

DPW/BPD Building Committee Meeting Minutes

July, 31, 2018

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TOWN CLERK
BELMONT, MA**

DATE: January 25, 2022

TIME: 2:33 PM

Called to order at 7:00

- Introductions as members have grown.
- In attendance, Anne Marie Mahoney, Patrice Garvin, Fitzie Cowing , Roy Epstein, Judith Ananian Sarno, Ted Galante, Ara Yogurtian, Chief McLaughlin, Mike Smith, Bill Shea, Asst. Chief Jamie MacIsaac, Chief Frizzell, Tom Gatzunis, Mike Santoro, Ken Gardiner, Wayne Haley, Steve Dorance dir. Facilities, Anthony Ferrante
- Chair Mahoney reviews agenda.
- Ted starts
- DPW
- Site review for new attendees
- Review of front addition and reno
- New change, sub basement will now get filled
- Review of existing doors that will stay, dutch door
- Steve Rosales Drain cover
- Keeping window for view into shop
- New drawing of ceiling
- Back addition
- Maintenance space added for floor cleaner in same area as washer dryer
- Added benches in locker room space for workers
- Storage loft on top of break room will remain by moving a conduit
- New inclusion of side view drawings with person graphic for scale
- DPW next steps
 - Drill tomorrow
 - Mechanical coordination
 - 60% construction docs and cost estimate end of august
 - Bidding and negotiations end of September
- Member Ananian Sarno asks about HVAC, and Ted says determining that is the next step and they will report back
- Tom asks if we have any info on the new heating system? Mike says “it’s not up and running yet”. Steve Dorrance says it’s in progress. Tom wants to know if the system is enough to handle heating the new offices IN FRONT? Mike Santoro points out that it’s just heat, no AC.
- Ara asks about whether anyone has considered stormwater? Ted says yes and we are under the sq. ftge number trigger.
- Member Epstein asks about ventilation for the cooking area? Ted says they weren’t venting to the outside, because it’s not a commercial kitchen. Chair Mahoney asks if we even need to do that, how often will they cook? Chief Frizzell says he thinks they should determine if we need one.
- Member Smith asks about privacy from hall into locker rooms? Ted shows small walls in women’s room and adds that they likely should include additional screening in men’s room. Mike Smith thinks there’s not enough privacy for women either.

- Member Smith asks about the roof draining onto the modulators? Ted says modulators come with built in roof infrastructure that has drainage accounted for. Wants same contractor to do front and back?
- Moving on to BPD
- Ted reviews overview of site.
- Surveyor in progress.
- Community path proposed location is complication. It crosses over many of the parking spaces we have been accounting for.
- Site plan shows some parking spaces we had been discussing up to this point are not technically within the property lines either.
- Member Smith says that Vince Stanton (community path person) says 25 feet from nearest rail and then 14 feet wide. Member Epstein says that MBTA said that 15 feet is all that is necessary, so it's confusing as to where the path will fall at all. Member Epstein also says the path only needs to be 10 feet wide too.
- Member Ferrante points out that this loss of parking brings us down from 40 spaces to 31 and we wanted 70.
- Member Cowing asks, given the property line shown, who owns the rest of the space we are discussing? Answer is unknown, that's why we have the surveyor coming in.
- Chair Mahoney asks who clarifies this for us? Ted says surveyor?
- Patrice says she has meeting with MBTA in September and that information would be helpful for her meeting.
- Member Cowing inquires about whether or not the value of the PD project can take precedence in terms of timing and also value added to the town.
- Discussion about hopefully able to co-exist.
- Pleasant Street re-do is 25,000 according to Ara. Issue of the movement of the stop location affecting the ability for drivers to see lights .
- Ara asks about the steep drop from pleasant st into parking lot?
- Member Epstein brings up info from light department. They propose new service coming in from Pleasant St. Issue of pole that cannot be moved. They propose digging a trench from that existing pole to the back of the building. Trench will be particularly deep, 15-20 feet at the back of the building. BMLD says that they do those trenches frequently. BMLD ballpark the cost of the service at 15K dollars. BMLD requests that the trench be included as part of the site work bid.
- Tom points out that a trench can't work possibly because of the gas tanks.
- Chief's concern is groundwater infiltration and having a funnel right into the building.
- Ted asks - so they want the project to dig the trench and they will do the service?
- Member Epstein says yes, that is likely.
- Ted says he wants a conversation between an electrical engineer and BMLD to determine
- Tom says "I think we need to stop playing electrical engineer"
- Member Epstein is stuck on the docs including the trench
- Jaime asks if the propane tanks in the back came into the conversation?
- Tom says that they had that conversation with BMLD and that the propane tanks are required for as long as the Belmont Light is still a substation

- Member Smith inquires about what money we carried in the project for electrical? Answer is likely 0, and he is concerned.
- Patrice points out that the cell tower on the building's lease is up, so there may be a way to recoup some value there to help with electrical cost
- Up next outside 3D rendering
- Previously the assumption of where the elevator and stairs would be was to support the addition of the new floor. The fact that there is an issue of supporting the building that is having implications for how we had the interior set up previously.
- Member Shea has questions as to why truss and not columns? Ted says because the addition is somewhat IN from the existing building.
- Jaime asks about storing ammunition – Frizzell is that a problem? Frizzell thinks it shouldn't be an issue.
- Laundry re-added
- Proposing removing storage where it is on ground floor at back of gym, so to add more gym space where storage is.
- Locker room access is now through locker rooms not bathrooms
- Only 9 lockers in women's room, but expansion space
- Member Cowing brings up concerns about only 9 lockers, perhaps we should consider more because as of now the optics of equity aren't good.
- Member Ferrante and Chair Mahoney agree that more women's lockers are needed to meet our mandate
- It is all re-configurable, so shouldn't be a problem.
- Member Cowing asks about benches in locker rooms – not in drawings, but can be done
- First floor review – roll call and firearm storage are flipped, moved elevator
- Review of secure area
- Question about alignment of cells, do M and F HAVE to be separated? It's questionable as to how they have to be separated, more investigation required to determine which cell layout is the most effective.
- Steve Dorrance asks about whether cells are ligature proof, answer is yes
- Looking at drawings, Member Cowing inquires if hallway between EOC and secured prisoner area is a necessity? Isn't more space in the EOC of value? Questionable, will discuss more.
- Member Ananian Sarno asks about one way mirror in interview room? Yes for secured one, no for main office room. You want a victim to feel safe and secure, and 1 way glass less so.
- Fire Chief questions access control points and wants more exploration of that as project goes on
- Member Epstein points out that expanding the hallway you just make the previous hallway door the conference room door, and then points out that you can also make interview room bigger. Then another suggestion to make REPORTS bigger, flipped with interview, and there's more space for reports, dedicated sgt space in reports, right sized interview, and more conference room space as well. Ted is on board.
- Top floor, elevator moves, addition of roof hatch.
- Evidence room, Chief wants pass over through to both the outside hall AND the lab
- Tom wants to know why hatch can't be in stairwell? Ted doesn't want access so close to the edge of the roof, because then he has to install railings, and that icky bump up goes away.

- Addition of shower on third floor. Discussion over need of shower on third floor? Discussion of what the shower would be used for? Chief points out that existing third floor bathroom has a shower, and it would be nice to have one that works, as the current one doesn't.
- Member Rosales asks about the flooring of the Janitor's Closet? Ted says a good majority of third floor addition is hard surface (VCT/Linoleum), and the other office-y areas will be carpet. Steve Dorrance points out that there is sufficient storage on the first floor and the elevator should be sufficient to move cleaning equipment around.
- Chief Frizzell says high traffic areas should NOT be carpet.
- Third floor access both Dorrance and Frizzell would prefer a stairwell and not a ladder hatch
- Ted will review options for doing that. He doesn't want to turn the existing space because then the hatch is too close to the elevator shaft.
- Member Epstein asks how often this hatch will even be used?
- Steve Dorrance points out that we want this building to last a long time, and even if we don't go up there often NOW, you will over the age of the building.
- Member Rosales asks why can't the elevator just go up to the roof and have a roof stop and then have that be our roof access?
- Makes the elevator shaft go significantly higher above the roof line because an inspector must be able to ride on top of the car.
- Review of roof as it stands now
- Member Rosales asks if HVAC has to be on roof? Yes, it's most effective and we don't have the ground space for HVAC equipment.
- View of additions from the side, demonstrating how new building is substantially separate yet attached
- Review of building materials, exteriors – windows are informed by existing windows, exterior materials are substantially separate.
- Discussion of rainscreen, currently proposed, Steve Dorrance states that the existing rainscreen right now is causing major issues with wildlife in one of the elementary schools where flying creatures get behind the rainscreen and cause issues.
- Member Ferrante inquires about fire safety/envelope materials, NOT resin, possibly concrete with rain screen etc.
- Stack bonded material looks like siding (grey)
- Running bond material looks like brick (grey)
- Member Smith likes the way the volume lines up. Offers no opinion on exterior. Member Smith inquires about a previous illustration that was similar to shingles, and Ted feels that he's trying to quiet the building down in terms of visual distraction, which is why that option was eliminated.
- Member Smith is concerned about proximity of elevator shaft to existing slate roof.
- End of Ted presentation
- Discussion on dates
- Bidding out end of September, Tom brings up that there was a concern from DPW about not wanting to do construction till spring
- Member Ferrante points out that we had pushed back about wanting to just get started.

- Steve Dorrance backs up Jay and Mike and wants to bid with an add-alt, which means bid with a price for November AND a price for Spring.
- Member Shea is concerned with a bid protest if we do an add-alt, Ted agrees, you leave too many things to chance and put the town at risk.
- Ted wants to pick a date and go with that date.
- Ted points out that the contractor will have to work around the DPW.
- Extensive discussion of timing, how it relates to borrowing, Patrice wants to borrow in March, discussion about impact on cost, etc.
- Member Cowing is concerned what does “spring start” even mean? March? April?
- Set meeting dates, August 13, Sept 11, Sept 25
- Vote on invoices
- Discussion of request for variance. TGAS will put in for the variance and we write our letter in support of TGAS’s application. Tom points out that first Glenn has to REJECT our project for compliance, and then after he rejects, THEN we apply to AAB for variance.
- Discussion about CPA application for exterior work
- Chair Mahoney entertains motion to approve invoice for TGAS, so moved Member Ferrante, seconded by Member Cowing, unanimous approval
- Chair Mahoney entertains motion to approve invoice for Daedalus, so moved by Member Ferrante, seconded by Member Epstein, unanimous approval
- Chair Mahoney entertains motion to approve second invoice for Daedalus, so moved by Member Cowing, seconded by Member Ferrante, unanimous approval
- Gatehouse media, Steve moved, RE second unanimous vote conditional on determining whether this is even our issue, TABLED instead
- Adjourned at 9:41