

DPW/BPD Building Committee Meeting Minutes
December 4, 2018 7:00PM Town Hall Room 4

Meeting called to order by Chair Mahoney at 7:00PM. Members in attendance Anne Marie Mahoney, Mike Smith, Judith Ananian Sarno, Roy Epstein, Ara Yogurtian, Steve Dorance, Tom Gatzunis, Bill Shea, Ted Gallante, Fitzie Cowing, Steve Rosales

- Discussion of agenda for the evening, additional suggestions from Ted, financial outlook, minutes, etc.
- CPA document was submitted by Ted and Member Smith, will be discussed next Wednesday and vote will be on January 9.
- Review of ZBA meeting, brief presentation, limited questions from ZBA, and our requests were approved unanimously.
- Members meeting tomorrow with stakeholders for Planning Board in order to be squared away for upcoming meeting.
- Ted suggestions - he does not know exactly what our possible additional funding sources could be, but the project has evolved from “make it work” to long term usable building. As such, through development and discussions with stakeholders, realizations about additional items/work that could be desirable, and therefore should we invest in order to not have a beautiful new building and a deteriorating old building? What would/should we upgrade if funds were a possibility? Suggestions of mechanical and electrical upgrades - if the walls will be open, should we upgrade? Should we conceal sprinkler system? It will be in the new building, but isn't in the original building. Drop ceilings? Changing the exterior is a big number from cement to terra cotta? Member Shea inquires about the reason for terra cotta - how do we sell that? It's easy to support interior things like aging electrical, it's not easy to sell, nor is it really necessary to upgrade the exterior? Member Epstein inquires about the reasons for separate systems (heating?) and the reason to upgrade? Aren't we doing a new system? Ted says no, we are getting a new boiler that will provide heat to old steam system. We will have to have one boiler to service the existing building and a hydro air system for the old building. Chair Mahoney asks Steve Dorance, does having two systems cause a problem for maintenance? Steve answers that many buildings in town have old and new systems. Chief points out that existing system heats unevenly and has current water leaks. Steve agrees with Chief and Ted that the building needs new mechanicals. Member Rosales points out that much like Member Shea he doesn't think that the cosmetic is needed, but the mechanical/HVAC/Electrical work should be done. Member Rosales also points out that if we can get new HVAC systems that are efficient can we show that the up-front cost is eventually paid off by the cost effective savings? Member Smith points out that the energy commission has gotten in touch with him and has been directed to engage with Ted. Member Smith points out that he likes the list of suggestions, but wants to know what is the tactic for acquiring new funds? What's the timeline? How do we even do that? Member Epstein has concerns regarding the existing budget and scope of work, as well as the new suggestions budget and scope? Member Shea points out that

with a new system yes pipes have to come out but the new system would be all one set of ductwork lines. Member Rosales inquires about a combined system - if we re-do the old building to hydro air, doesn't that mean that we only need one boiler? And can't we just leave the steam pipes in the wall? Ted says yes to leaving steam pipes, but two boilers will be more efficient because the demands of the buildings will be different. It may be possible to do it with one boiler.

- Member Cowing points out that this list of "new additions" is also in addition to the fact that we are currently 500k over budget. So when we discuss finances, we have to remember that the "ask" is the additional items plus 500k
- Discussion of when - TGAS plans to put documents out to bid March 1st. Bid process is 6-8 weeks. May 1 we should know hard bid numbers from contractors. In theory, from May 1 to June 1, we have to have the money by June 1 in order to sign a contract.
- Chair Mahoney points out that we could request a special town meeting within the existing town meeting maybe?
- Member Smith asks, how do we put it out to bid if we don't know what we are asking for? In 2 weeks TGAS should have updated cost estimates for everything but the new list. Ted is going to ask for a more detailed cost estimate of the items we decide upon to move forward with so we can have a final "over and above" number.
- Tom asks why upgrading plumbing isn't on the list? The existing kitchen and two bathrooms remain, but much of the rest of the plumbing is already a part of the new work in the existing estimate. Tom wants some attention paid to hot and cold supply lines in existing plumbed spaces.
- Tom points out, the question is, what is the process we are going to go through with this? Whole set of new documents? Wait until 90 days are up and have hard bids?
- Discussion of next steps for TGAS as well as committee.
- Chair Mahoney and Member Cowing point out that we should, as a committee, vote on the items we wish to move forward with so that TGAS doesn't waste time on action items that we will vote down.
- Ted asks for more of an opportunity to flesh out presentation on finishes etc. Discussion of how long before that can be accomplished? Cost estimates due back to TGAS on December 14, thinks 18th would be good.
- Existing meeting for December 11 will be canceled, new meeting for December 18 will be posted.
- Directive to TGAS to break the wish list items down more effectively with more specific pricing.
- Discussion of Member Ferrante's concerns, they echo Member Shea and Member Cowing's concerns of interior vs. finishes. We need mechanical work, we don't need terra cotta.
- Discussion of strategy for determining funding sources. 700k that was promised to our project, and was in our town meeting presentation, has disappeared. Inclination is to go for special town meeting because the sooner we nail down funding sources, the better our chances that they don't continue to disappear.

- Discussion of strategy for presentation for town meeting, what our selling points are, the building will be open, what can we do, why we should do it, etc.
- Discussion of proposed additional items, their value, the goal for the project, etc.
- Member Cowing points out that oil separator in garage seems very superfluous and is a likely unnecessary expense.
- Discussion of minutes from November 20
- Member Rosales moves to accept minutes from November 20, seconded by Member Epstein, accepted unanimously.
- Moved to adjourn at 8:35