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DPW/BPD Building Committee Minutes

February 20, 2018

Town Hall Room 1

DATE: January 25, 2022

TIME: 2:46 PM

Members in attendance – Anne Marie Mahoney, Patrice Garvin, Tom Gatzunis - OPM, Steve Rosales, Jaime MacIsaac, Ted Gallante - TGAS, Richard McLaughlin, Jay Marcotte, Anthony Ferrante, Judith Ananian Sarno, Mike Smith, Fitzie Cowing, Roy Epstein, Bill Shea

- Meeting called to order by Anne Marie Mahoney at 7:00 PM. Chair Mahoney presents the agenda for the evening.
- Members introduce themselves.
- Chair Mahoney reviews the process that resulted in the building committee and the charge from the town for the group. Began in 2000 with lengthy list of capital budget projects, when Middle School had been completed to assess town needs in other areas. Since 2000 several other projects have been completed, and the four remaining are BHS, Library, DPW and BPD. Major Capital Projects Working Group was created to address said projects. Working group felt that BHS and Library have built-in constituency and focused on BPD and DPW as they do not have similar widespread understanding and support.
- Owner's Project Manager (OPM) Tom Gatzunis discusses how we get to where we need to be in the limited time we have.
 - Distributes work plan for group, reviews
 - Group questions the key point of when they can expect "make or break" numbers for BPD, response is that the goal is during work week 2 or 3.
 - Member Smith highlights a desire for conceptual budgets for broad items such as elevator, sally port, etc. Ted Gallante acknowledges and states that is their goal, however stresses that rough numbers can be done early, however detailed numbers take time, and can be very different. States that a detailed cost estimate should be expected closer to work week 5 or 6.
 - Member Smith inquires about the scope for Daedalus and TGAS, asks if Daedalus will do independent cost estimation, Tom Gatzunis says yes.
 - Review again that accurate cost estimate requires firm design plans.
- Discussion of when and where exploratory demolition can take place at BPD. Chief points out that some exploratory demolition occurred when the roof was upgraded, and discussion ensues as to who would have that information, possibly facilities.
 - Ted highlights that their exploratory demolition will need to occur specifically where the elevator is proposed to go.
- Member Rosales inquires how many decision-making points we have along the work timeline, Ted answers up to four are likely. Member Rosales inquires what we are deciding in week three, Ted answers broad brush components and basic budget – i.e. can we do this, do we go forward, have we priced beyond our means.

- Chair Mahoney highlights that there are two key questions that must be addressed – can we do what we want to do within the space/logistically, and what does it cost if we can.
- Discussion regarding good money after bad, is this worth it?
 - Discussion as to the likely use for the building if the PD leaves it eventually, as that informs the value of the renovations to the town beyond the PD use. Highlights that an elevator is a value-added item if the building will not be demolished, Member Smith asserts that there is no plan in which the building will be demolished.
- Member Smith inquires about the Symmes, Mani, McKee estimate, inquires what they came up with. Ted asserts that he is uncertain that he agrees with said estimate. Tom adds that Daedalus did a rough peer review of said report and felt that it was within the realm of reasonable.
- Discussion moves to DPW site. Question about price point triggers of code issues, does inside vs. outside work impact such triggers?
 - Tom suggests that outside work is the only way to proceed without compromising usefulness of existing facility.
 - Member Rosales inquires about the office area single bathroom and accessibility?
- Discussion regarding needs at DPW site and location of any additions.
- Member Cowing points out that initial drawings do not include wash bay, inquires whether that need will be addressed. Ted responds that it will.
- Chair Mahoney inquires about the addition of office space, and will that be included in the modular, or renovated within the existing facility.
- Discussion regarding the difference between employee space vs. public access space and the difference in accessibility needs as such.
- Inquiry regarding a boiler that needs to be removed at DPW site and whether said removal will provide additional space to the designer?
 - Ted asks for schedule of values of work currently ongoing at DPW because our additional proposed work will be added on to those values and could generate code issues.
- Return to discussion of PD, Member Rosales wants to address possibility of second means of egress from second floor. Ted points out that the law likely doesn't require it/codes won't require it. Member Rosales points out that it may not be required but shouldn't we anyway? Extended discussion regarding needs vs wants, safety implications, code implications etc. Group tables the discussion as something to review when plans are firmer.
- Chair Mahoney requests that member Smith review historic district commission concerns.
 - Member Smith highlights a request that any addition be in the back, not on the side of the building, as the façade is critical.
 - Member Shea points out that our mission may be at odds with the Historic District Commission
 - Discussion regarding the exact status of the building – determination that the building is listed, but not protected.
 - Member Rosales points out that the Historic District Commission can inform, but has no direct veto power when it comes to projects.

- Chair Mahoney inquires about public access and asks whether adding a ramp to the front of the building has an impact, Member Smith asserts it does.
- Member Smith inquires if TGAS has readily available all plans and surveys of the site. Tom points out that they have what is readily available but references the 1990 addition and states that the plans available then were limited and poor.
- Questions regarding property lines and the ownership of driveway and parking in back, determination is that they are BMLD property.
- Member Smith asks the Chief about the need and purpose of the sally port. Chief presents basic overview of sally port.
 - Persons in custody have been known to try to leave custody, sally port keeps person in custody safe. (Persons in custody have been able to run off-site in the past due to unsecured area between parked cruiser and interior of PD.) Securing the vehicle inside prior to securing the person is widely accepted best practice.
 - Sally port allows officer to secure both vehicle and weapon prior to engaging with person in custody. Best practice highlights that persons in custody should never have access to an officer's weapon during any part of the booking process. Not currently the case.
 - Sally port additionally separates persons in custody from the public, both preserving the privacy of the person in custody as well as the safety of the public and civilian workers in the building.
 - Member Smith inquires about one proposal of a chain link sally port, Chief presents that it is not best practice and that if a sally port is built he would prefer to remain with best practice construction.
 - Member Smith requests review of placement of sally port.
- Discussion regarding asbestos remediation, Tom states that he is aware this may be a need.
- Discussion about attic space in the BPD building, Chief states that the majority of the space is taken up with the antenna equipment for the roof.
- Member Rosales inquires about zoning challenges for the BPD project
 - Tom states that the floor area ration is likely already out of order, a variance will be required.
 - Chair Mahoney raises concerns related to the residential abutters.
- Jay Marcotte raises zoning concerns related to the MBTA property in the back of the DPW site, Tom states that he doesn't foresee significant challenges from MBTA.
- Review of our charge from Town Meeting, does it include relocation costs? Chair Mahoney states that we are only charged up to schematic design, and we continue if Town Meeting approves. Member Rosales points out that Town Meeting will likely inquire about relocation costs, so we should attempt to have answers.
- Assistant Chief Maclsaac highlights that PD has its own server that must remain operational and its space cannot be part of renovations.
- Discussion of next steps, meeting set for next week.
- Professional additional staff relieved, core committee moves on to review minutes.
 - Review of December minutes, moved to accept as amended by Chair Mahoney, moved by Member Smith, seconded by Member Epstein, no further discussion, unanimous approval.

- Review of January minutes, moved to accept as amended by Chair Mahoney, so moved by Member Ferrante, seconded by Member Smith, no further discussion, unanimous approval.
- Review of February minutes, moved to accept as amended by Chair Mahoney, so moved by Member Ferrante, seconded by Member Smith, no further discussion, unanimous approval.
- Meeting adjourned