

DATE: May 5, 2020
TIME: 2:31 PM

DPW/BPD Building Committee Meeting Minutes
January 8, 2019 7:00PM Town Hall Auditorium

Meeting called to order by Anne Marie Mahoney at 7:05PM, members present are Anne Marie Mahoney, Judith Ananian Sarno, Fitzie Cowing, Bill Shea, Roy Epstein, Chief Richard McLaughlin, Assistant Chief Jamie MacIsaac, Steve Dorrance, Mike Santoro, Ted Galante, Sebastian Baliva, Gerardo Ruiz-King. Anthony Ferrante joins at 7:18. Steve Rosales joins at 7:33

- Update on meeting with Patrice and Floyd prior to Christmas. Discussion regarding additional items, timeline, financing, etc. We must go back to town meeting for additional funding. Will call special town meeting within annual town meeting, it will be on Wednesday May 1, to approve extra funding and therefore extra bonding capacity. Special town meeting will make extra funds available in seven days.
- Member Epstein points out that there will be a warrant briefing on April 11th for potential outreach.
- Brief outreach to media in form of interview with Citizen Herald has occurred.
- Tom has been working on front end document and would like to meet with members of the committee prior to opening up for bids.
- Member Epstein asks for clarification - do we have two separate bid packages and two separate front ends? Ted answers two separate bid packages but the goal is one single front end document that covers both.
- Update on access commission. Submitted for January 28th hearing, may be administrative review of documents, may require whole hearing, in the event of a hearing, members of the committee should attend.
- Need estimate of dollar value for furnishings for DPW project. Ted says yes, will work on that.
- Chair Mahoney recognizes Ian, next door neighbor to BPD who is in attendance.
- Review of exterior materials, particularly comments submitted from Member Smith. Member Smith has serious concerns about existing plan for cementboard exterior. Photos shown of Cambridge building with similar materials. Member Smith shows pictorial examples of concerns ie staining, loose fasteners, etc. Review of material as a concept, original intent as interior material, etc. Member Smith also has concerns about length of life of cementboard as exterior material.
- Discussion of exposed vs non exposed fasteners, current plan for BPD is for exposed fasteners.
- Presentation of non-exposed fastener options
- Steve Dorrance presents some data he has compiled between the different materials. Terra Cotta is 3 times as strong as cementboard. Presents the differences in the materials in terms of how they are created, terra cotta being the far superior product. Terra cotta also has more thermal value and soundproofing qualities, cementboard does not.

- Steve Dorrance points out that over time the town does not reinvest in the buildings, Wellington School as an example, and thinks that we must make the initial up-front investment now.
- Member Epstein inquires about difference in price - additional 430k to go with terracotta.
- Member Shea inquires as to whether or not we can use terracotta on visible sections of the building and use stucco in the back? Concern about durability
- Member Rosales concurs about failing of town in terms of upkeep, inquires about heat benefits - can we put some kind of data/factor on that in terms of presenting it? Can we put a number on potential maintenance costs for each to show differential in terms of ability to make case to town meeting?
- Discussion of hanging systems, terra cotta uses stronger and longer lasting metal for hanging system than cementboard system.
- Ian (member of public) points out the amount of area that is salted regularly (it's all a parking lot!) and how cement and salt mix (they don't!) is a potential selling point.
- Member Ferrante points out that the numbers read as though we were off by a third and that's a concern when going before town meeting.
- Member Cowing asks if we can put terracotta in as an add-alternate so that we may not have to ask town meeting for so much additional money? Ted feels that the design work - they would essentially have to design two different buildings - might outweigh the cost savings.
- Member Rosales points out that the committee in general seems to support terra cotta, so we need to find a way to present it.
- Jamie MacIsaac agrees with others that this is a major component of the building, and we need to just present it as a serious issue that we feel has the most value. This isn't arguing over two sinks in a vanity, it's talking about a building material that lasts for 75-100 years.
- Member Shea points out to others that the worst that can happen is that if town meeting says no, we are dead in the water and will have to entirely re-bid the projects.
- Ted says he is willing to explore the add alternate concept in order to avoid the chance of having to re-bid if town meeting says no.
- Chief McLaughlin echoes points made by Jamie MacIsaac and others that the goal has evolved from band aid to permanence, so terra cotta is the wisest choice.
- Discussion about drain/oil and water separator. Postulation that perhaps just one drain could be a cost savings? Member Ferrante points out that the oil water separator is the most expensive component, so perhaps we should just do all three drains?
- Chair Mahoney entertains a motion to support terra cotta as the building envelope, Member Rosales moves, Bill Shea seconds, all members in support with Member Cowing requesting that the add-alternate option for building envelope being further explored as a requirement.
- Chair Mahoney moves to vote to extend TGAS contract, Member Cowing seconds, unanimously approved.
- Next meeting discussion, February 12 at 7:00 PM
- Potential meeting for Jan 22 if necessary, determined it will be posted.

- Adjourned to Planning Board meeting at which committee was subject.