Date: 07/15/2020  
Drawn by: JAW Proj. Mgr.: JAW  
Revised by: No. Date Description

SCHEMATIC DESIGN  
FLOOR PLANS

A1

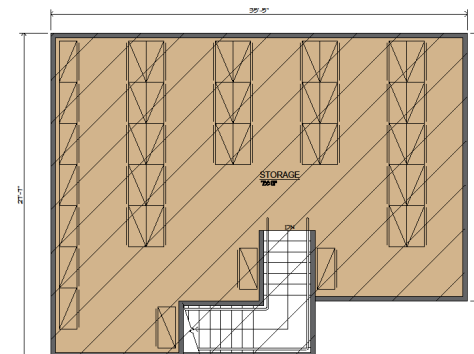
2020-01-A1



1 FIRST FLOOR PLAN  
A1 SCALE: 1/4" = 1'-0"

Blue

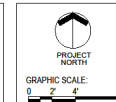
Brown

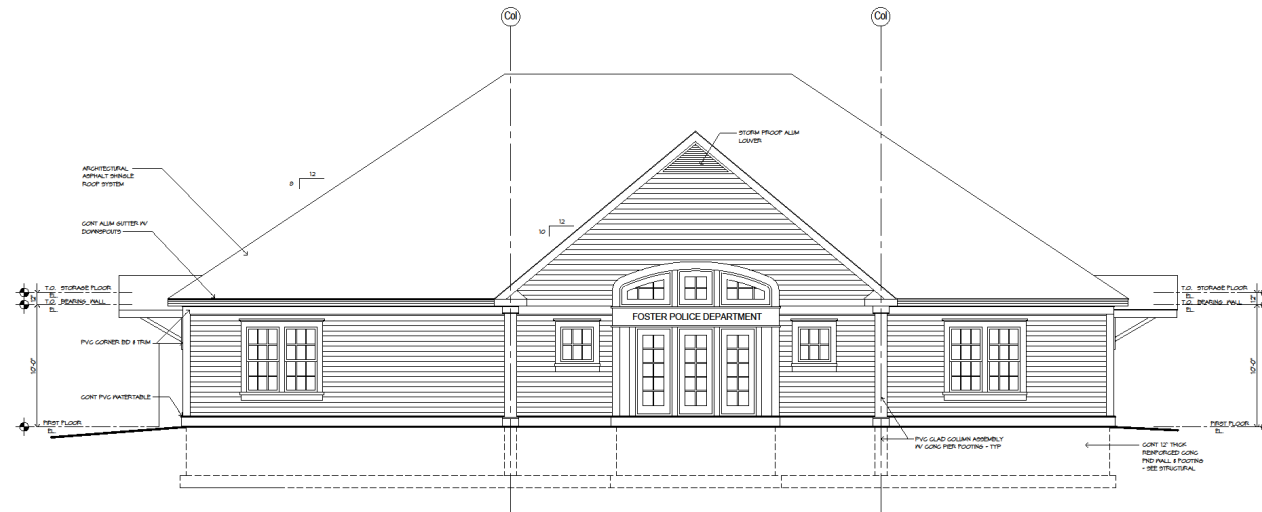


2 INACTIVE RECORD/  
STORAGE FLOOR PLAN  
A1 SCALE: 1/4" = 1'-0"

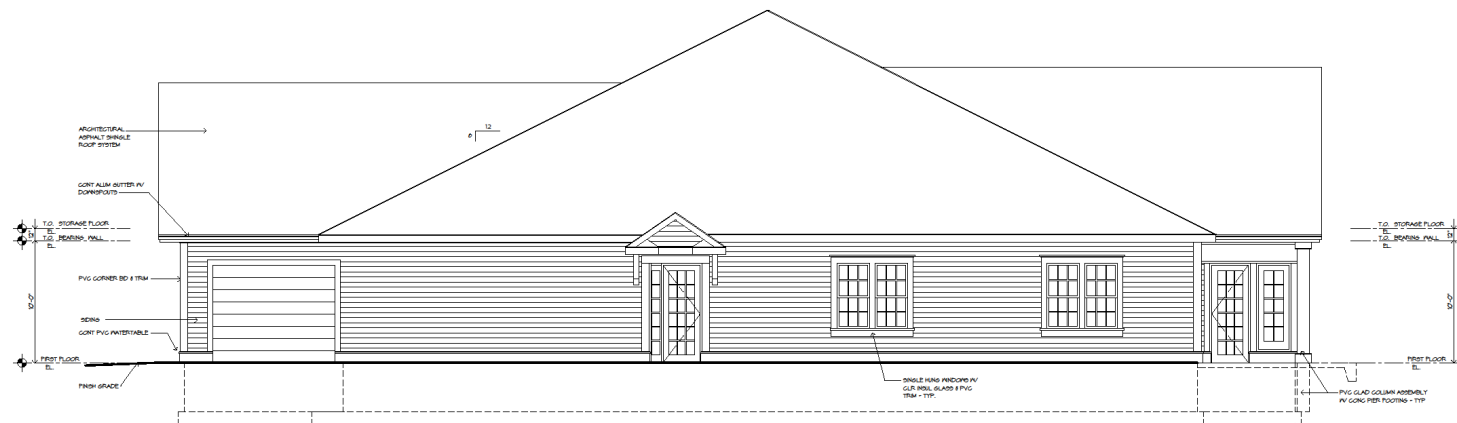
PROGRAM LEGEND	
Blue	POLICE DEPT.
Light Purple	PUBLIC SPACES
Red	DETENTION SPACES
Light Orange	UTILITY SPACES
Light Brown	STORAGE
Light Green	EMA

BUILDING GROSS SQUARE FOOTAGE	
FIRST FLOOR:	5,837 GSF
STORAGE:	788 GSF
TOTAL:	6,625 GST



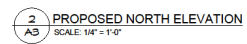
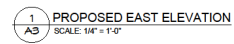


1 PROPOSED SOUTH ELEVATION  
A2 SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION  
A2 SCALE: 1/4" = 1'-0"





# Is the facility being designed as an energy efficient building?

- ▶ Modern construction has certain standards that all construction must comply with in regard to energy efficiency
- ▶ It is the position of the Committee that the building should meet LEED (Leadership in Energy and Environmental Design) standards, even if we choose not to be LEED certified
- ▶ As with all construction, making a building efficient during construction is an investment that will pay for itself over the life of the structure



# Could we make the building smaller to save money?

That is not as easy a question to answer as it seems, for these reasons:

- ▶ There are minimum standards for a police station. The required rooms have been reduced to reasonable sizes to save as much square footage as possible.
- ▶ Keeping the building as a single story, we have eliminated the need for the installation and annual inspection of an elevator
- ▶ When we speak of \$400 a square foot, that is an overall average. There are costs associated with major items that are divided amongst all square footage. Those costs will either not change at all, or will minimally change, if the building size is reduced. These items include, but are not limited to: heating, cooling, electrical, bathrooms, showers, site work, paving, communications, cells, evidence storage, security, weapons storage, furniture, fencing, etc.
- ▶ In addition a square foot in the middle of a room may have an average cost that is less than half of the \$400 estimate. However, a square footage in the outside corner could be 10x the average.
- ▶ The answer is, of course, you can save some money, however it will in no way be relative to the average cost per square foot.
- ▶ Reducing the building to the point that you will need to expand in the near future to save a few dollars per household, may not be in the best interest of the taxpayer

# Did you incorporate design considerations for individuals with psychological issues?

The Police Department has a specific policy for taking care of individuals with psychological issues. Chief Breit started the following protocol:

- ▶ The individual is put in a secure and safe area
- ▶ The individual stays in the custody of a police officer at all times
- ▶ The individual will then be transported to another facility if the situation warrants
- ▶ The goal of the police policy is to insure that the individual does not harm themselves or others

# Do I get to vote on this?

The Town Council will decide if they will present it to the people for a vote

The Police Department Building Committee is nothing more than an Ad Hoc committee, chosen by the Town Council , to provide the best option to the taxpayers

The Committee has submitted our recommendations to the Foster Town Council for consideration. If they feel the recommendation makes sense, it will then go to a vote of the people

# What if we vote against the proposal?

**This committee has dedicated over 4 years of our lives to provide the Town of Foster with the best option for a new police station. Judging by the repeated unanimous votes on the Foster Town council, we believe this is also the goal of the three councils in place during the process**

**The committee was formed, as a way to prove to the Authorities having Jurisdiction that we were moving in the direction of a new Police Station. This effort was to suspend any action from the AHJ's against the Town. Before the committee was formed, there were a host of violations of ADA, Fire Codes, Electrical Codes, Civil Rights, etc., that are well known to the Federal and Local government. The past solicitor and the current solicitor have both confirmed the legal pressure on the town due to the violations**

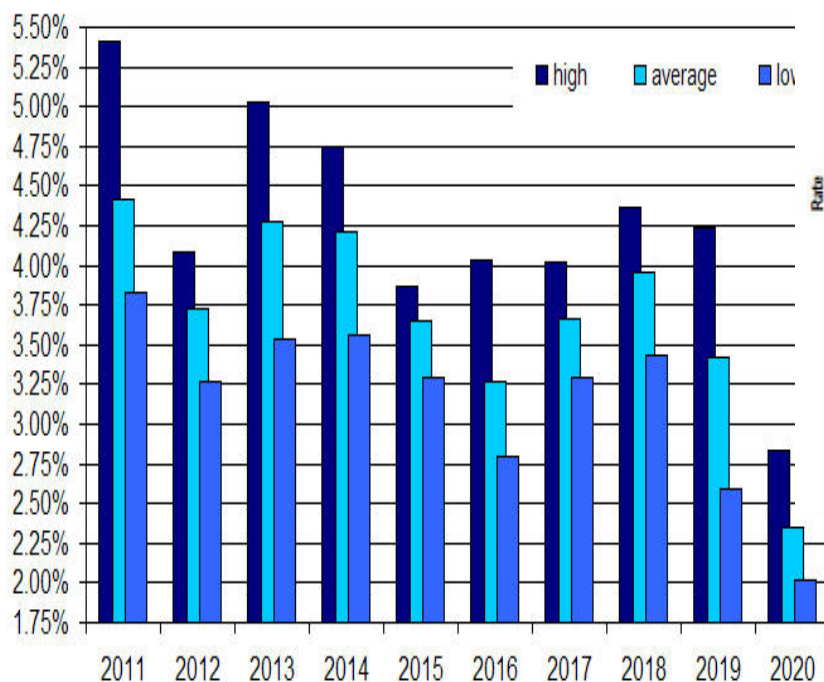
**Presumably, if the Voters of the Town choose not to approve the investment of a new Police Station, the Authorities having Jurisdiction will take action on the Town for all of these aforementioned violations**

**It would literally be impossible for the current structure to meet those standards**

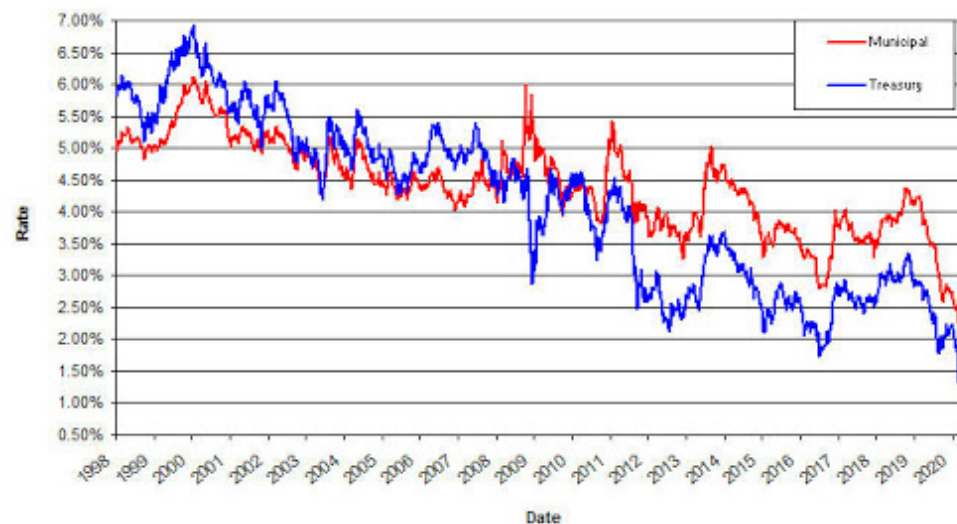


# Is this a good time to borrow money?

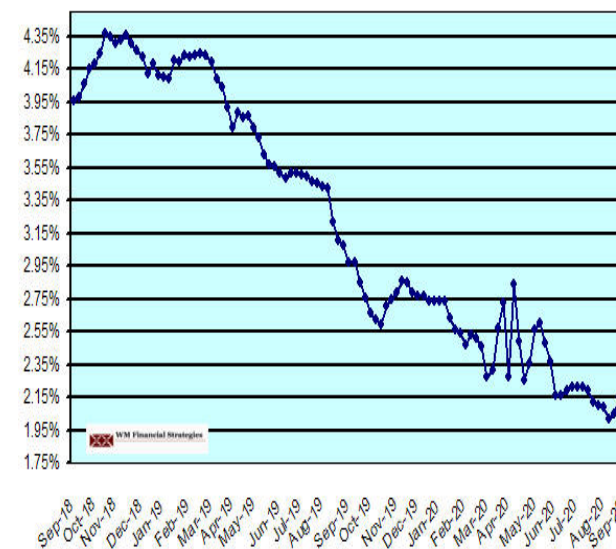
THE 20-BOND INDEX  
2011-2020



20-BOND BUYER INDEX  
COMPARED TO 20 YEAR TREASURY BONDS



THE 20-BOND INDEX  
LAST 24 MONTHS - BY WEEK



\* Rate as of September 3, 2020 is 2.22%

## Bottom line it already!

Based on other recent facilities and professional input, we believe that the facility will price out at approximately \$400 to \$450 per square foot, at <6000 square foot. The committee is suggesting to also have some funds available for the expenses not included in the actual structure. This is the way the public process works. We cannot obtain valid competitive bids without the bidding contractors believing this a real project.

That number, of course, means little when you do not know how it impacts  
we, the taxpayers

# Are there other costs involved?

What we are proposing is the cost for the building, as directed. There are other costs involved, which include, but are not limited to:

*Furniture*

*Landscaping*

*Signage*

*Paving*

*Fit out*

*Tower and cabling for Communications*

Some of this would be direct purchases by the Town, and others, allowances in the contract. We cannot say at this time if some, or all of this, will fit into the overall proposal as presented



# Funding Goals

**Ideally we will have other funding streams, other than an increase in taxes. The following breakdown is how the impact would look if we do not have access to other funding streams**

**Kelli Russ / Town Treasurer can expand on this**

**Police Station**  
Borrow: 3,000,000

		Estimated Annual Payment	Estimated Total Interest Payout	Estimated Total Payout
2.375%	20 years	\$ 190,714	\$ 814,286	\$ 3,814,286
2.750%	20 years	\$ 197,747	\$ 954,934	\$ 3,954,933
3.000%	20 years	\$ 202,526	\$ 1,050,528	\$ 4,050,528
3.500%	20 years	\$ 212,305	\$ 1,246,103	\$ 4,246,103

**Police Station**  
Borrow: 3,000,000

		Estimated Annual Payment	Estimated Total Interest Payout	Estimated Total Payout
2.375%	15 years	\$ 240,603	\$ 609,050	\$ 3,609,050
2.500%	15 years	\$ 242,885	\$ 643,268	\$ 3,643,268
2.750%	15 years	\$ 247,491	\$ 712,358	\$ 3,712,358

**Police Station**  
Tax Impact on 3,000,000 bond over 20 years

			Estimated Annual Impact on Property Valued at			
			Est Tax Incr per \$1,000 Assessment	\$300,000	\$350,000	\$400,000
2.375%	20 years	\$	0.38	\$ 114.00	\$ 133.00	\$ 152.00
2.750%	20 years	\$	0.40	\$ 120.00	\$ 140.00	\$ 160.00
3.000%	20 years	\$	0.41	\$ 123.00	\$ 143.50	\$ 164.00
3.500%	20 years	\$	0.42	\$ 126.00	\$ 147.00	\$ 168.00

**Police Station**  
Tax Impact on 3,000,000 bond over 15 years

			Estimated Annual Impact on Property Valued at			
			Est Tax Incr per \$1,000 Assessment	\$300,000	\$350,000	\$400,000
2.375%	15 years	\$ 0.48	\$ 144.00	\$ 168.00	\$ 192.00	
2.500%	15 years	\$ 0.49	\$ 147.00	\$ 171.50	\$ 196.00	
2.750%	15 years	\$ 0.50	\$ 148.50	\$ 173.25	\$ 198.00	

# What happens to the current building?

- ▶ **Again, this is outside of the scope of the Police Department Building Committee. However, we have encouraged the Foster Town Council to create a committee for a larger vision of the future use of the Municipal Buildings**
- ▶ **The building will most likely be re-purposed and remain a historic landmark in the Town of Foster**



# What is the process if the voters approve?

It is crucial to understand this is a public process and must be acted upon accordingly. The following is a basic idea of how construction of a municipal building proceeds:

- ▶ The RFQ (request for quotation) process begins to select an architect to bring us from construction plans to completion of the project
- ▶ The architect meets with the Building Committee to finalize every detail
- ▶ The architect will then start on the structural and detailed designs for the building
- ▶ After the architect has completed, or nearly completed this stage, the RFQ process for general contractors begins
- ▶ The general contractor is then selected, and the sub trades are already selected by the GC
- ▶ A construction schedule is then drafted, and a meeting of all parties occurs to sign contracts
- ▶ A date is set to break ground on the project
- ▶ Construction begins

*There are plenty of other moving parts in the process, but the above is what drives the schedule*

# What about budget overruns?

There are ways to minimize or prevent budget overages:

- ▶ Hire an architect that is familiar with Municipal Police Construction. This is what we have done for the schematic phase, and will do once again for the construction phase
- ▶ Involve the Police Department personnel to assure that we understand their needs. This has been done. Chief Ziehl, and now Chief Breit, have attended nearly every meeting as committee members and have been guiding the needs of the department. Chief Breit has also collaborated with Scituate to address any design errors they had experienced
- ▶ Review, review, review. The old carpenters motto: measure twice, cut once
- ▶ Wages of the construction workers are set by state law, which controls that component
- ▶ We have little control of how realistic a General Contractor may be when figuring in their profit margin. We partly control this by having a realistic construction schedule, a knowledgeable committee, avoiding major changes after bid, and by minimizing their risk, via: parking for crews, security of site, temporary heat, etc.
- ▶ If the bids come in beyond what we have projected, we would need to re-evaluate. Whereas it is a public process going for bond ahead of award, everyone bidding will already know what the max is. Unfortunately, this method also lets the bidder know what your max is.

# What is the status of the State Police rumor?

Again this is outside the Mission of the Committee, however it was a question we also needed the answer to. If the police were going to be disbanded, then there was no point in the Committee volunteering their time for the town.

- ▶ 2.8.2018 A motion was made and seconded at the Town Council to “go into discussions with the State Police (RISP) to take over services to the Town”
- ▶ 2.8.2018 A majority vote was achieved with an amended motion for the Council President to send a letter to the RISP for a proposal on services provided
- ▶ 2.12.2018 a letter was received by the FTC from the Colonel of the State Police “*denying a rumor that they were negotiating with the Town of Foster to assume law enforcement responsibilities*”

We are unaware of any other activity after the 2018 denial from the State Police. Whereas at no time has the Committee been requested to hold the process, it is a logical presumption that there has not been a change of position from the RISP. The only town in Rhode Island that the RISP patrol is Exeter. The price tag for the patrol is \$300,000 per year. That cost was planned to be raised to \$440,000 in 2020, but the COVID 19 pandemic caused a redirection in priorities. The Town of Exeter is now in the process of a feasibility study to decide if they will start their own police department again.



# Why listen to the committee?

**Great question!**

**The committee was appointed and given a mission by a bipartisan town council. Since that time, two more bipartisan town councils have continued to work with the committee. At no time have any of the three town councils informed the committee that were going in a different direction**

**The committee has spoken ad nauseam about all of the possible options and we believe this is our best and most equitable option**

**As stated many times before, the town council has every right to hire professionals and allocate as many thousands of dollars as it takes to thoroughly explore every single option down to the last penny. To this date, not a single town council has taken any action in that direction.**

# What if the bids come back over budget?

It is not uncommon for public or private projects to come in over budget. The committee hopes it does not, but there is always that chance. This can be due to current availability of labor, time of year, availability of other projects, aggressiveness of the construction schedule, liquidated damages, solvency of the municipality, and so on.

The standard process is simply to send it out to re-bid. Many times the same contractors cut their profit and risk a bit to re-bid closer to your desired figure. In other instances, significant changes must be made or another vote for funding could happen

The key in this process is not to commit to a project you cannot fund. Unfortunately this is common in public construction, but it does not have to be. Our goal is to have a realistic financial vote and not proceed until we are comfortable that the goal is achievable

# Comments from the committee

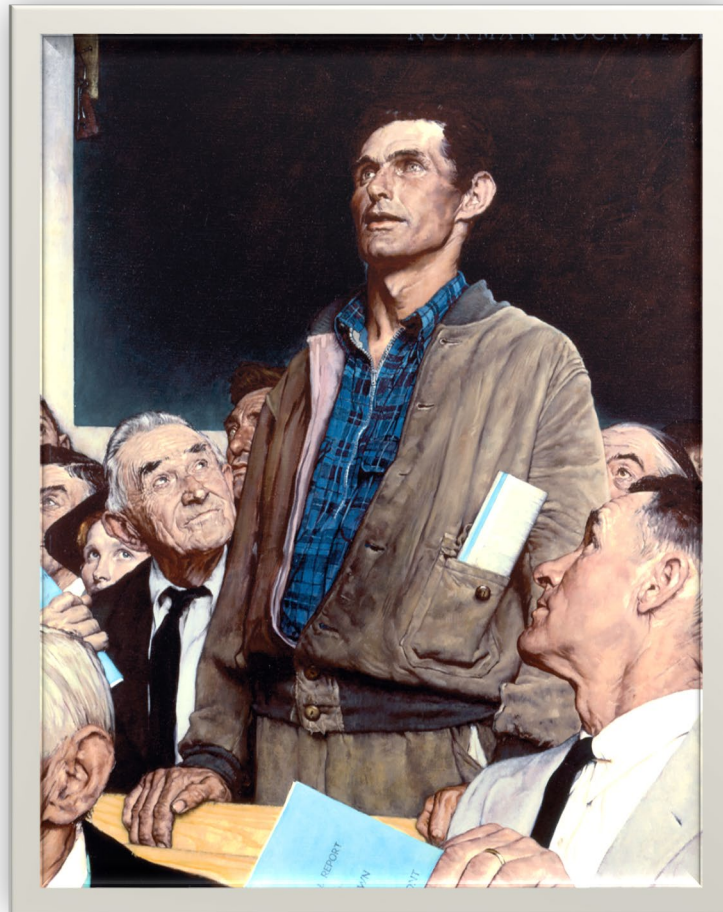




# Questions from the Town Council



# Questions from the public



Norman Rockwell  
Freedom of Speech

Thank You for your interest!!

