

<b>Essex Public Safety Building Project</b>	<b>Meeting Minutes</b>
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Re: Public Forum	Date: May 1, 2019
Location: Town Hall, 3 <sup>rd</sup> Floor Auditorium	Time: 7:00 PM

Attendees:

Name	Present	Name	Present
<b><u>Town Building Committee</u></b>		<b><u>Town Staff</u></b>	
Lisa O'Donnell, Committee Chair	✓	Brendhan Zubricki, Town Administrator	✓
Daniel Doucette, Fire Chief	✓		
Peter Silva, Chief of Police	✓	<b><u>Board of Selectmen</u></b>	
Westley Burnham, Planning Board		Peter Phippen	✓
Nat Crosby, Historical Commission		Andrew Spinney	✓
Colleen Enos, Member	✓		
Paul Francis, Member	✓	<b><u>NV5 (OPM)</u></b>	
Peter Levasseur, Member	✓	Tim Dorman	✓
Mark McKenna, Member		Mike Ulichney	✓
Stuart Pratt, Member		<b><u>JRA (Architect)</u></b>	
Charles Storey, Member	✓	Stewart Roberts	✓
Ramie Reader, Member	✓	Philip O'Brien	✓

1. Review of project history and development & departmental needs.

- Lisa O'Donnell provided a brief overview of the background on the project, including:
  - After Village Restaurant property acquisition proposal didn't get a 2/3 majority vote last spring, the town has engaged an Owner's Project Manager (OPM) and Architect to complete a comprehensive options analysis process.
  - An overview of the comprehensive site selection process was provided, culminating with selection of the town owned "cemetery site" and purchase of the abutting 11 John Wise Avenue property, which makes a combined facility possible.
  - The original intent was to have the design further advanced prior to Town Meeting, but due to the lengthy options review process, it has not advanced as far as planned.
  - Building a combined facility saves about \$2M over building separate facilities, due in large part to the space efficiencies and ability to construct in a single phase.
  - The Schematic Design phase documents have been sent to JRA and NV5's cost estimators to estimate and reconcile construction costs.

- It was noted that the design provides sufficient space for the Police and Fire departments with some flexibility to meet the long term needs without any unnecessary fat.
2. Review of new state requirements for workplace standards and safety.
- Erin Kirchner, Essex OSHA Coordinator provided an overview of the new state law requiring municipalities to comply with OSHA standards.
  - It was noted that she has been conducting safety audits over the last few months and identified several violations with the existing facility, including emergency signage not adequate, electric service not sufficient, issues with lighting, railings, floors, lack of proper ventilation in apparatus bay and drainage, etc.
  - Each deficiency would be considered a separate violation with a \$1,000 fine per violation. The fines get progressively higher if not fixed. Many violations cannot be addressed within the existing building. However, with a commitment to construct a new building in a defined timeline the Department of Labor Standards (DLS) may be able to defer issuing fines.
  - It was noted that Essex is on the inspection schedule for FY 2020 and inspection will be scheduled ahead of time.
3. Discussion of project costs and Town Meeting article:
- Lisa. O'Donnell proposed postponing the request for funding the entire project budget until the design is further advanced. Under this approach, Article 15 on the Town Meeting Warrant would only request funding through the completion of the bid phase to keep the project moving on the current schedule.
  - Andrew Spinney moved that the Board of Selectmen vote to request only the funding needed to complete through the end of bid phase at May 2019 Annual Town Meeting. Peter Phippen seconded the motion, all were in favor and the motion passed unanimously.
  - Chief Silva moved that the Town Building Committee vote to request only the funding needed to complete through the end of bid phase at the May 2019 Annual Town Meeting. Colleen Enos seconded the motion, all were in favor and the motion passed unanimously.
4. Overview of project schedule
- NV5 presented a brief overview of the project schedule, summarized as follows:
    - The Schematic Design was completed, cost estimated and reconciled.
    - The design has advanced into the Design Development phase, which will continue through the end of June.
    - The Construction Documents phase, where the design is detailed to a point where it can be bid and constructed, will proceed through summer and early fall 2019.
    - The intent is to put the contract out for bid in fall 2019, to allow construction activities to begin before winter conditions.
    - With a November 2019 start, construction would be complete in early 2021.

- There will be two more milestone estimates where trending of construction costs will be evaluated and value engineering/cost savings measures can be identified.

## 5. Review of project design

- JRA Provided an overview of the building program, including:
  - Police Department is located on the lower level.
  - Fire Department space is located on the main level and designed to be a healthy station by separating the hot, neutral and clean zones to prevent toxins from migrating through careful building layout and air pressurization.
  - There is a public zone, including the lobby, training room and conference room that spans both levels and is connected by a stair and elevator, which will be shared by both departments, with the secure police and fire zones separated.
  - The building program was developed based on current department needs.
- An overview of the site was provided, which is summarized as follows:
  - A comprehensive review of all potential properties in Town was completed and it was ultimately determined that the only available site which could support a combined facility is the Town owned cemetery site combined with the acquisition of the 11 John Wise Ave parcel.
  - The topography of the site slopes significantly, so there will need to be quite a bit of regrading.
  - Parking is provided for 44 vehicles in a few different smaller lot areas.
  - The apparatus bay will have a side loading orientation, which allows the fire trucks to pull off the street and back in utilizing the turning apron.
- It was noted that the training room dimensions are in line with the existing barn/house at 11 John Wise Avenue, so the current design intent is to take the timber frame apart and reassemble it within the training room.
- Exterior Design overview was provided, which noted that the intent was to break up the building massing to look like a series of smaller buildings to fit in with the surrounding architecture. This is accomplished by varying roof lines, jogs in the building and exterior materials.

## 6. Presentation of project costs

- Results of two, professional cost estimates, as compared to each other.
  - It was noted that two separate cost estimates were completed based on the Schematic Design documents. Both firms are experienced with similar projects. Given the stage of design, many assumptions are made as all of the details aren't yet provided. The estimates were reviewed and reconciled and are within a very small variance of each other.

- A comparison of the cost estimate by trade category, including markups, escalation and contingency was provided. It was noted that the cost includes the two options for storage under the training room and a more energy efficient HVAC system.
- Overall price per square foot, as compared with similar projects.
  - It was noted that the costs have been compared to other similar public safety projects and after leveling for escalation, the cost per square foot of \$550 falls within the average of the data.
  - Due to the code requirements for this type of facility, which must be built to a higher durability and structural standard, the costs would not be comparable to residential construction.
- NV5 provided an overview of the total project budget estimated to complete the project, including the construction cost, administrative costs, architecture and engineering costs, other soft costs and contingencies.
- The Town Manager noted that record documents and reports related to the public safety facility project are posted on the Town website at: [www.essexma.org/tbc](http://www.essexma.org/tbc)

#### 7. Presentation on Project Funding:

- The Town Administrator provided an overview of project funding and financing scenarios based on a proposed project cost to complete of \$17.5M.
- The funding will be a combination of some additional funds from the sale of real estate and borrowing.
- Two options for borrowing were noted, including market rate based on a 30-year term at 4% interest rate or USDA with a 40-year term at a 4.25% interest rate.
- Additionally, the borrowing can either be based on a level payment or a level principal.
- Charts showing each scenario were presented assuming \$3.5M cash from the sale of real estate is applied to the project to reduce the borrowing.
- Under the scenario reviewed, the average tax payer would incur an additional tax of \$535, which represents a 5.75% increase.

#### 8. Question and Answer and Public comments:

- How many pieces of fire equipment does the Town have?
  - The Fire Chief noted that Essex has 7 pieces of equipment, which is necessitated by the fact that a water distribution system isn't available throughout all areas of Town, so more vehicles are required to compensate for the lack of hydrants.
- Are there flat roofs?
  - It was noted that all roofs have some pitch to sheet flow runoff out to the edges of the building.



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- Are there any grants available?
  - It was noted that there are grants available that would help to fund some of the equipment needs, which is a relatively smaller amount of the cost, but the project must budget for them and the grants would offset the cost.
- Between this project and the school project, what percent of the Town's budget will be used for both projects?
  - It was noted that it would be approximately 1/10th.
- What is the budget for running the new building?
  - Operating costs are expected to increase due to improved HVAC standards.
- Will the new building require additional staffing?
  - The new building is not expected to change the current staffing needs.
- Has alternative energy been looked into (i.e. solar and wind)?
  - It was noted that the Town is looking at potential rebates for signing onto purchase alternative energy and considering higher efficiency options for the building mechanical systems.
- Is re-using the existing site off the table?
  - It was noted that this option was evaluated for a separate facility as well as a combined facility and ultimately the Town owned cemetery and 11 John Wise Ave site was selected as the preferred option to move forward with for a combined facility. Re-use of the existing site is no longer being considered.
  - It would cost roughly \$2 million more to build separate facilities and the current site could not accommodate a combined facility without significant roadway and utility relocations, impacts to Memorial Park, encountering contaminated soil and constraints imposed by the surrounding flood plain.
- Will there still be a ballot question for the debt exclusion for this project?
  - The question regarding exceeding the levy limit to fund this project will still be on the ballot as it was already set in stone and cannot be deleted now.
  - The vote will still be binding, however it will still need a Town Meeting vote to approve the cost at a later date regardless of the outcome.
- What will happen between now and July?
  - The design will get further detailed through the Design Development phase, where the building layout will be reviewed to improve efficiencies and incorporate value engineering without compromising quality and functionality.
- Why is the current proposal more costly than the Village site?

- The concept for the Village site only addressed the fire department, with about 10,000 sf. Due to constraints and site location, it assumed a pre-fab metal building and did not included some of the necessary spaces like a training room.
- It was also noted that the cost estimate was pieced together based on available information and not prepared by professionals based on a more clear definition of scope as is the case now. The renovation budget was based on limited review and not the complete picture of what would be required to renovate the existing building based on what is now known.
- Why was the Rowley Police and Fire station project less costly?
  - Several factors were identified, which include:
    - Construction costs are escalating at about 5% per year and there is expected to be about a 2-year difference in project schedules.
    - Rowley had a relatively level/balanced site with good soil conditions as opposed to the significant topography and cut/fill required on the John Wise Ave. site.
    - Essex has more program area, including need for an 8-stall apparatus bay.
    - The Essex budget includes added storage areas, more efficient HVAC system and abatement/demolition of the existing facility.
  - Chief Doucette noted that Rowley underbuilt their police station in 1985 at 3,300sf and outgrew it immediately. They had to renovate with a 5,600sf addition.
- Will you look into CM at-Risk?
  - This will be reviewed as a potential procurement method.
- Have the amount of calls gone up?
  - They have gone up slightly overall, but the amount of medical calls has increased greatly with the aging population.
- An audience member noted that the Building Committee should be sure that people understand where the costs come from and provide an apples to apples comparison from the previous cost numbers. Public relations will be important to get the information out. It was recommended that the project funding vote not be put for the during the summer months.
- Have you looked into regionalizing police department with Manchester's?
  - As addressed in former public forums, a local presence for fire would still be required in town to maintain adequate response times and police would require creating a regional district. It was noted that Essex has already regionalized dispatch.

**Attachments:**

- JRA Presentation
- Agenda
- Sign in list

*-End of Minutes-*

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Tim Dorman, NV5

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Lisa O'Donnell, Committee Chair



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**JOHNSON  
ROBERTS**  
ASSOCIATES INC.

**ARCHITECTS**

# **Essex Public Safety Building**

## **Essex, Massachusetts**

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Public Forum April 31, 2019



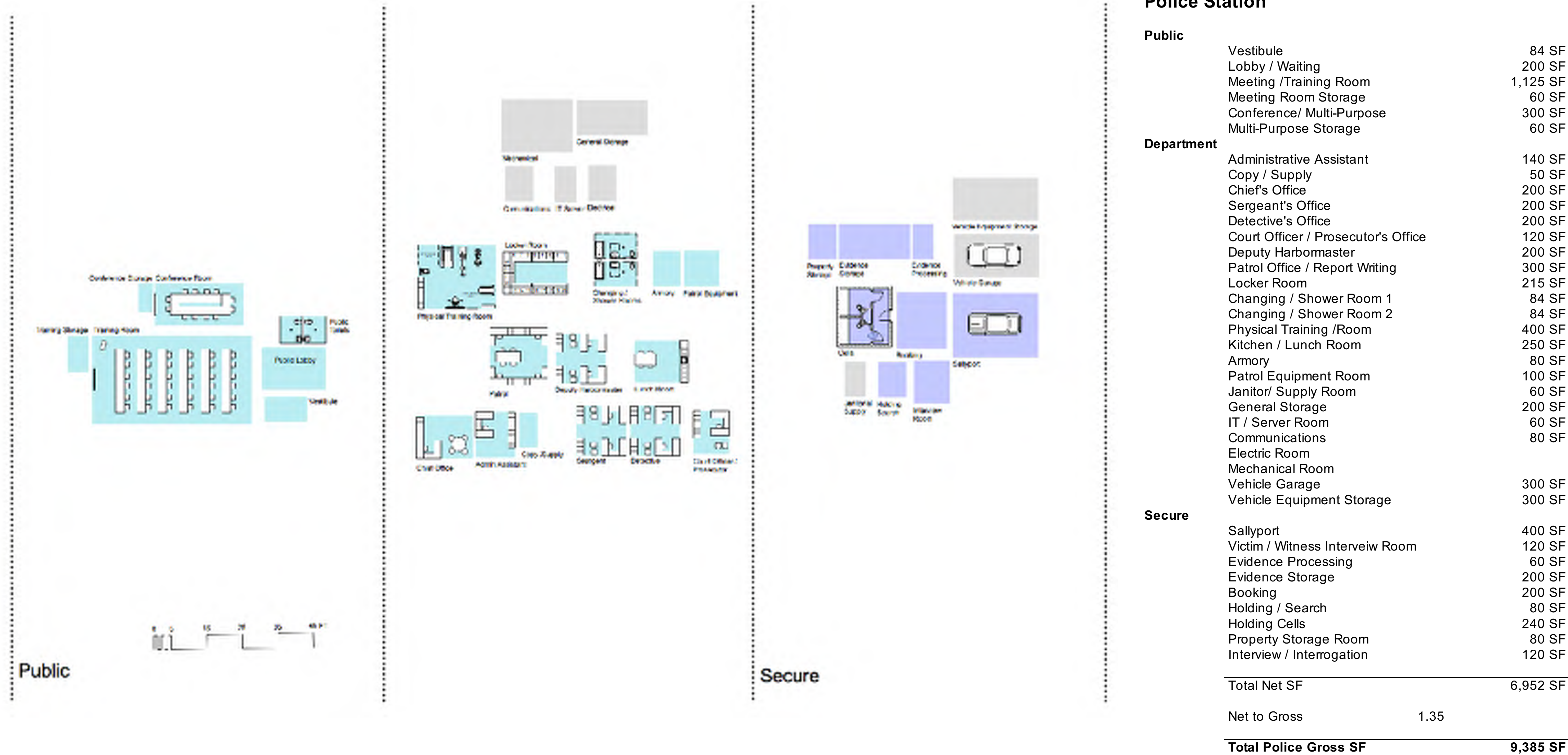
# Essex Public Safety Facility

## Schedule Overview

	Start	Finish	2018												2019																																																						
			Sep				Oct				Nov				Dec				Jan				Feb				March				April				May				June				July				Aug				Sep				Oct				Nov				Dec						
			27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	2	9	16	23	7	14	21	28	4	11	18	25	2	9
Architect Selection/Options Analysis	27-Aug-18	11-Feb-19																																																																			
Special Town Meeting - OPM	27-Aug-18		<div></div>																																																																		
Fall Town Meeting - Architect	16-Oct-18		<div></div>																																																																		
Public Forum	13-Dec-18		<div></div>																																																																		
Public Forum	6-Feb-19		<div></div>																																																																		
Special Town Meeting - Land Acquisition	11-Feb-19		<div></div>																																																																		
Schematic Design	12-Feb-19	8-Apr-19	<div></div>																																																																		
Public Forum	10-Apr-19		<div></div>																																																																		
Design Development	9-Apr-19	1-Jul-19	<div></div>																																																																		
Public Forum	1-May-19		<div></div>																																																																		
Town Meeting - Project Funding Approval	6-May-19		<div></div>																																																																		
Construction Documents	2-Jul-19	22-Sep-19	<div></div>																																																																		
Bidding	23-Sep-19	4-Nov-19	<div></div>																																																																		
Construction	5-Nov-19	31-Jan-21	<div></div>																																																																		

Essex Public Safety Building Project

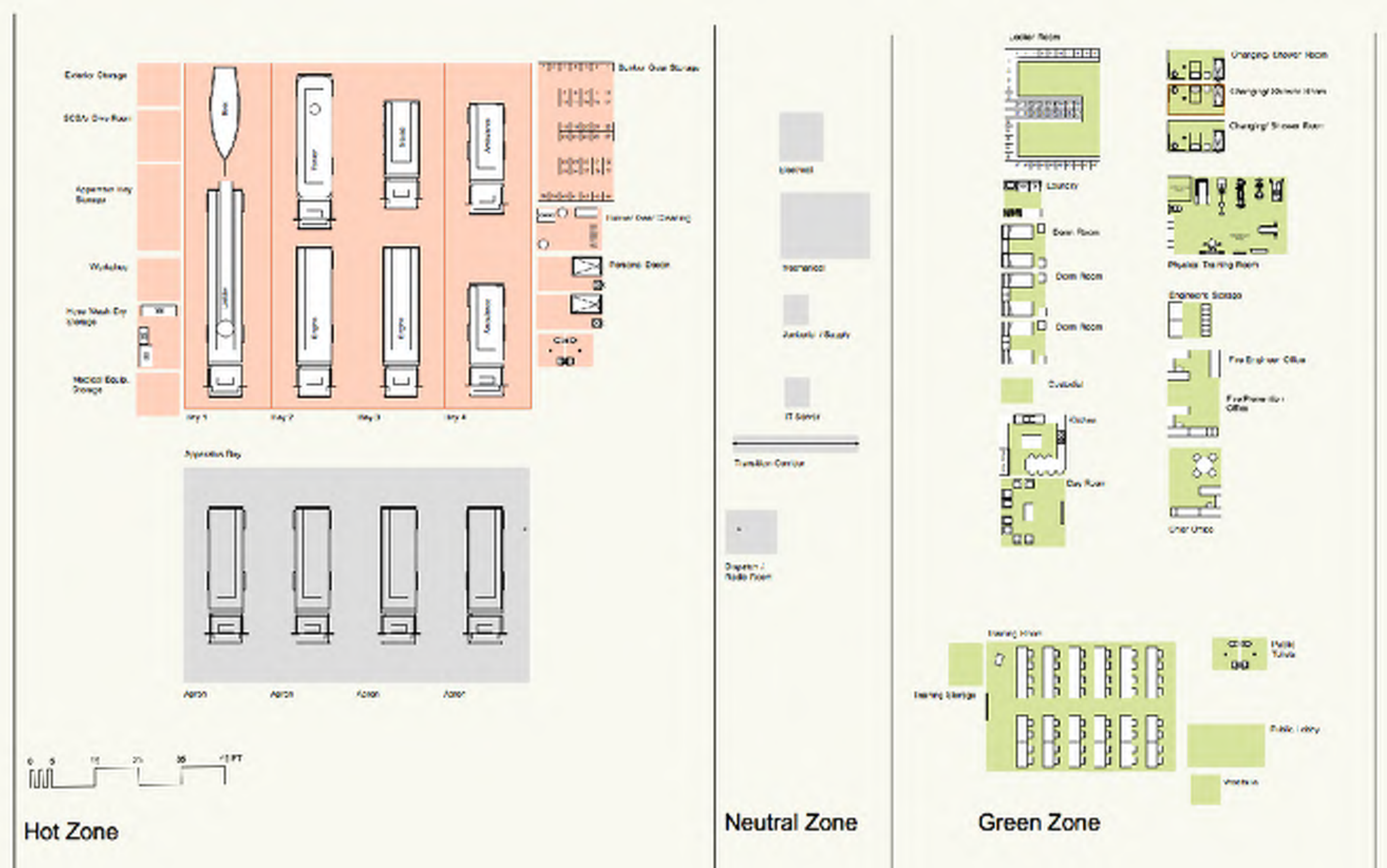
Building Program - Police Department





# Essex Public Safety Building Project

## Building Program - Fire Department



Fire Station

Green Zone		
Vestibule		50 SF
Lobby / Waiting		180 SF
Meeting / Training Room		800 SF
Meeting Storage		60 SF
Kitchen		200 SF
Day Room		240 SF
Chief's Office		190 SF
Fire Prevention Office		120 SF
Fire Engineers Office		120 SF
Engineer's Storage		60 SF
Laundry		80 SF
Locker Room		620 SF
Changing Shower Room 1		84 SF
Changing Shower Room 2		84 SF
Changing Shower Room 3		84 SF
Bunk Room 1		100 SF
Bunk Room 2		100 SF
Bunk Room 3		100 SF
Physical Training		500 SF

Neutral Zone		
Dispatch/ Radio Room		120 SF
Janitor / Supply		6 SF
IY Server Room		60 SF
Electrical Room		
Mechanical Room		

Red Zone		
Apparatus Bays		6,400 SF
Bunker Gear Storage		560 SF
Bunker Gear Cleaning		150 SF
Personal Decon 1		120 SF
Personal Decon 2		120 SF
Hose Wash / Dry		150 SF
Workshop		100 SF
Medical Equipment Storage		100 SF
SCBA Equipment		120 SF
Exterior Storage		100 SF
Building Storage		200 SF

Total Net SF 12,078 SF

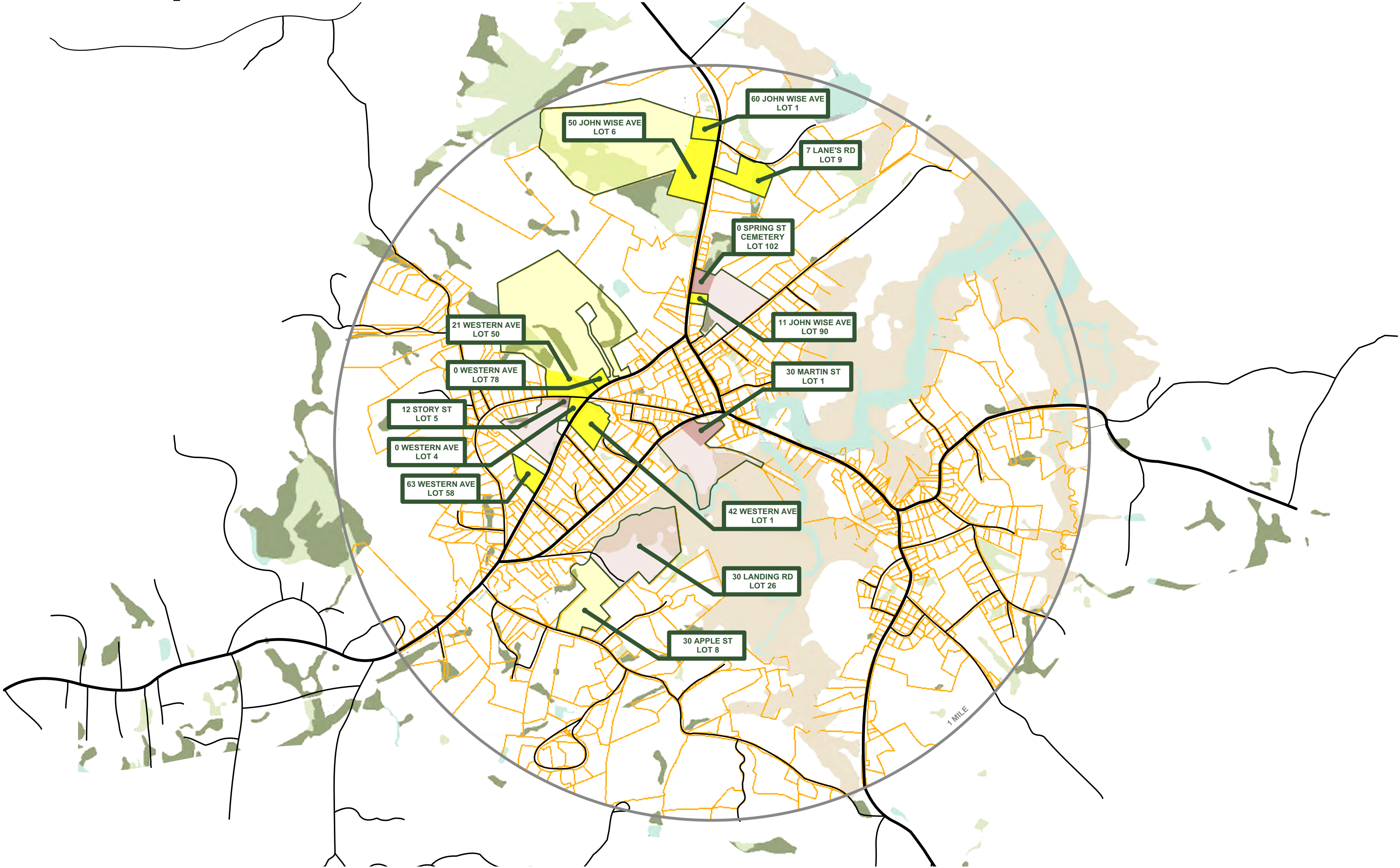
Net to Gross 1.25

Total Fire Gross SF 15,098 SF



# Essex Public Safety Building Project

## Site Map





# Essex Public Safety Building Project

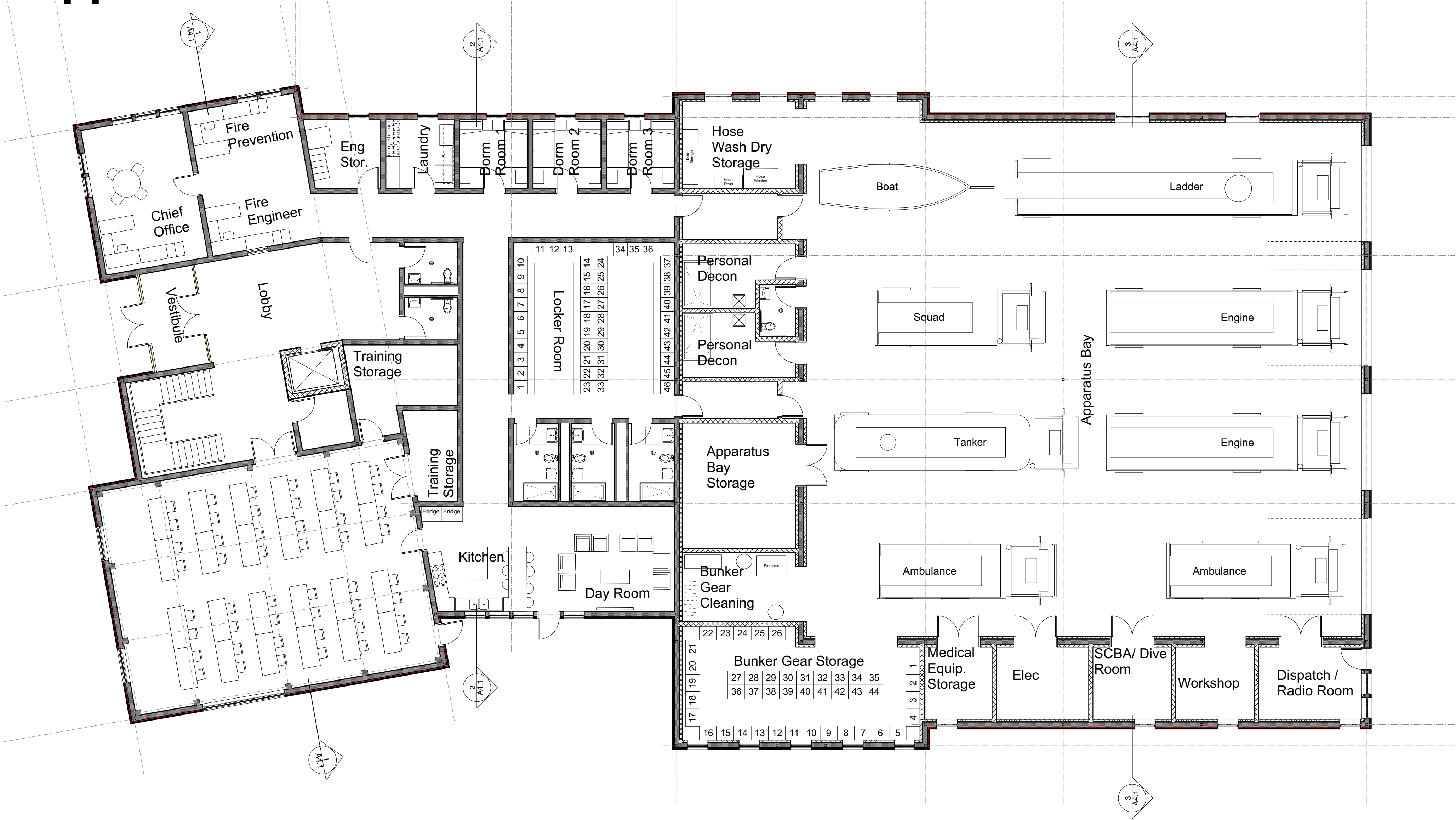
## Site Plan





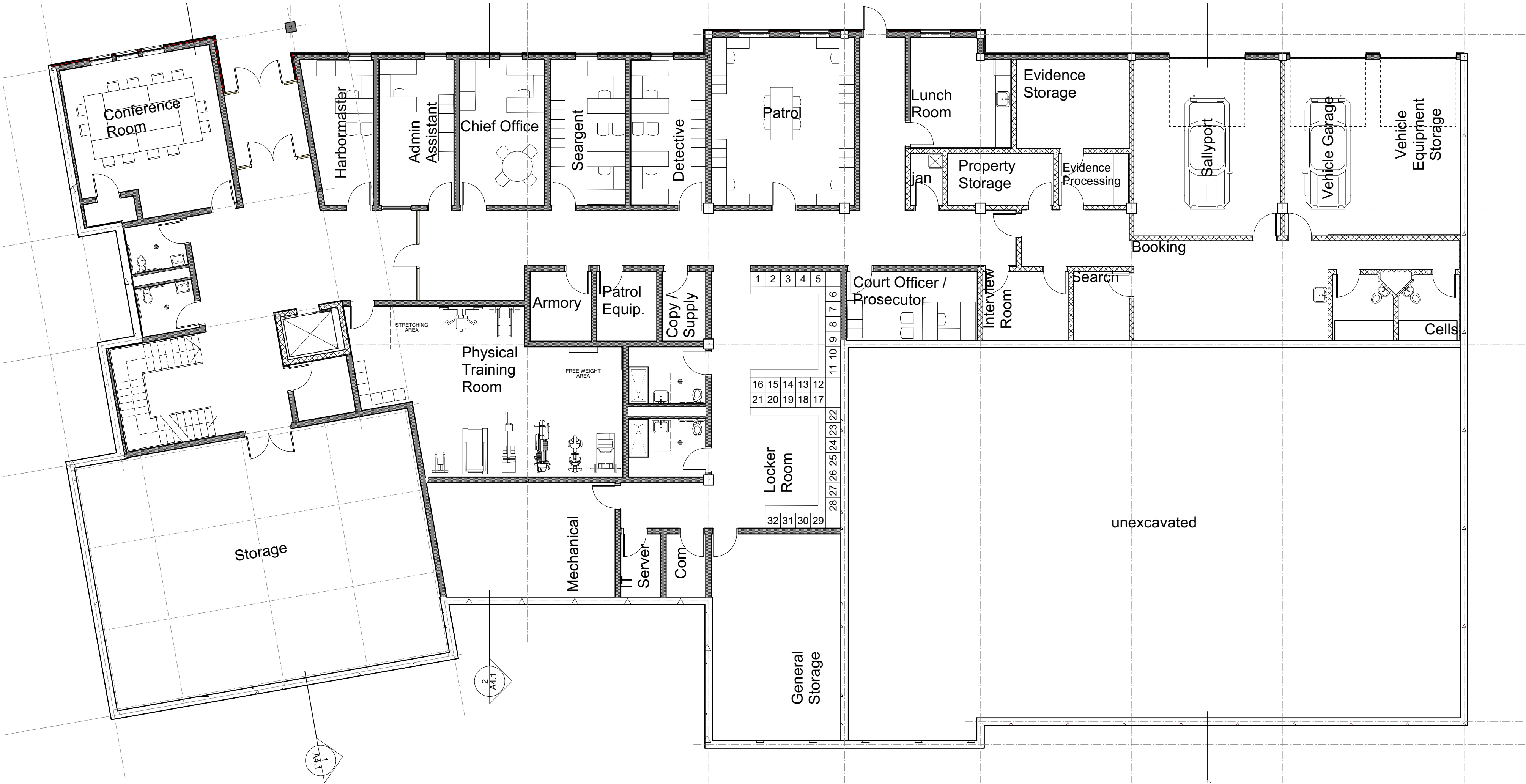
# Essex Public Safety Building Project

## Upper Level Plan



# Essex Public Safety Building Project

## Lower Level Plan





# Essex Public Safety Building Project

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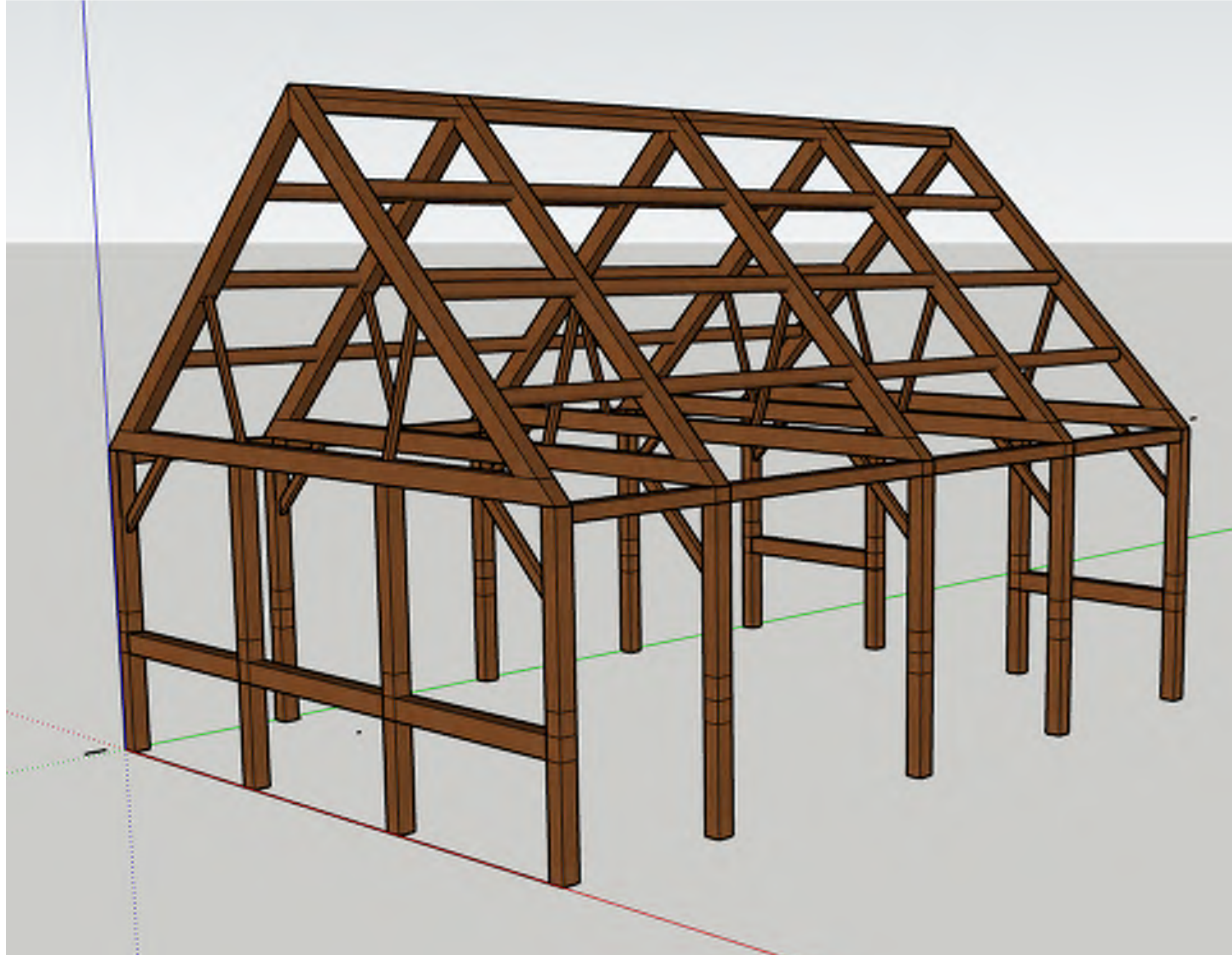
11 Wise Ave Barn





# Essex Public Safety Building Project

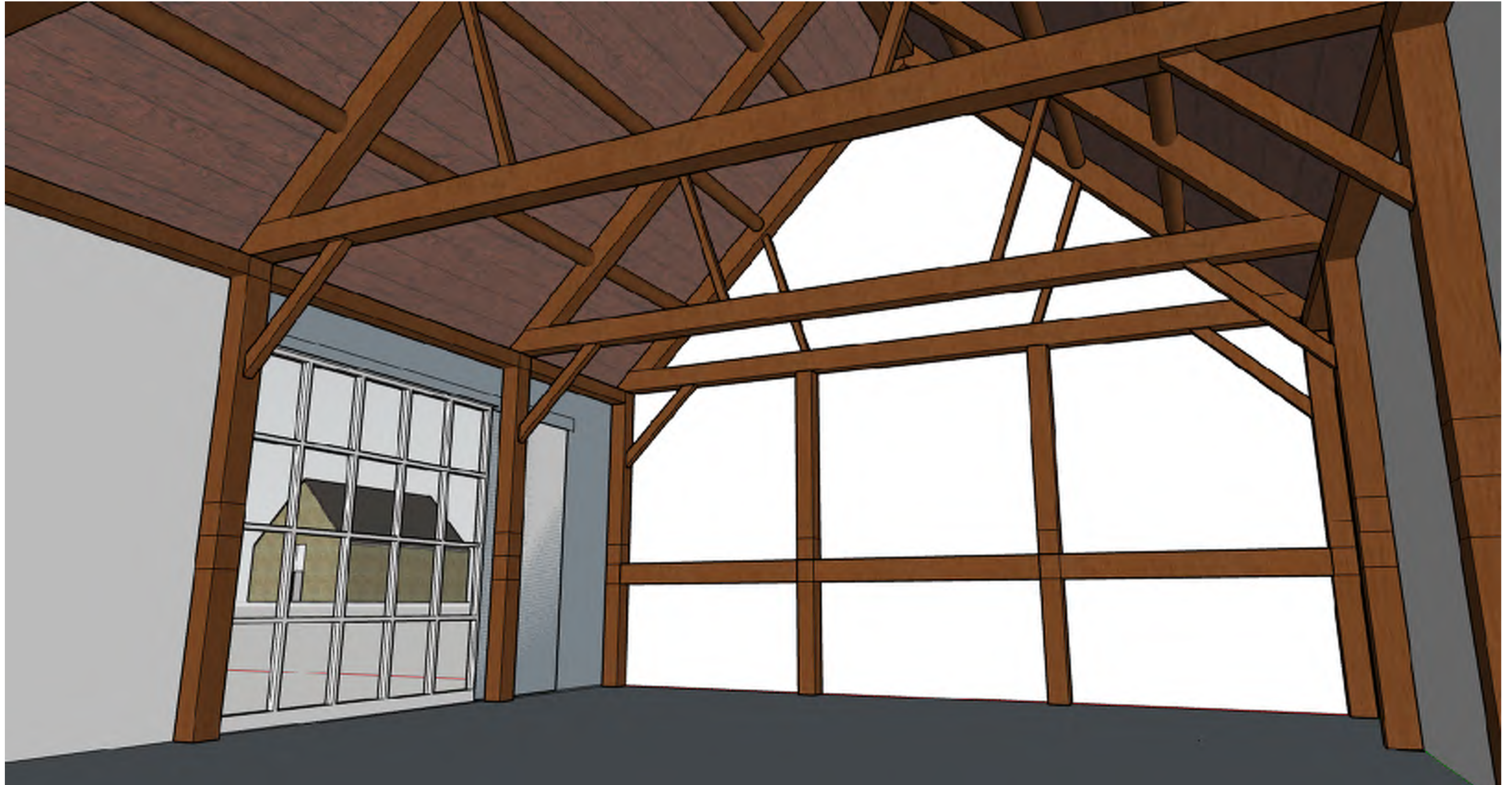
## 11 Wise Ave Barn





# Essex Public Safety Building Project

## 11 Wise Ave Barn





# Essex Public Safety Building Project

## Model View





# Essex Public Safety Building Project

## Model View





# Essex Public Safety Building Project

## Model View





# Essex Public Safety Building Project

## Model View





# Essex Public Safety Building Project

## Model View





# Essex Public Safety Building Project

## Estimates of Probable Construction Cost



**PM&C LLC**  
20 Downer Ave, Suite 5  
Hingham, MA 02043  
(T) 781-740-8007  
(F) 781-740-1012

### SD Set Estimate

**Town of Essex**  
**Essex Public Safety**  
Essex, MA

Prepared for:  
**NV5**  
April 18, 2019

***Essex Public Safety***  
Essex, MA

April 17, 2019

### **Schematic Estimate**

**Architect:**  
Johnson Roberts Associates Inc.  
15 Properzi Way  
Somerville, MA 02143  
T: 617.666.8585  
[www.johnson-roberts.com](http://www.johnson-roberts.com)

**Cost Estimator:**  
Miyakoda Consulting  
PO Box 47  
Raynham, MA  
(617) 799-5832







# Essex Public Safety Building Project

## Project Budget

Essex Public Safety Building Project						
SD Cost Estimate Comparison					4/25/2019	
	PM&C (OPM)		Miyakoda Consulting (Architect)		Variance	
	GFA	25,705	GFA	26,090	GFA	(385.00)
	Total Cost	Cost/SF	Total Cost	Cost/SF	Total Cost	Cost/Sf
DIV. 3 CONCRETE	\$1,138,677	\$44.30	\$897,682	\$34.41	\$240,995	\$9.89
DIV. 4 MASONRY	\$538,720	\$20.96	\$548,538	\$21.02	(\$9,818)	(\$0.07)
DIV. 5 METALS	\$947,838	\$36.87	\$918,254	\$35.20	\$29,584	\$1.68
DIV. 6 WOODS & PLASTICS	\$158,340	\$6.16	\$208,720	\$8.00	(\$50,380)	(\$1.84)
DIV. 7 THERMAL & MOISTURE PROTECTION	\$861,979	\$33.53	\$873,856	\$33.49	(\$11,877)	\$0.04
DIV. 8 DOORS & WINDOWS	\$461,195	\$17.94	\$475,820	\$18.24	(\$14,625)	(\$0.30)
DIV. 9 FINISHES	\$1,157,579	\$45.03	\$1,062,844	\$40.74	\$94,735	\$4.30
DIV 10 SPECIALTIES	\$259,898	\$10.11	\$266,125	\$10.20	(\$6,227)	(\$0.09)
DIV. 11 EQUIPMENT	\$260,292	\$10.13	\$277,000	\$10.62	(\$16,708)	(\$0.49)
DIV. 12 FURNISHINGS	\$105,765	\$4.11	\$83,847	\$3.21	\$21,918	\$0.90
DIV. 14 CONVEYING SYSTEMS	\$100,000	\$3.89	\$138,000	\$5.29	(\$38,000)	(\$1.40)
DIV. 21 FIRE SUPPRESSION	\$146,900	\$5.71	\$170,593	\$6.54	(\$23,693)	(\$0.82)
DIV. 22 PLUMBING	\$494,150	\$19.22	\$486,215	\$18.64	\$7,935	\$0.59
DIV. 23 HVAC	\$1,132,992	\$44.08	\$1,257,960	\$48.22	(\$124,968)	(\$4.14)
DIV. 26 ELECTRICAL	\$1,196,689	\$46.55	\$1,347,825	\$51.66	(\$151,136)	(\$5.11)
DIV. 31 EARTHWORK	\$2,082,241	\$81.01	\$2,129,900	\$81.64	(\$47,659)	(\$0.63)
SUBTOTAL DIRECT (TRADE) COST	\$11,043,255	\$429.62	\$11,143,177	\$427.11	(\$99,922)	\$2.51
DESIGN AND PRICING CONTINGENCY	\$1,108,198		\$1,117,318		(\$9,120)	
ESCALATION	\$554,099		\$640,503		(\$86,404)	
GENERAL CONDITIONS / REQUIREMENTS	\$892,099		\$875,083		\$17,016	
BONDS	\$127,443		\$93,081		\$34,362	
INSURANCE	\$159,303		\$131,656		\$27,647	
PERMIT	Waived					
OVERHEAD AND FEE	\$417,694		\$334,758		\$82,936	
TOTAL OF ALL CONSTRUCTION	\$14,302,091	\$556.39	\$14,335,576	\$549.47	(\$33,485)	\$6.93
ADDITIONAL COST ITEMS						
Lower Level alternate layout under Training Room	\$295,997		\$266,000		\$29,997	
Provide a chilled beam HVAC system ILO a VAV system	\$365,905		\$313,080		\$52,825	
Demo Existing Public Safety Building	\$78,576		\$75,000		\$3,576	
Regrade/Provide Lawn at Existing Public Safety Building	\$58,883		\$58,883			
TOTAL WITH ADDITIONAL COST ITEMS	\$15,101,452		\$15,048,539		\$52,913	



# Essex Public Safety Building Project

## Public Safety Construction Cost Comparison

								Escalation to 2021			
			Year	Size	Const Cost	cost/SF		Const Cost	Cost/SF		
Southborough Public Safety	Combined	New	2017	35,000 SF	\$15,400,000	\$440/Sf		\$18,540,522	\$530/Sf		
Scituate Public Safety	Combined	New	2016	28,740 SF	\$15,251,000	\$531/Sf		\$19,095,582	\$664/Sf		
Medfield Public Safety	Combined	New	2015	37,500 SF	\$15,250,000	\$407/Sf		\$19,858,103	\$530/Sf		
Revere PD & Sub FD	Combined	New	2008	53,500 SF	\$21,700,000	\$406/Sf		\$33,396,888	\$624/Sf		
Foxborough Public Safety	Combined	New	2007	39,000 SF	\$12,600,000	\$323/Sf		\$20,167,411	\$517/Sf		
Dedham Public Safety	Combined	New	2019	50,210 SF	\$34,000,000	\$677/Sf		\$37,485,000	\$747/Sf	\$602/Sf	Average Combined
Westborough Fire Station	Fire	New	2014	27,000 SF	\$8,400,000	\$311/Sf		\$11,375,763	\$421/Sf		
Newton Fire Station No 2	Fire	Add & Reno	2015	30,103 SF	\$15,944,000	\$530/Sf		\$20,761,809	\$690/Sf		
Westwood Fire Station No 2	Fire	New	2017	11,971 SF	\$6,800,000	\$568/Sf		\$8,186,724	\$684/Sf		
Walpole Fire Station	Fire	New	2016	22,305 SF	\$9,727,000	\$436/Sf		\$12,179,052	\$546/Sf		
Groton Fire Station	Fire	New	2014	18,550 SF	\$5,939,000	\$320/Sf		\$8,042,935	\$434/Sf		
Boston Ladder Engine 42 / Ladder 30	Fire	New	2019	23,771 SF	\$14,600,000	\$614/Sf		\$16,096,500	\$677/Sf		
Dracut Fire Substation	Fire	New	2020	8,496 SF	\$5,200,000	\$612/Sf		\$5,460,000	\$643/Sf		
Boston Ladder 17	Fire	New	2018	18,600 SF	\$12,875,000	\$692/Sf		\$14,904,422	\$801/Sf	\$612/Sf	Average Fire

Essex Public Safety - \$549/SF (2021 Dollars) vs Average Combined \$602/SF

# Essex Public Safety Building Project

## Additional Funding\* Necessary to Complete Base Scope and Optional Items

	BUDGET
CONSTRUCTION COST	\$ 15,048,539
Base scope, Additional Storage Under Training Room, Chilled Water Beam HVAC ILO VAV System, Demo Existing Building and Restore with Lawn Area	
ARCHITECTURE & ENGINEERING	\$ 644,402
Basic, Additional and Reimbursable Services	
ADMINISTRATION	\$ 502,826
OPM Basic Services, Additional and Reimbursable Services, Advertising, Printing, Permits and Owner's Insurance	
MISCELLANEOUS SOFT COSTS	\$ 141,610
Hazmat Monitoring & Testing, Commissioning, Material Testing and Inspection, Moving Costs and Utility Company Backcharges	
Re-use of Historic Barn Elements	\$ -
Careful Dismantling and Incorporation of Selected Elements in New Building	
*\$70,000 Cost to be Offset by Proposed Community Preservation Act Funding	
FURNISHINGS & EQUIPMENT	\$ 300,000
Furnishings, Equipment and Technology	
CONTINGENCY	\$ 897,418
Construction and Owner's Contingency (6% of Construction Cost)	
TOTAL BASE BUDGET	\$ 17,534,795



## **Public Safety Facility Public Forum**

Town Building Committee  
Board of Selectmen  
Wednesday, May 1, 2019 - 7:00 p.m.  
Town Hall, 3rd Floor Auditorium  
30 Martin Street

### AGENDA

- Review of project history and development & departmental needs - Lisa O'Donnell, Chairman.
- Review of new state requirements for workplace standards and safety - Erin Kirchner, Essex OSHA Coordinator.
- Overview of project schedule - Tim Dorman, Project Manager, NV5.
- Review of project design - Stewart Roberts/Phil O'Brien, Architects, Johnson Roberts Associates.
- Presentation of project costs (NV5 and JRA):
  - Results of two, professional cost estimates, as compared to each other.
  - Total project cost, broken down into major components.
  - Overall price per square foot, as compared with similar projects.
- Presentation on project funding - Town Administrator and other Town officials:
  - Funding mechanisms - cash and borrowing, borrowing options.
  - Tax implications of the project.
- Question and answer period.
- Public comment and interactive discussion.
- Adjourn.



# Essex Public Safety Building Project

Town Building Committee

Sign-In List

Location: Town Hall, 3<sup>rd</sup> Floor Date: 5/1/2019

Name	Email
1 Tim Dorman	tim.dorman@NVS.Com
2 MIKE ULICHNEY	MICHAEL.ULICHNEY@NVS.COM
3 PETER LEVASSER	peterlevasser2@gmail
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