

DPW/BPD Building Committee Meeting Minutes

May 1, 2018

DATE: January 25, 2022
TIME: 2:35 PM

Meeting called to order by Anne Marie Mahoney at 7:00 PM. Members present were Mike Smith, Mike Santoro, Steve Rosales, Patrice Garvin, Jamie MacIsaac, Judith Ananian Sarno, Anthony Ferrante, Tom Gatzunis, Ted Galante, Fitzie Cowing, Roy Epstein, Richard McLaughlin.

- Chair Mahoney presents the order of the evening. Goals, final drawings, final numbers
- Ted presents, starting with PD
- POLICE DEPARTMENT
- Existing site plan highlighting generator, transformer, fuel pump
- Review of electrical service portion of the PD building
- Review of the stairway and mezzanine
- Proposed Renovation and Expansion
- Single Bay Garage option
 - One garage bay
 - Transformer and generator are relocated
 - Electrical service (potentially) comes from Pleasant
 - Pleasant St. entrance
 - Fuel pump stays
 - FINAL Sq. ftge would be 23,695 for Single Bay Garage option
- Basement floor includes garage, storage behind garage, and storage loft above – creates sort of 2 floors of storage
- Add new storage loft in existing garage, at same height as existing mezzanine
- First floor sally port booking and secure area, holding, and storage off the back of cell block
- Where the first-floor lockers were, renovated first floor area including conference room etc.
- Proposed Three Bay Garage expansion
- 24k sq. feet total
- Puts all garage into new garage with massive new storage, locker rooms go in garage, no mezzanine/loft storage though
- First floor addition has parking on roof of garage and no storage behind cells
- Second floor expansion remains the same
- Member Epstein asks about the sketches, in the holding cells and all he knows is plans for other towns, there isn't sketched plumbing, Ted says its in the plans.
- Member Epstein asks about bars, Chief says they aren't bars anymore, it's strong doors, Ted confirms that it will be reinforced doors
- Member Rosales asks about cells – is it enough, Jaime and Chief say yes you can put males in female and female in male if necessary
- Member Rosales asks how many cells now? 3 female 4 male Chief answers
- Ted says its really a matter of both what works best and \$
- Chief says he likes second plan because of parking options
- Member Epstein highlights that there is more dead corridor space in the single bay option

- Discussion about a potential parking deck expansion eventually/possibly?
- Member Epstein brings up that we may not be subject to stormwater bylaw charges, Ted thinks it will because we will be over 2500 sq. ft trigger
- Chair Mahoney brings up, that nitty gritty over storm water is somewhat pointless because we won't have those answers at this phase.
- Chair Mahoney asks as you look at the whole thing, is there a point at which we have added so much to the initial building that the initial building becomes subsumed? Member Smith doesn't think so because the views from the streets are relatively remaining the same.
- Member Smith is concerned that there are multiple levels of the additions, each meeting the building in a unique way, and have they considered the materials that will be used in order to match with the building? Ted answers that the cost estimate does not include brick on ALL portions of the building, they are looking at a more neutral background. Brick would be prohibitively expensive to use all around. He points out that schematic design/feasibility doesn't go so far as to discuss building materials. Ted feels that this requires more study. There are certain kinds of panels that could meet our price range and blend well without being exact matches. Sees sally port as neutral grey element to the existing brick element. There is a design period where those pieces will have to be sorted out.
- Member Smith is concerned that the cost estimate is factoring the lowest common denominator of materials and then being locked in to substandard materials.
- Discussion of back section concrete insulated walls are very successful and ballistic
- Ted says we have been pricing economic materials because the committee put the budget pressure on. Each cost estimate does include a 15% design contingency and that is a place to find money if we need to for certain materials.
- Member Smith is concerned that what we show to town meeting it is important for the visuals we present to be selling
- Ted says maybe we can do a model? Discussion about feasibility in Town Meeting for all TMMs to see a model
- Member Epstein can we bring a model to May 24?
- Member Smith asks if Tom has reviewed cost estimate? Ted says no. Tom says they want a more thorough review, which will happen. Tom says when do you need it? We say middle of next week please?
- Member Epstein says we should come up with a conservatively HIGH number to give to Floyd and Patrice
- Chair Mahoney we can potentially use CPA money for some building materials on existing building or where new building meets existing building
- Member Ananian Sarno asks about solar panels? Ted and Tom say no.
- Member Rosales asks about stretch code? Do these numbers factor that in? Ted says yes, but because these are technically going to be standalone buildings that are added on with somewhat shared facilities, so we may not need to update to stretch code anyway. Member Rosales asks will there be improved energy efficiency? Ted absolutely yes.
- Member Rosales asks Member Smith if he thinks this is good as far as he's concerned, Member Smith says yes.
- Member Smith asks for separation between existing building and sally port, Ted says yes
- DPW

- DPW hasn't changed much, addition in front, reno inside, back addition
- Back addition will be card reader access only
- Cost estimate is carrying slab on grade for back modular, which added 40k
- Review of TEN YEAR TEMPORARY status of DPW
- Tom asks Patrice what is the number that works, Patrice says 7.4 – 8.4
- Discussion about the amount
- Chair Mahoney asks to back up to decide about the design
- Member Ferrante points out we all seem to like the 3-bay design option
- Patrice asks – how much is design fee – how much is Ted? 562 – 680 for PD, and 125-150 for DPW side, the question is asked because there may be a different funding source
- Chair Mahoney says maybe we just say, this is our cap and as we move forward maybe we do make some sacrifices, but we make it work?
- Tom says he can't say he's totally on board without their own cost estimate, but in previous looks there were no gaps, and they will PROBABLY be ok, but not confirming.
- Discussion of the fact that we never thought we could do this and now we can
- Mike Santoro offers to pull DPW from this presentation, members say absolutely not
- Discussion of resources
- Member Rosales motions for 3 bay design as our official position moving forward, Member Epstein seconds all are in favor, unanimous approval
- Members discuss options for funding
- Discussion about discussing our needs with school department and asking if they can freeze increases for a few years in order to free up wiggle room for this project
- Patrice asks Ted to commit to 3 bay version, and 8.9 max number
- Our next order of business is discussion of next steps to be ready for town meeting on May 30
- Ted asks how long he has to present, 10 minutes, 15 max?
- Discussion of next meeting dates, May 10 morning, May 21 morning
- Ted released
- Review of game plan for town meeting
- Steps to achieve votes
 - Video sent to Belmont media etc.
 - Youtube link?
 - Police and DPW tours, preferably 4 each?
 - Use DPW recycling day on the 12 as one date, PD as well?
 - Presentations to warrant/selectmen/capital budget
 - Precinct meetings?
 - Commentary for Belmont Citizen Herald
 - Commentary for Franklin Tucker of Belmontonian
 - Social Media
 - Public Presentation
 - Committee meeting AFTER the 24th presentation to public
 - Town Meeting presentation – who presents, how long do we have, talk to Mike Widmer
 - Handout for town meeting
 - Call for roll call vote if needed

- Marketing marketing marketing
 - People to talk to at town meeting
 - Present as package deal
 - Gather materials and create talking points for talking to people
 - Discussion of rolling slide shows behind people presenting of current conditions
- Meeting adjourned at 8:59PM