

DPW/BPD Building Committee Meeting Minutes  
March 28, 2019 7:00PM, Selectmens' Room

Meeting called to order at 7:02pm by Anne Marie Mahoney. Members present were Anne Marie Mahoney, Mike Smith, Anthony Ferrante, Roy Epstein, Bill Shea, Mike Santoro, Fitzie Cowing, Assistant Chief Jamie MacIsaac, Chief Richard McLaughlin, Judith Ananian Sarno, Tom Gatzunis, Steve Rosales

- Discussion of issues raised at meeting with temporary site abutters
  - Address will be 32 Woodland Ave
  - Signs will be posted along Waverly Street
  - Discussion about other neighbor concerns
- Discussion of furnishings and fixtures
  - Set a meeting for selecting final options
  - Access capital budget funds for furnishings, selecting 100k baseline
- Review of other agenda items
- Tom reviews bids from trailer providers
  - 2 bids
    - Triumph
      - Concerns about entrance, visibility, security, etc.
        - Swap out door?
        - Move OIC location?
    - Modulease
      - The configuration offered is the former temporary Police Department for town of Orleans.
      - Entrance goes directly to service window
      - Chief requests bathroom accessible to the public without entering secure location?
      - Asst. Chief requests window from OIC office
- Member Cowing moves to accept the bid from Modulease given that it is an existing temporary police department, and therefore clearly meets the needs of the committee, seconded by Member Ferrante, unanimously approved.
- Discussion of Modulease cost proposals. We requested full foundation. Price is 455k, with 7500k credit for every month under 24 months. Modulease offered secondary proposal with temp foundation for 425k. Same credit. Both proposals will be fully skirted to protect from elements. Asst. Chief asks about the difference. In winter there can be some frost heave and therefore some movement with jack stands (temporary foundation). Mike Santoro thinks that for the amount of time this will be there, jackstands is sufficient. Member Shea asks if there will be a precast pad? Yes.
- Brief review of Triumph proposal - \$444,444k with \$3k credit, so in addition to being less valuable in terms of space, also more expensive.
- Discussion of next steps to be ready for delivery of trailers
- We are on the docket for first item, May 1 of town meeting.

- Member Epstein inquires about dates and timing, in terms of moving into trailers, and when do we begin to incur the cost of trailers? Member Cowing inquires further, is it the day they are delivered or the day they are occupied?
- Member Smith makes a motion to accept the Modulease proposal without foundations subject to additional requirements such as bathroom, partition, and window work to be negotiated further by Tom. Seconded by Member Ferrante, unanimously approved.
- Discussion regarding challenges at DPW site, with electric, fiber etc.
- Concerns regarding back wall of DPW, concerns about structural integrity, etc. Discussion that it should be part of town repair budget not our project.
- Apparently when new DPW HVAC went in, sprinkler work was to be done in conjunction with the new system. Said work has apparently not been done. Was under purview of facilities, has not been done. Again, should not be part of our budget, but needs to be done independently of our work. Must be done independently of our project. Can be done concurrently, but will be required to be completed prior to fire signing off on project and re-occupancy.
- Discussion about BPD oil water separator and where it drains to. Concerns as well about the ejector pump and potential fire hazard.
- Generator discussion. Existing PD has a generator, it is 30 yrs old. Building needs to keep a generator even during construction because of 911. Allegedly existing 30yr old generator has the capacity to account for larger building/load. Either way however, it seems wise that a new generator be part of this project. Question regarding cost of new generator and whether or not that is on our project or comes down the line from other budgets. Determined to wait and see the impact of moving generator.
- Chair Mahoney entertains motion to pay Daedalus \$3780.00, so moved by Member Ferrante, Seconded by Member Shea, passed unanimously.
- Chair Mahoney entertains motion to pay TGAS \$12,125.10, so moved by Member Ferrante seconded by Member Smith unanimously approved.
- Chair Mahoney entertains motion to pay TGAS \$125,279.98. So moved by Member Cowing, seconded by Member Smith, unanimously approved.
- Motion to accept the minutes of December 18, moved by Member Ferrante, Seconded by Member Smith, unanimously approved.
- Motion to accept the minutes of January 8, moved by Member Smith, seconded by Member Ferrante, unanimously approved.
- Motion to accept the minutes of January 22, edit on spelling of names, moved to accept as edited by Member Ferrante, seconded by Member Shea, unanimously approved.
- Setting meeting dates, April 9 at 7:00 PM
- Meeting April 26 for bid opening at 10:00 AM
- Meeting April 30 at 7:00 PM
- Adjourned at 8:44PM