

DPW/BPD Building Committee Minutes

February 26, 2018 Town Hall Room 1

DATE: January 25, 2022

TIME: 2:44 PM

Members present: Roy Epstein, Steve Rosales, Anne Marie Mahoney, Judith Ananian Sarno, Mike Smith, Ted Galante, Tom Gatzunis, Anthony Ferrante, Chief McLaughlin, Mike Santoro

- Meeting called to order at 7:00 PM by Chair Mahoney, floor handed immediately to Ted Galante for presentation of work so far.
- Ted presents slide show representing more time spent at sites in the past week.
- Review of BPD building, of changes considered last time of placements of both addition (behind main building, not on side), and sally port (pushed back and straightened out).
 - Ted points out that there isn't a lot of discussion thus far as to what becomes of BPD/BMLD complex in ten years. Ted proposes the concept of possibly taking down BMLD and expanding PD on the same site. Acknowledges that age of building is a consideration but highlights that this approach could be sustainable, long range thinking in terms of relocation, best practice uses of space, etc. Reviews the thought of throwing good money after bad in terms of strategy. Ted points out that he feels as though we should not operate in isolation. Renovations now could have a lasting and valuable impact on the building use long-term.
- Brief discussion of work that Members Smith and Epstein did regarding possible uses of BMLD building, determined the work done was too preliminary to inform current discussions.
- Member Smith states that the front façade of BMLD building is important to historic district, but rest of building is in poor condition and not historic.
- Member Cowing inquires as to whether we can lose the façade of BMLD if the overall impact of keeping the Police Station in the same site outweighs the value of one façade, question tabled.
- Member Rosales addresses the fact that the space allowed by the destruction of BMLD opens options for parking and other value-added impact for the town.
- Member Epstein requests that the group reign in discussion and return to scope, however Tom points out that we shouldn't move on without answering the question of the possibility of a BPD site expansion onto BMLD because these questions must be answered in a broader scope to determine if our next steps make sense. The main point is that if what we do in the PD is being done as a part of a potential future expansion, we may be able to get town on board to finance a more robust approach, as opposed to if it's just a five-year band aid.
- Chief points out that all studies have proposed a need of at least 70 parking spaces for future buildings.
- Ted moves on to discussion of interior of BPD. Makes very clear that none of the proposed plans impacts the Dispatch section in any way. Two new plans presented. Option 1, plan flips male and female locker rooms, adds new booking/roll call, etc., and introduces new public entrance. Ted points out that boiler room area decreases ability to have place for elevator. Tom asks if corridor can cut through booking area as opposed to current somewhat circuitous route, Ted highlights that you lose the separation of public and booking if you do that.

- Second floor includes expansion, addition of office space, preservation of kitchen, addition of some storage.
 - Several members question the storage spaces.
 - Several members question uses of office spaces.
 - Member Cowing asks if Traffic and Records can be closer to the elevator and swap with proposed location of conference room, to separate public from active policing space.
 - Tom points out that he and Chief also were discussing putting traffic back downstairs and roll call room upstairs.
 - Chief highlights that it would be helpful to have a space for an EOC in the event of a major incident.
- Chair Mahoney inquires of Chief whether the secured (sally port, booking) areas proposed meet his needs, and after review he agrees.
- Discussion of loss of back cell, Ted points out that back cell is not currently in use, the reason being the lack of ability to procure critical components.
 - Chief points out that the cell block always fails inspection, so that if we don't address it now, cell block must be on the table if we move forward with the concept of expanding eventually into BMLD space.
- Member Rosales asks about moving the entry for public to have more potential space, and less of a circuitous corridor. Tom points out that there may be grading issues with the topography.
- Ted presents Option 2 with elevator on left wall. Second option involves less renovation of existing space on second floor.
 - Member Epstein asks about use of public space in terms of numbers, Chief says another study is required.
 - TGA points out again that traffic and records can be left downstairs in option 2 as well and roll call moved upstairs.
 - Member Smith points out that the size of the addition is much more than had been considered and is questioning the cost impact.
 - Member Smith likes the elevator placement in the first option, because there's less impact.
- Member Smith proposes new design idea with locker rooms moving to basement garage, and addition of back garage, with no second-floor addition.
 - Member Cowing points out that if quality of life is an issue, locating officers' lockers in the basement next to a garage seems unwise.
- Member Smith passes out a question sheet regarding key issues, questions why certain things "trigger" accessibility. Sheet include overview of cost estimates, possible line items that are not being considered, etc. Group discussion regarding cost items, Tom and Ted answer questions regarding code triggers and their costs.
- Member Rosales inquires about savings inherent in an exterior elevator, Member Smith states that Historic District Commission will not support exterior elevator, Ted and Tom point out that due to the need to build a shaft, there are no cost savings to exterior.
- Ted moves on to present TGAS thoughts for the DPW site.
- Proposed lowering office/laundry to slab height, moving office into current breakroom, and adding on to the back with a break in between the building and addition.

- Member Rosales asks about disparity in size between men and women locker spaces. Ted and Tom answer that there is a state calculation code for determining needs for male and female locker/bathroom facilities.
- Member Rosales asks about life of modulars. Tom highlights that the city of Marlborough is currently using kindergarten classroom mods that are 20 years old.
- Member Epstein inquires about the difference between attaching vs not attaching building in terms of triggering codes. Tom does not seem concerned, and feels that even if it were an issue, it is likely a variance could be requested.
- Mike Santoro asks about the tiny office that four people use, committee members highlight that they really need an office for 2, an office for 4, and a space from which all 6 can work and can coordinate a major event.
- Tom points out that laundry should more likely be in the mods with the locker rooms.
- TGAS addresses that the lowered office space could be expanded backwards and create a command office for handing out assignments, etc.
- Member Rosales adds that there is more space to be had for expanding and creating more office space.
- Mike Santoro asks for a training area, possibly? Discussion about numbers – how many people in the training room? How many people need to use the breakroom at any given time?
- Mike Smith inquires about grade/height of the addition; can it be at grade? Ted says yes.
- Tom asks about modular being longer to have a training space? (Current proposed modular is 85/15, 2000 sq. ft of space) 6-foot space/breathing space for traffic etc. between existing building and modular.
- Members review both drawings one more time, make specific requests for more information from Ted regarding Member Smith’s proposed plan for BPD, proposal of leaving Traffic and Records on first floor of BPD, and thoughts on changes/additions to DPW site drawings.
- Meeting to be held next Monday, time and location remain the same.
- Chair Mahoney moves to adjourn at 9:01 PM