

DPW/BPD Building Committee
Committee Meeting, April 20, 2018

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

Meeting is called to order at 8:01 by Anne Marie Mahoney. Members present are Roy Epstein, Anthony Ferrante, Richard McLaughlin, Jaime MacIsaac, Tom Gatzunis, Ted Galante, Anne Marie Mahoney, Steve Rosales. Members arriving after call to order are Fizzie Cowing at 8:04, Patrice Garvin at 8:06 and Jay Marcotte at 8:08

- Turned over to Ted, starting with DPW
- DPW
- Site plan with new inclusion of fuel tanks, they are large, tall, bollard blocked.
- There is a drive lane on each side, but it is not an unsubstantial addition
 - Double walled tanks, halon system, etc.
- Presents modular/trailer version, what has been presented before, review of 2 bathrooms and hatch to oil boiler room
- Presents stick-built version – we lose the handicap ramp because it's no longer needed, and so corridor is narrower.
- Difference in price is about a quarter of a million dollars
- Major difference between the two is corridor change and not needing a ramp
- In review of modulars, Jay requests a cement pad as opposed to piers.
 - Ted asks why, Jay says freezing pipes
 - Tom says he thinks slab is better, but keep plumbing in skirt – makes it a more permanent install
 - Suggests pad and frost wall, but keep plumbing in skirt, as a compromise
- Member Rosales asks why it must go underground at all – discussion of plumbing, need for gravity, and enough space to sewer lines
- Jay says that the current fire trailer has had pipes freeze
- Tom says slab on grade with PROPER INSULATION should not have that issue.
- Member Rosales asserts thoughts that this will be 25 year fix other committee members bring up building its attached to as making that impossible due to existing building conditions
- Tom points out all the issues with DPW, it was never planned out as a whole, it was just added on to over time as needed. If it had been mapped out from the beginning it would look much different from what it does. So, to add on AGAIN makes no sense.
- Member Rosales brings up the consensus of the town and likelihood of how long it will be here.
- Member Epstein brings up do we really want to spend additional money that could go to PD? Other members state that projects cannot be pegged against each other, DPW must get what it needs, but determining that is still up in the air
- Member Epstein says if these modulars are really cared for, they could be in great shape, or if not the replacement of modulars will be significantly less painful in ten years
- Member Cowing points out that modulars have life beyond the building we attach them to, as evidenced by the DPW currently utilizing trailers that were originally purchased for the fire station projects. It is an investment that can continue to be useful particularly once we do move to re-do the DPW yard.
- On to PD

- BPD
- Site review, challenging transformer
- Option A
- Last week's proposal plus new addition to back of proposed addition that includes garage and storage and puts locker rooms in addition. It's approximately 670 sq. feet more than last week's
- First floor includes more storage behind cells, all other interior of first floor remains the same
- Second floor remains the same with outline of idea of storage space, but that storage space is not ideal (after extensive study).
- Option B
- Includes parking on top of the new expansion
- Puts locker rooms back in old garage, new addition has all garage bays and storage
- Provides 20x80 of storage space, which is significant
- All rest of first and second floor stay the same
- Price on this project is approx. 500 a sq. ft. Option A adds about 1600 more sq. feet than before (800k) Option B
- Last week's budget was between 4.2 and 5 mil, now we are looking at 5 to 6 mil. Before project was 6-7 mil for both, now is 7-8 million
- Tom asks about the flip flop of dispatch and traffic not being in the plans, Ted will get more info
- Review of budget docs, slightly out of date.
- Police speak on project – they prefer Option B
- Police hand out review of current status of building and storage constraints, current content
- Member Rosales asks how big the total building will be with Options A and B? Ted says he doesn't have exact numbers but with Option B we are close to 24K square feet, but needs to get sq. foot numbers including the mezzanine that exists.
- Member Cowing brings up transformer, must it move? Ted says yes
- Member Epstein stated that Light Dept said they do not think moving it is a big deal, with a caveat – the question mark is the feed from the transformer to the building, no one knows how old it is.
- BMLD also inquired about whether we have considered electrical service to building considering how much bigger building is? Suggested perhaps bringing service in from Pleasant St.
- Tom says addition of elevator will almost guarantee the need for a new electrical service
- With any new building we are moving the electrical service.
- Tom – typically the power provider handles the feed from the pole to the transformer and the client (BPD) Handles from transformer to building.
- Member Rosales brings up decommissioning of BMLD bldg. and that will challenge the building at some point as well.
- Contingencies – sprinklers, water pressure, etc.
- Discussion of phasing for project begins, but pauses for other discussion
- Member Rosales asks can addition to BPD be reconfigured? Ted says yes but with no windows. Also highlights parking addition could be built over if needed in the long run. We are building to a more robust standard by code than the existing building.

- Patrice but it's a mil more?
- Ted yes, and keep in mind that can change - HVAC could be a challenge.
- Tom asks about boiler replacement costs and where they factor?
- Assistant Chief MacIsaac asks about where a boiler replacement would come from - capital budget
- Member Epstein suggests we need to discuss grants for converting to gas, Patrice will investigate it
- Member Epstein asks if we will trigger any storm water issues and therefore costs? Patrice says there's money in the revolving storm water account for that.
- Jay says conservation commission will get involved no matter what
- Patrice brings it back to cost, we need to run an 8-million-dollar cost schedule? Tom says 8.5. (Or 7.5 for Option A which is non-preferred)
- Patrice presents concerns that also come from Floyd Carman. We just went through Moody's rating and their concerns are multi-year trends of deficit and declining reserves. And substantial growth in the debt burden could affect the secondary borrowing for the HS so the added concern is that if we start pulling from reserve funds we risk a downgrade
- Original numbers dipped into capital, Patrice would prefer to avoid that
- Chair Mahoney points out that we always identified Cushing sq. parking lot money as a part of our funding source and to treat it like a reserve now is ridiculous
- Member Epstein points out that yes it wasn't sold as a reserve but if we use it and downgrade our Moody's rating it'll cost us down the line
- Member Epstein points out that we could reduce our CPA assessment and then ask for an override? Patrice doesn't think that will work
- Member Rosales asks can we do option A without a debt exclusion. Option b is another million? Yes. He doesn't think that's an insurmountable number
- Patrice's concern is the number keeps getting progressively bigger
- Tom thinks scope is complete and it is unlikely to change drastically in terms of numbers
- Tom points out that construction costs are rising at 4% annually so to do it now is the most cost-effective way to deal with it.
- Member Epstein discusses MBTA land for more parking and asks if Ted has a number on parking spaces? Not yet
- Discussion of naming rights/donation as source of funds
- Discussion do these numbers represent trailers? Stick built is out.
- Discussion of slab vs piers, Tom thinks it's doable Ted is concerned
- Possible savings through having DPW pour its own slab?
- Oil separator needed in PD?
- Jay says he concerned about other bidders not wanting to do it if DPW pours slab
- Next meeting Tuesday May 1 at 7
- Members Ananian Sarno, Cowing, and Chair Mahoney will meet to plan public outreach
- Possible public meeting of Thursday May 24
- Adjourned 9:41