

DPW BPD Building Committee Meeting Minutes
October 16, 2018 Board of Selectmen Room

Meeting called to order by Chair Mahoney at 7:06. Members in attendance Anthony Ferante, Mike Smith, Fitzie Cowing, Anne Marie Mahoney, Steve Rosales, Jay Marcotte, Chief David Frizzell, Bill Shea, Judith Ananian Sarno, Ara Yogurtian, Ted Galante, Sebastian Baliva, Gerardo Ruiz-King, Assistant Chief Jamie MacIsaac, Tom Gatzunis, Mike Santoro, Roy Epstein

- Chair Mahoney presents the agenda, insurance issue, invoice for vote, dates for upcoming meetings, documentation for vote, vote on buildings, update on CPA.
- Chair Mahoney entertains motion to accept invoice for \$3,010 for services rendered from Daedalus, moved by Member Cowing, seconded by Member Ananian Sarno, approved unanimously.
- Brought to our attention today that construction insurance must be procured for DPW because building will be occupied during construction. Member Shea does not believe that “builders risk” insurance should be related, so perhaps it is a different form of insurance required?
- Chief Frizzell inquires whether or not keeping equipment in the PD includes “occupancy”?
- Member Shea inquires whether or not the town should just purchase insurance for both projects for safety’s sake?
- Member Rosales inquires - if during construction, a portion of the building that is NOT being worked on is damaged, who is liable?
- Mainly just being brought up so that we are all aware.
- Chair Mahoney presents as well that in the context of the bonding, we will have to sign a document that says we are not allowing any third party occupants in the parts of the building that we are constructing.
 - Member Shea inquires whether that includes plowing contractors? Mike Santoro thinks yes, it requires further exploration.
 - Ted points out that if we get CPA funds to do the work, that does expand the amount of the building that folks have access to.
- Ted presents:
- DPW
- Aerial view, existing elevations, etc.
- Scheme 3 preserves some aspect of rear traffic travel, and avoids sewer line
- Front office space, check in space, bathroom, janitor closet, outlets correctly located, Fire chief approves
- Rear interior office space and kitchen break room, addition is conference space and locker rooms.
- Scheme 3 estimated cost of 1,189,000
- Member Cowing inquires if that number includes contingency? From a design perspective there is 50k of contingency, and construction contingency of 100k.

- Fire Chief wants kitchen to be vented to the outside.
- Tom mentions could there be a closet in the conference room for storage of cots etc.?
- Member Epstein inquires about air quality and cleaning of the kitchen? If it's open to the garage is that a good idea?
 - Ted inquires about moving access to the kitchen from the clean space instead of directly from the garage?
 - Ted suggests as well, one door that goes to both kitchen and offices, Jay says he likes it because it puts everyone in the "clean" zone.
 - Discussion about door location for office, keeping it clean, and avoiding being in the path of traffic
 - Discussion about moving wall to accommodate closet for cots, laundry, vending, etc, and keeping break room clean.
- Member Rosales sums it up. Likes that it is at grade, no ramp needed, no lift needed, all accessible, achieved check in room, better break room, fire suppression, main office, supervisor office, locker rooms, training room/bunk room, male and female facilities, etc. Correct? Correct.
- Tom has "one other thing", a door out from front office? Ted thinks that can be done.
- Member Epstein has a logistical question, what's the program for knocking down the chairs and tables in the conference room to make it a bunk room? Ted answers stacking chairs and foldable/flip top/stackable tables.
- Ara inquires about the sewer line, does it come closer to the building? Yes, in a limited way
- Member Epstein questions why can't we cantilever the building over the sewer line? Ted answers that the age of the sewer, we don't want to tamper with it. Tom points out that now that we are on grade, to cantilever becomes incredibly expensive and is problematic.
- Ted suggests digging down to the actual pipe to have exact numbers prior to beginning. Verify in field.
- Tom wants in the next month to dig 3 holes and get exact location of the pipe please?
- Ara inquires about accessibility within kitchenette?
- Chair Mahoney, does everyone like this? Yes. Member Rosales moves to accept the construction documents as amended? Seconded by Member Ferrante, (sidebar question by Member Epstein, if the sewer is problematic, what happens? There is wiggle room in the Scheme 3 design, and that if there is a huge issue, he comes back to us. Ara points out that the drawings are accurate in his experience.) Any further comments? Hearing none, all those in favor vote, accepted unanimously.
- On to BPD
- Police station hasn't really changed. Topography map. We need to confirm that the back chunk is a belmont light piece of property? Civil Engineer is nervous about developing parking on that section because question of ownership.
- Bike path concern regarding parking location.
- Ted's concern is that they are under capacity for parking. Before we go before the planning board since this will already be problematic, we need to have answers

- Member Epstein inquires about whether or not TGAS is also including parking behind light department? Ted states no, that is not part of the project, but he can include drawings specifically for planning board presentations if needed?
- Member Cowing points out that previous drawings showed that proposed bike path also eliminates any additional parking behind the light department.
- Tom points out that we are not increasing occupancy, so that helps in a way.
- Ted points out that our parking on the upper deck changes if we move the curb cut.
- Ara points out that some may be lost but some may be gained.
- Member Shea asserts that we need to show what we plan to do. Member Cowing suggests an overlay?
- Member Smith presents that in a conversation with Glen Clancy it was determined that the town can fund the change in traffic lights, so we should do a second set of drawings with the planned curb cut.
- Ted asks if we have an actual plan for the bike path? Member Epstein says no but a discussion regarding it is forthcoming.
- Tom points out that we can count BMLD parking spots because until the path does something, it's technically ours.
- Exterior views
- Member Cowing inquires if the grey block in front of sally port is gas pump? Ted says yes.
- Rear view - there will be vents for locker rooms in future drawings
- Jamie asks - will existing AC be moved to new roof as well? Ted says yes.
- Chief Frizzell asks if guard rail on upper parking deck will be sufficient to stop a car? Ted says yes.
- Jamie inquires about windows into cell block? Ted answers windows are into hallway space, all cells are steel walled cells.
- Chief Frizzell points out that cell doors now open incorrectly for second cell, Ted will change.
- Ted points out that firing range has significant vent work. Was initially being brought straight up to sally port roof. Ted knew that historic society would not approve. There will be a new vent well at ground level near sally port. Member Epstein wants to know if vented air needs to be filtered? No, but Ted wants to make the interview room a fixed window because it will be close to vent location. Ted wants to know, keep the window? Make it go away? Historic implications? Further discussion required. Tom thinks that budget wise, leave it there, make it translucent, make it fixed.
- Member Epstein inquires about ducts now showing in drawings, are they HVAC? Yes.
- Jamie asks if evidence room has rolling evidence? Yes, but it's incredibly expensive, so that is a work in progress. Maybe set up the system, but fill in the gaps from capital budget after construction?
- As part of roof plan, looking at CPA analysis as well?
- Estimated cost of 6,800,000
- Discussion of mezzanine, Tom suggests the steel modular ones for flexibility sake.

- Member Epstein inquires, were the bids to come back lower, is there a way then to deploy the 200k within the design to incorporate improving finish materials? Ted says that would have to be an add alternate, and that can be problematic.
- Under the law, you may be able to update materials up to 10% of total cost bid upon.
- Can we achieve better finishes via change order? Within reason
- Members Ferrante and Shea point out that even a lower number (6.6 for example), is still over budget, so we still need to keep it as is. Member Shea also points out that change orders delay the project.
- Tom points out that the subcontractors bidding may already have purchased materials - they cannot wait till we find out we have extra money and buy other materials.
- Member Smith inquires about the alleged 480k? Chair Mahoney points out that it seems that the path of the money is tangled, and that we may have to go back before town meeting, which could be problematic for us.
- Discussion about whether or not we need to lay claim to the 480 now or later?
- Any further discussion on police? None.
- Timetable on bidding DPW?
- Ted says bid both in February.
- Ara doesn't think that zoning will be done by February. November 5 deadline for December 3 zoning board meeting. Member Rosales will present, and he wants to know when he can have information? Ted says yes, he anticipates getting all necessary information to Member Rosales in time.
- Ted would like a timeline of dates for meetings that we need information for, and a working plan generated to deal with Planning, Access and Zoning boards.
- Chair Mahoney needs to know, who is in charge of getting Ted the remaining items he needs to move forward. Ted needs something from Local Access commission, Disability Access Commission, Historic Commission, etc. Member Smith commits to working on those with Ted.
- Member Smith moves to vote to advance the design of the BPD to construction documents? Seconded by Member Rosales, approved unanimously.
- Chair Mahoney moves on to dates for upcoming meetings. Meetings set for Oct 30 and November 20
- Update on CPA - filed application for Ted's services in order to get us to a number to file for their December meeting. Member Ferrante volunteers to do November public meeting if necessary for CPA.
- Review of open meeting laws. Don't reply to anything. At all. Ever.
- Meeting adjourned at 9:05PM