

WALPOLE POLICE COMMITTEE

October 16, 2023

Minutes

Steve Dalessio called the meeting to order at 6:30 pm. Present were Andrew Dey, Trevor MacLauchlan, Jay Punt, Chief Justin Sanctuary, Rod Bouchard, and Peggy Pschirrer. Present on Zoom were Cheri Watson, Dave Adams and Jonathan Halle of Warrenstreet Architects, Concord, NH.

Mr. Halle introduced himself as the principal of Warrenstreet Architects. He stated his firm does a good deal of municipal work citing such projects as a Health Care Facility of 13 beds done with Harvey Construction, a Rockingham County Municipal Building with a County Sheriff's Department, and a house of Corrections. His firm has also consulted on police stations that were not approved by Town meetings.

Mr. Halle then asked the committee for details of the size of the police department, a potential location and traffic concerns. He was advised that we have a Chief and 5 police officers and we have a site identified but not yet purchased.

Mr. Dey asked what kind of attention a six-million-dollar project would get from Warrenstreet when most of their projects are over 10 million. Mr. Halle reported that he personally would work with an intern to do a feasibility study which he would accomplish in two months. He would be highly involved from the beginning with a study of our needs. He can begin as soon as we say go. We were urged to consider Quantity, Quality and Cost.

Ms. Pschirrer asked what would be part of the feasibility study? Mr. Halle answered it would include goal statements in a document that would include a talk about construction, the site, a conceptual design and an opinion of construction costs. It would be design, bid and build.

Mr. Bouchard asked Mr. Halle what changes he has seen in Police Departments over the past few years? Mr. Halle spoke of the National Association of Accreditation of Police Departments which has guidelines for police departments. He asked if we needed holding rooms. We do currently have and would need holding rooms in a new station.

Mr. Halle asked if our goal is to be accredited? Chief Sanctuary said yes, it is. Mr. Halle also asked what we wanted. We want three acres of land, Mr. Halle said we would need to have test bores done on the land and that he uses Randy Rhoades for that kind of work. He also emphasized that we need to be meeting with the community.

The Committee has been part of two public meetings and has met with two community groups.

If we were to hire Warrenstreet the first phase would take three to four months which would involve many conversations with the committee.

We need to agree on expectations and milestones to be accomplished.

Mr. Dey asked what works well with a municipality. Do we need an owner's rep? Mr. Halle believes it is better to talk with the whole committee rather than one representative.

Mr. Halle asked how a community center would be used, whether there would be more than one parking lot? He would want to talk with the Police Chief first, then the entire committee. Will the building be designed to allow growth? What utilities are on the site? How will it be plowed?

Mr. Dey repeated Mr. Halle's earlier observations about Quantity, Quality and Cost. A program design would be completed, then priced.

Mr. Bouchard said the new building would be 5-8,000 square feet with a community room.

Mr. McLachlan and Mr. Bouchard indicated the expectation that the group would apply for grants with CDPG and Northern Borders as possibilities.

Mr. Dey asked what distinguished Warrenstreet from other companies? Mr. Halle replied that they have a positive history, satisfied clients and can do a virtual drive up to the building which will help people see the end result. He would be delighted to work with the Town of Walpole to build a new Police Station. Mr. Halle then left the meeting.

The Committee then reviewed their discussion. They agreed to meet with another architect on November 6 at 6:30 in the Selectboard Office.