

DPW/BPD Building Committee Minutes

March 19, 2018

Town Hall Room 1

DATE: January 25, 2022

TIME: 2:36 PM

Members present: Anne Marie Mahoney, Patrice Garvin, Richard McLaughlin, Mike Santoro, Jamie MacIsaac, Anthony Ferrante, Judith Ananian Sarno, Tom Gatzunis - OPM, Ted Galante - TGAS, Steve Rosales, Roy Epstein, Mike Smith, Bill Shea

- Meeting called to order by Chair Mahoney at 7:01PM
- Handed over to Ted, DPW first
- Site review, MBTA tracks, community path “zone”
- Review existing interior
- Added components in rear of building, avoiding the existing oil separator and the HVAC
- Added component in front of building
- Review, areas in yellow are renovation, areas in orange are new
- Creating new offices, old space becomes break room and multi-use space (critical during major events)
- Keeping door and stairs to basement access
- Investigating idea of stick built front addition
- Tom points out toilet missing from drawing, Ted says yes, shouldn’t be missing, will be added back into drawing
- Mike Santoro asks for actual appliances in break room, Ted says fine
- Review of 3D cad drawing with whole site including additions
- Member Rosales asks what the separator is, and does it constrain us?
 - Yes, huge issue to move it
- Member Rosales asks what happens to the little side office and can it become the entrance?
 - Electrical panel makes that problematic
- Questions about windows and the new front addition?
- Question about HVAC, can it be tied in?
 - Mike Santoro points out that new HVAC system only does heat, so the new additions will need separate HVAC.
- Mike Santoro asks for table and chairs for the large multi-use room
- Mike Santoro inquires about existing roof being an issue, and how will the addition in the back relate to that
 - Ted says it can be managed, will factor in that concern in the design
- Member Rosales asks - is there significant price difference between stick built and modular?
 - Answer is, sort of but not really
 - Side discussion about custodial staff for locker rooms
- Member Rosales requests cost estimates
- Number for DPW is between 1 million and 1.2 million
 - Member Rosales asks about soft costs – not included in estimate,
 - Plumbing and electrical are in the estimate

- 20% design contingency included in that number
 - Lockers are in the estimate, but not loose furniture
 - Estimate is for modular construction, a ten-year building
 - Member Rosales asks for what the stick build costs would be, so we can compare
 - Ted points out that stick built may have code implications, so he needs to check that.
- Member Rosales asks about other issues with the existing building, Chair Mahoney points out that it is being taken care of by other town agencies and is not within our scope.
- Move on to PD
- Option 1
- Moving generator down, taking fuel pump away, adding piece in orange to site
- Lower level of new orange addition, Garage
- Women get 16 lockers, men get 51
- Ted says PD lockers in plan are 18 by 24, but Chief says they require the large 24 by 24 lockers
- Ted then says how many lockers do we need vs. what we could have for the 24 by 24
 - Tom reiterates, they need to know exactly how many lockers are needed, particularly if 24X24
 - How many “additional” lockers would be ideal? (Additional lockers to accommodate staff with multiple jobs within department, K9, NEMLEC, etc.)
- Propose gaining extra locker room by bumping slightly into fitness center
- Discussion about ammunition/weapon storage where is it?
 - In a bunker outside, and also in room in the back of the locker room
 - Not very secure
 - Member Smith points out that securing those items would be ideal.
 - Tom, highlights whether or not it is a critical need or a “nice to have”
- First floor of option 1
- Questions about whether a front door/back door variance will be needed because of possible optics of treating persons with disabilities differently – not being able to use front door
- Option 1 runs the elevator outside the second floor and cuts back in, Assistant Chief loses a window
- Expanded parking alongside the new garage
- Option 2 – Similar plan, more robust
- Basement floor relatively the same but has stairs in far rear corner
- Adds brand new cells and holding over new garage
- Adds additional space upstairs
- Questions about storage and evidence
- Member Rosales asks – what would the purpose of an addition (on BMLD site) be, if we do
- Option 2
 - Member Cowing points out armory/range as area of critically needed improvement along with others
 - Chief concurs that range/armory among other aspects need improvement, and while Option 2 addresses the currently most critical program needs that are lacking it does not address all program needs.
 - Ted says he will get final numbers

- Member Smith requests cost numbers, and requests a discussion of all this with regard to the charge that we have from the town
- Cost
 - Option 1 = 2.4 million
 - Option 2 = 4.6 million
- Discussion about years of life for Options 1 vs 2
 - Buildings have the same life span
 - PROGRAMATIC issues make Option 1 only 10 years
- Discussion about charge from town meeting, Member Epstein observed that Option 2 goes beyond what was described to town meeting in November
- Discussion about the cells being included, as they are an area of review failure on a regular basis
- Member Rosales prefers Option 2, because of the fact that it addresses way more of the criteria that are needed
- Patrice says Option 2 exceeds our ability to do the project without a debt exclusion
- Question about whether we can get a cost estimate on Option 1 plus new cells?
- Member Epstein proposes that he has a solution to make a new police station for free, but will not discuss at this time what that is. If his method has legs, he feels we should go directly to new construction.
- Member Smith discusses that he prefers Option 2, but thinks we should present only DPW in June, and look at a more robust approach to PD over the year.
- Chair Mahoney points out that we MUST advocate strongly for these projects, Member Ferrante supports Option 2 strongly in terms of meeting programmatic needs
- Member Cowing points out tax fatigue, she is concerned that citizens in town are already wary of the cost of the proposed HS and if we don't propose now we risk the possibility that we could get rejected outright.
- Member Sarno highlights the idea of presenting NEW building, Option 2 and Option 1 as a means to highlight the huge cost of a new building vs the possible cost options of renovations
- Chair Mahoney discusses goals for 2 weeks from now
 - Police look at current presentation
 - Ted talks to PD staff about questions and concerns
 - Member Epstein works out his as-yet-undisclosed third option
 - Thoughts on plans, questions, financing
 - No meeting on 26
 - Next meeting April 2
 - Following meeting must be April 17 due to Patriots Day
- Minutes will be re-sent, send corrections to Member Cowing
- Meeting adjourned at 9:03PM