

DPW/BPD Building Committee Minutes
October 2, 2018 Town Hall Room 2

DATE: January 11, 2022
TIME: 9:20 AM

Called to order by Anthony Ferrante at 7:06. Members in attendance: Judith Ananian Sarno, Anthony Ferrante, Fitzie Cowing, Sebastian Baliva, Gerardo Ruiz-King, Chief Richard McLaughlin, Assistant Chief Jamie MacIsaac, Mike Santoro, Mike Smith, Bill Shea, Roy Epstein, Tom Gatzunis, Steve Rosales, Ted Galante

- Member Smith reviews the new DPW plans put before us since the changes in costs forced changes
- Review of ability of vehicles to navigate given new designs
- Member Epstein has concerns which are partly addressed, where is break room? Ted says the request from DPW is to have it in the back addition now. Member Epstein thinks that the conference room should double as a break room, leaving the original break room at its size and utilizing conference room as secondary space.
- Mike Santoro says no. You need two separate areas, where the staff can go in for their lunch, and a room that is dedicated for training that is maybe a bunk room as double-duty. It's not ok to double up, that is the problem now.
- Tom points out that conference room already doubles as bunk room, and you cannot have folks coming in to eat while others are trying to sleep. He doesn't think it would function in an acceptable way.
- Mike Santoro says that programmatically DPW knows what they need and they are trying to make it work with Ted.
- Member Smith asks Ted, what's the next step? When can we get back together and discuss this? Ted says a few more weeks, there's more homework to be done. Ted says programmatically the layout is pretty simple, but the numbers need to align between TGAS and Daedalus and make things even throughout.
- Tom highlights that DPW has conceded that access behind the building is off the table. That is a significant game changer and a huge concession from DPW, which makes the "short fat" design for the addition a more applicable option.
- Given the challenges, it is best to move on to BPD for now.
- BPD
- Ted: where we are with Police, still trending over budget, continuing to discuss add-alternates, etc. Looking for savings in terms of where walls can be pre-cast as example. Making mezzanines prefab as a possibility as well.
- Possibility of eliminating locker room windows as cost savings as cutting the masonry walls to add them is expensive. Member Ferrante points out that concerns over mold with locker rooms have been raised before. Change finish of addition in back for cost savings as well.
- Chief - my concern is this, we came up with a number that we felt covered this cost, it just seems odd now that these things that should be part of the program are being

removed because why? What happened to the variables that cover issues like this? Ted's answer, things have shifted. Things have been added to the project that weren't part of our original estimates, construction costs have skyrocketed, etc. Chief concerned about losing parking deck, Ted and Tom reassure that it's not being lost, the thought of using pre-fab is what has been eliminated.

- Member Ferrante asks, on a percentage basis, how high are we? Percentage number difficult to calculate given we don't have both cost estimates.
- Assistant Chief asks - do we have an obligation to town meeting to inform that we have scaled project back due to costs? Or do we go to town meeting and ask for more money?
- Tom answers, part of this exercise IS to determine can we meet the needs and wants, then we get a number, then we come back and say can we still do that, but less expensively? Not reducing the quality, but can we do it in a way that meets the need but is done perhaps with a more effective means. (Example Mezzanine using steel modular system that can be ordered prefab as opposed to building brand new one from concrete as part of building.) Bonus to modular system, it can be adjusted as needs change over time.
- Member Smith points out that Chair Mahoney is also looking for alternate forms of funding as well, so we are working on it.
- Member Shea points out that any presentation (if even necessary) to town meeting would be in the vein of "we have enhanced this building", not just "whoops this didn't work how we thought it would".
- Member Rosales states that we decide and vote on the building we want to see that satisfies the chief and the people in the building, to the highest quality that we can, and when we hone the number and come up with a better focus of what the gap may be, you keep the building and look for ways to close the gap.
- Member Shea points out that we need to leave room for bid day as well. Just because we come up with these numbers does not mean that construction bids will come in where we think they should.
- Ted also points out, construction midpoint is another concerning moment where we need to leave financial room for unforeseen conditions. We need to keep some financing in the pipeline for that.
- Member Smith wants that unforeseen conditions special funds as part of the estimate, Ted says he will consider adding that as a line item.
- Ted believes that we can put this building to a vote on the 16th based on our discussions thus far. Feedback will still happen regularly, but at this point it is likely that we can put it to a vote that "This is the building that we want and are voting on."
- Chief and Assistant chief voice concerns over relocation costs, Member Cowing points out that while that needs to be considered, it is not part of the construction total that town meeting allocated, so that needs to be a separate conversation and we need to source those funds elsewhere. Member Ferrante feels that relocation costs are typically much easier to manage.

- Member Epstein inquires as to whether or not it has been determined what the possible fee for the electrical service is? Ted and Tom are in communication with BMLD regarding that.
- Member Smith inquires about list of concerns provided by building committee members to TGAS, Ted says yes, those concerns are being addressed. All of the items on that list are finding their way into the construction documents.
- Chief asks about DPH having signed off on cells? Ted says yes, they are in possession of drawings.
- Assistant Chief asks about hardware and software for prisoner checks? Ted says it will be included in the next round of drawings.
- Ted asks, if by the 16th, your list of questions have been addressed, will you all feel confident in voting? General consensus is yes.
- Goal of TGAS for the 16 is vote on both buildings preferably.
- Member Ananian Sarno inquires whether a baseline noise reading at DPW can be taken prior to construction in order to ensure that HVAC and other noise isn't excessive? Ted says that TGAS will get decibel levels for the units that will be added to the units but cautions that there are also two brand new units for the new heating system for the whole building that haven't been fired up yet, so to be aware that noise changes could be as much due to that as any small units we will add. Member Ananian Sarno points out that our current numbers do not include baffles for sound, Tom asserts that he does not believe they will be necessary.
- Meeting for the 9th is cancelled. Meeting again on October 16th.
- Meeting adjourned