

Building committee Meeting Minutes
September 11 2018, 7:00 PM Selectmens' Room

Meeting called to order by Chair Mahoney at 7:03 PM. Members in attendance Anne Marie Mahoney, Roy Epstein, Mike Smith, Fitzie Cowing, Patrice Garvin, Bill Shea, Judith Ananian Sarno, Assistant Chief Jaime MacIsaac, Chief Richard McLaughlin, Steve Dorrance, Fire Chief David Frizzel, Mike Santoro, Ara Yogurtian, Kenny Gardiner, Ted Galante, Sebastian Baliva, Gerardo Ruiz-King

- Minutes moved and approved unanimously for May 21, May 24, and May 29.
- Bills from Galante, through August 26, Member Epstein wants to know if we are onto a new phase of money? No, we are still in money we had prior to town meeting. Meeting will be held next week to create spreadsheet to have an up-to-date of monies spent and in coffers. Moved to accept bill for \$31,131.24 moved by Member Cowing, Seconded by Member Ananian Sarno, approved unanimously. Second bill for addendum services totalling \$6,906.00, moved to accept by Member Cowing, Seconded by Member Ananian Sarno, accepted unanimously.
- In the interim as we can't approve, Member Ananian Sarno will bring them for signatures to Pat Bruschi and will then submit.
- Member Epstein wants more detailed invoices in the future.
- Tom has been activated by FEMA and is gone for now.
- Zoning - Ara thinks there will be 3 special permits needed for the PD project. For zoning area of PD, the height and number of stories will be outside the allowed measurements, due to the slope etc. Ara would like all info prior to October 8 to make November Zoning Board of Appeals meeting in order to apply for permission to exceed the zoning allowances.
 - Waiver may also be needed for the number of parking spaces
 - Not anticipating challenges from ZBA, but must still respect and abide by the processes.
- Parking is a problem because of proposed community path. Member Smith has spoken to community path stakeholders. The most recent drawings show the community path essentially taking all the parking both behind BMLD, and BPD, which is problematic. Member Smith says that the path members do not actually have a plan yet at all. They have indicated to him that thus far they only have a plan up to the BMLD building but not through it.
- Patrice mentions that if we put temporary parking there, the path could continue through possibly. If we put permanent parking there, path has to figure it out.
- Member Smith points out that bike paths often push others out, why can't our project push back. Member Cowing concurs to point out that this need (of the PD) should possibly supercede a bike path.
- Member Epstein discusses that he doesn't think the path will actually go through PD land, Assistant Chief points out that the MBTA land is at a grade and doesn't feel that it

is even usable, and there's not much room back there. Member Epstein feels that the portion of the path from Belmont center to Clark Street should be pushed to a later date due to numerous complications of that portion. To Member Epstein, he feels that temporary parking would be the best option, and then utilize BMLD space eventually.

- Member Cowing points out that counting on BMLD being an option down the road is no guarantee - we promised town meeting a working police station, and that has to include parking. We are already promising less than the ideal 73 spaces, to punt down the road and "hope" that we can get more space behind BMLD is not living up to what we sold.
- Member Epstein thinks that is way overstated and that we sold a building, not parking.
- Member Cowing points out that we sold a working police station and that does have to include parking to be a working police station.
- Member Rosales points out that we have a mandate, and a project moving forward, and we shouldn't let the bike path negotiate against our project.
- Russ Leino (CPIAC representative) contributes to the discussion, to clarify the funding for the first phase of design funding is going before Town Meeting in November, which is up to Alexander Avenue. The second phase 1B, goes all the way to Clark Street, because of suggestions by MassDOT in terms of usable connection.
 - Comments on the width issue, based on the drawings at hand, the ideal path as proposed would go 41 feet from edge of tracks. 25 feet offset, and 16 feet of path. But Russ says that's what it should be when it can be. The minimum allowed is 23 feet - 15 feet of offset and 8 feet of path width. That's not allowed for a large distance, but could be at a choke point such as this, possibly.
 - He thinks that if town meeting had thought that PD would preclude path, there would have been push back.
 - Member Smith asks timeline, Leino says 4-5 years out from construction.
 - Chair Mahoney asks, can you bring us answers in the spring then so we can work this out?
 - Leino says no, this section in question is not on the docket until after town meeting next spring.
 - Chair Mahoney says we don't have enough answers to discuss further at this time.
 - Agree to keep in touch with path stakeholders moving forward.
- Latest update on Police relocation plan. Police relocating to town hall in the meantime. Proposing to place trailer directly in front of police station for dispatch services. E911 has a vehicle that can also be used in the meantime, but not for long enough, so the trailer is the most effective option.
 - Another challenge is evidence rooms and Chief Frizzell has offered evidence space at Fire Station in the meantime as well.
 - Assistant Chief asks if the historical commission has objections to signage use and container use in the meantime? Member Smith states that it just needs to be brought before the commission, and he will facilitate the conversation.
 - Chief states that rank and file seem relieved with this solution, there were concerns about working in the building during work.

- Member Cowing asks if the trailer would be rented? Chair Mahoney says yes.
- Discussion of CPA application/discussion. Member Smith discusses that we have put together a CPA application to the CPC this month. In order for the CPA type of work to dovetail with our project we need to apply for both the design phase AND the work, so that the monies in total sum are accessible to us during our work.
- Member Epstein thought that we were trying for the November meeting? Chair Mahoney says that we are going to do the design request through a method that does not require town meeting approval, so that we can make the request for construction costs at May town meeting.
- Member Smith points out that these requests would be supported both by our committee AND the Historic District Commission, so we must organize properly together.
- Member Epstein inquires about the trees in front, Member Smith states that there are myriad stakeholders who agree that the trees should in fact come down, and therefore will not be an issue.
- Member Smith proposes we accept the proposal to apply for the CPA funds for the design work, seconded by Member Rosales, approved unanimously.
- Over to Ted
- Ted has brought the actual drawings and specs as evidence
- We are in design phase, but we are moving toward construction documents, so now we are heading into looking at construction cost items. Caveat from Ted, construction costs have been escalating rapidly, so we need to be aware of that.
- Discussion of design first
- POLICE
- View of exterior with grey stack bond panel on addition spaces.
- Cement board rain screen wraps addition.
- Attempt to make windows match, and indents where windows are unavailable due to construction.
- High windows over locker rooms
- Closing out windows in certain unnecessary spaces
- On driveway side, Ted is proposing potentially using addition material on bottom floor where it's unfortunate cement currently. Not sure the money is there, but discussing as possibility
- Ideal to treat back of building that way in order to not have three separate building materials on the back.
- Member Shea asks if we can bid that as an alternate, Ted says yes, that is the goal
- View of roof including new hatch area (will have alternating tread up to it)
- Chief Frizzell asks if you can see into locker room windows from parking deck? No, obscure glass.
- Steve Dorrance wants to discuss the option of keeping boilers the same throughout town buildings, can we work a specific type of boiler in to the building?
- Question regarding weight of roof hatch - it's hydraulic supported.
- Member Shea inquires about borings? Ted says yes they were done, and soil is fine at BPD.

- On to DPW
- “The mistake we made on DPW is we designed too nice a building for you.” The budget is creating constraints. Thought that stick built would be simple, but the costs have started to escalate. Costs for DPW came in initially over budget.
- Concern by TGAS with modular in back and stick built in front wouldn’t get bids. Traditional construction is what came back over proposed budget.
- After multiple number crunches, the best option is mods on the outside, construction on inside, and reduced sq footage in order to come in at budget.
- Proposal reduces the link space to back mods, eliminates stairs, reduces number of showers and toilets in locker rooms, and cuts down on space by about 500 sq ft.
- Questions from Member Shea about the depth of piles? Ted’s engineer wants them at 4 ft.
- Member Epstein wants to know if the facilities still meet the OSHA requirements, why would any of this reduce the lifespan? Ted says, it won’t. TGAS was attempting to build better, and in doing so the cost escalated, so we are returning to strictly what’s needed instead of what’s nice.
- Member Epstein - to be clear, it sounds like even with a smaller footprint, the face will be functionally acceptable? Ted says yes, he believes it will.
- Ted posits using add alternates to ensure that if funds end up being there, we can include the “nice to haves”, but if we can’t, we can’t.
- Soil issue and foundation problems caused havoc with the budget for the DPW.
- Member Rosales “so help me figure out where we are?” Disappointed with DPW numbers, unhappy with reduction in size.
- Steve Dorrance wants to know if number includes a contingency? Ted says yes. 5% contingency plus 5.5% construction inflation contingency.
- The problem with the numbers is the foundation plus the construction costs out of control in our current climate.
- DPW can’t do it because of helical piles.
- Steve Dorrance asks - the mods at Burbank are on steel plates, is that an option?
- Ted’s hope is to bid the smaller mods, with the original project as an add-alternate in the event that we could possibly get what we wanted in the long run for the right amount.
- Bid the interior as is, then the smaller project with the larger project as an add-alternate.
- Member Rosales wants to know if space in the back between building and modular is really necessary? Can we eliminate that to get the sq. feet back?
- Member Rosales inquires if we can eliminate the connector to have savings? Not really.
- Member Cowing inquires if we can go back to one unisex bathroom in front for savings? Possibly.
- Ted asks for a motion to go back to the table and try and reduce space where it is less needed and come back to us with options.
- Discussion of upcoming meeting dates, some need to be adjusted
- Ted brings up a legal issue. The legal front end for the project, the biggers requirements, special instructions, how to contract with the town, etc. Ted feels that ours has a significant number of holes in our legal front end. Ted thinks we should

investigate having our front end cleared up and the holes plugged. Patrice plans to follow up on that.

- Member Rosales asks for the exact language he needs to inquire about this with other attorneys who may be able to assist us.
- Member Epstein brings up the DPW connector again and inquires about a lift instead of a ramp? Ted will look into it.
- 24th is cancelled, October 2 and 9 are new meetings
- Motion to adjourn at 9:38 by Member Smith, Seconded by member Cowing.