

DATE: January 25, 2022
TIME: 2:37 PM

DPW/BPD Building Committee Minutes

April 9, 2018

Town Hall Room 4

Members present: Anne Marie Mahoney, Roy Epstein, Judith Ananian Sarno, Fitzie Cowing, Bill Shea, Mike Santoro, Richard McLaughlin, Jaime MacIsaac, Anthony Ferante, Tom Gatzunis, Mike Smith, Ted Galante (Steve Rosales joins at 8:20)

- Meeting called to order at 7:00 by Chair Mahoney
- Chair Mahoney presents several housekeeping items regarding contracts that must be addressed.
- Chair Mahoney moves to vote approval of TGAS contract, member Ananian Sarno seconds, approved unanimously.
- Chair Mahoney requests a vote of approval of payment to Daedalus of \$4,116.00 Member Epstein moves the motion, Member Ferante seconds, approved unanimously.
- Chair Mahoney requests a vote of approval to pay TGAS, Member Ferante moves, Member Epstein seconds, approved unanimously.
- Chair Mahoney presents a review of challenges that arose since our last meeting regarding members of town government overstepping onto the charge of the building committee. A meeting was called and held with several stakeholders but outside of the purview of our committee. The persons in question have since been directed to allow this committee to complete its work without interference.
- This building committee is committed to doing the best job we are capable of. Inherent in that is the ability to be flexible. As the PD is moving in a third direction that was not previously considered, the cost we will have to present to town meeting has changed, and we as a committee must be on board with that and present it with confidence.
- Member Epstein expresses concern that the available budget amount per the town administrator appears to have changed. Committee decides clarification is required.
- Committee discussion of Kendall fund. Is it possible to drain it to support the PD project? Chair Mahoney feels that this project is a perfect capital works project that absolutely meets the criteria for use of the Kendall fund. Other members agree.
- Tom says keep open mind to designs and design changes, we want to ensure that we don't get too closely married to an exact vision.
- Town Administrator asserts that the "magic number" (for moving forward without taxpayer burden via debt exclusion) is 6-6.5 million to fund out of operating budget
- Floor handed to Ted starting with DPW
- **DPW:**
- Review of site as it exists, review of additions
- Added second bathroom, changed to just a hatch and ladder to get to sprinkler/old boiler room
- Chair Mahoney brings up that underground fuel tanks are being replaced, and he had suggestions on where to put the fuel tanks that are going in, and whether they have implications – new tanks will be ABOVE GROUND.

- Ted acknowledges they will need to take that into consideration. Mike Santoro says he will get dimensions to Ted.
- Ted reviews modular options with photos, there are ways to do slab and modular construction, but he suggests full modular construction to keep access to plumbing, etc.
- Member Epstein raises concerns that modulares aren't durable, Tom points out city of Marlborough again with modulares that are 25 years old and still doing very well.
- Ted wants us to visually SEE what modulares look like, shows several samples
- Member Smith asks clarification as to whether the front addition and back addition will be made the same way? Ted says yes, why not, but also that slab on grade modular for front addition would be easier because of lack of necessary plumbing.
- Ted points out that plumbing is expensive and can be problematic, whereas modulares come with plumbing already nearly done.
- Member Epstein asks if we have separate budgets to see what it would look like money-wise in terms of half stick built and half modulares, Ted would need to do more refining to give us that.
- Ted brings up that furnishing needs to be looked at and could potentially affect cost/budget.
- Member Epstein raises the concern that we need to address the cost of regular cleaning/maintenance for the new area, particularly the showers will need to be cleaned.
- Tom brings up – where is that fine line between doing too much work to the building and giving folks the impression that it's a 30-year fix, when we as a committee see it as a 10-year band aid. We need to present in a very specific way so that we don't let people think that DPW is complete. It needs significant work down the line.
- Member Epstein thinks the town is going to have to take stock in 10 years.
- Member Cowing asks the question, would modulares give better “temporary” optics in terms of convincing town meeting while also highlighting the band-aid nature of the project?
- Tom says the term trailers connotes a more temporary product and that language may be beneficial to us in terms of the presentation.
- Member Epstein says, it's a tricky question because if we want to save money, then buy the cheapest modulares. Tom says no, we aren't saying go cheap, we are just discussing phrasing and presentation.
- Member Cowing brings up that modulares would be something we would own and therefore could possibly be used as part of phasing the actual DPW project when the time comes.
- Member Epstein is concerned about life span of fiberglass showers in modular, Ted says he puts them in brand new buildings currently.
- Member Smith points out that across the commonwealth folks use modulares and sort of then are stuck with them and don't come up with any money to fix the building.
- Moving on to Police
- **POLICE DEPT**
- Review of previously presented options
- Sally port orientation has been project of the week
 - Move the current curb cut of driveway into traffic onto Pleasant St.
 - Changes orientation
 - Gas pump doesn't need to move
 - New locker rooms go in new garage area, old garage stays as is

- No change to first floor except flipping garage and locker room orientation
- No juvenile cell because of rule changes, but possible to secure room where booking is now if necessary
- Chief and Assistant Chief liked the idea of a newer bigger nicer garage, losing it is a disappointment
- If a car need to be brought in for evidence, it would have been nice to have that new garage as an option
- Member Epstein questions total square footage, we had questions from last time, previous option was 20k sq. ft, new model presented tonight is 19K sq. feet
- Assistant chief asks with new orientation, could we put a second story on over cells for storage? Ted says it's a possibility.
- Member Ferante asks what that sq. footage would become, it would add 1700 sq. feet
- Member Epstein points out that phase three needs to stay in our minds, that this solves many but not all problems with current station
- Member Cowing highlights that we need to present DPW as temporary and BPD as permanent
- Chair Mahoney points out that we need to be clear to town meeting that this whole thing has evolved in a great deal and that needs to be highlighted in our presentation
- Member Smith's concerns:
 - Parking site plan needs more work
 - Discussion about traffic implications of changing exit
 - Member Smith says Glenn Clancy says it's doable
 - Tom asks about inclusion of this change in budget? Ted says yes
 - Question on this site plan – are we building enough at the BASE of the building and could we build more down there? Ted says yes, and there are a lot of options
 - Assistant Chief asks about whether there's any governance on number of cells?
- Tom says this comes back around to the number. This is coming in at 7million. We need to cut 500k to get to number proposed by Town Administrator.
- Member Epstein asks how many people have we ever arrested max? Chief answers 12-15 during uplands protest.
- Member Epstein cycles back to sq. footage issue, feels that 19 is insufficient, Ted says we can add up top or down below, and certainly down below makes Member Smith feel better.
- Member Cowing asks if a ground level expansion could include a bay door so that it COULD potentially have car implications/uses?
- Tom says it comes back to the fundamental, what is the number vs what is the RIGHT number? What is the decision factor here? Are we doing the PD right and are we doing it permanently? What is the RIGHT number in terms of do we have access to reserve funds?
- Member Cowing brings up the issue of loss of natural light into locker room in event of expansion? Tom and Ted agree that addition in back can be done lower
- Tom presents the idea of do project as is, and discuss the add-on at ground level and in the back as an override vote?
- Member Ferante brings up that if we push the locker room to the edge of the envelope and make new storage within building, and then current garage is emptied out and becomes a useful garage again. Other members and stakeholders agree.

- Member Smith shifts back to the idea that we can't present as "permanent" if we aren't solving parking and if we intend to have a third phase.
- Member Epstein brings up MBTA easement as option for parking?
- Member Cowing clarifies with Member Smith – we need to present that this is a final solution in the sense that we keep PD in their space and these renovations are permanent and long term, but that it is as part of a phased long-term solution that is not entirely complete.
- Member Smith doesn't think there's enough MBTA space for additional parking, Member Epstein does.
- Member Rosales joins at 8:20
- Next steps
 - PD programmatic review within the new building
 - Budget costs of changes
 - Rough costs
 - Start on article for town meeting
 - Discussion on next meetings
- Member Ananian Sarno brings up can we do 2 articles one each for DPW and BPD? Chair Mahoney and Member Cowing are concerned that town meeting would move forward with DPW as it is within "budget" (at least what was presented to town meeting in the fall), and not approve PD.
- Member Cowing asks about CPA funds, could they be used to defray cost of external materials as they will be used as part of blending with the historic parts of the building?
- Next meeting Friday morning April 20 8AM
- After that May 1 evening 7:00
- Discussion of costs for DPW
- Re-discussion of DPW for member Rosales who was late about mods/stick built/permanence, etc.
 - Member Rosales wants stick-built discussion about both
 - Member Shea says why are we willing to spend more on BPD but not on DPW
 - Member Cowing highlights that the PD project has changed from band-aid to permanence DPW has not, hence the shift in cost tolerance
 - Group discussion about building stick built onto building in terrible condition, then stick built will be destroyed when old building comes down, making it a waste. Modulares can be kept. Other members feel that stick-built gives more quality in the meantime. Discussion tabled to coming week meeting.
 - Tom says that we need to have the conversation of budget vs needs
- Adjourned at 9:09 PM