

DPW/BPD Building Committee Minutes

March 5, 2018 Town Hall Room 1

DATE: January 25, 2022  
TIME: 2:49 PM

Members present Anne Marie Mahoney, Steve Rosales, Jaime MacIsaac, Richard McLaughlin, Judith Ananian Sarno, Mike Smith, Ted Galante - TGAS, Fitzie Cowing, Bill Shea, Mike Santoro, Roy Epstein, Jay Marcotte

Members Absent: Anthony Ferrante, Tom Gatzunis – OPM

- Meeting called to order by Chair Mahoney at 7:00 PM
- Ted presents, BPD first.
- New drawings showing exact number of parking spaces (36). Autocad drawings have begun to replace hand drawings. Two of those parking spaces are in front of the garage, Ted questions whether they are “valid” parking spaces. Shows generator and retaining wall, discusses grade of different sections.
- 20-foot pitch over the course of site of both BPD and BMLD. First floor of BMLD is significantly lower than first floor of BPD. If there were consideration of possible re-use of BMLD building, there would be significant challenges, Ted suggests not to re-use.
- Starts discussion of radio tower/antennae on BPD roof and challenges it poses. Lots of structure/support around it.
- Between slate roof, structure of tower, support of tower, etc., all provide significant challenges to internal/middle of building elevator. Team has been trying to figure elevator within floor plan, but now the realization is that the antennae and related items may pose significant issue.
  - Elevator needs to “daylight”, which means to break through the roof for the purpose of fire suppression and other needs.
  - Chief points out that part of the antennae structure doesn’t actually belong to town.
  - Member Epstein questions whether or not we can interrupt the service of the antennae
  - Member Rosales asks for clarification on what belongs to whom up there – police?  
Other?
    - Chief states that he doesn’t know current owner
  - Member Rosales re-phrases, is some of it PD and some third party? Yes.
  - Can we get out of lease to free up space?
- Review of floor plan from basement up, first floor, second floor.
- Proposed new site plan includes new addition in area of sally port and back.
- Basement level includes new garage and moved generator.
- No fuel pump, PD can go to DPW site
- Basement level has new garage, locker rooms in old garage, new structure creates new retaining wall
- Elevator now juts into fitness center
- Second floor re-uses existing entry door, kitchen and traffic all remain the same
- Whole secure booking/cells, etc. goes into new addition space limited to no mixing of public access and active policing activity

- Interview room and reports room expand, addition of conference room, addition of office spaces.
- Third floor includes addition, current Assistant Chief office becomes larger evidence lab, back addition includes storage space, roll call goes on third floor, adds private phone space for detectives, possible kitchenette
- Concerns about floor and ceiling height of second floor. Essentially must lower the roof over the locker rooms and lower roof/ceiling height over locker rooms to be uniform.
- Member Smith brings up a series of questions
  - What is the cost of all this, can we do it within the proposed budget, is cost driving our efforts
  - Chair Mahoney points out that our charge isn't cost, our charge is safety, security, gender parity, ADA
  - Discussion of where our absolute cut-off amount is
  - Ted priced out last week's proposal at 2.2 million but that doesn't include environmental concerns, HVAC, etc.
  - Is there savings if we lose the addition? Or is that pointless?
  - Discussion of cost savings in terms of phasing
  - Ted points out that loss of small number of parking spaces with garage addition is not a huge loss if we gain parking from BMLD
  - Can we get cost estimates in components? Ted says yes.
  - Ted says factor 25% for soft costs etc.
- Chief asks about possibility of EOC space, and phasing?
- Member Smith brings up possible community path challenges
- Discussion about location of roll call room
- Move on to DPW
- New drawings include steps down to boiler room, boiler is decommissioned, but access has to remain because there is a sprinkler line there.
- Drawings show space for community path, tilt trailers as well to leave room for HVAC units outside.
- Modulares have new door, separation from work area, separation area has stairs and ramp, putting modulares up so that we can have plumbing underneath without any digging down, saves money. Lunch/break room, lockers, quiet bunk room. Stick built space between.
- Renovation to existing building, level slab out, laundry, training room/check in room, etc. Office for Mike, larger office for 4 people, larger corridor, possible storage
- Question about moving laundry
- Question about sprinkler access
- Question about larger break room
- Question about need for second female bathroom
- Move break room to training room to allow for supervision of staff during break times
- Put toilet facility back into front room so that contractors don't have access to back space
  - ONLY employees should have access to back space, card access only.
- Member Rosales proposes another modular in front of the building

- Member Cowing echoes previous points from Tom, is adding another mod the “get me a beer” syndrome? Do we really NEED another mod? Member Rosales says yes, Member Cowing states that drawings without additional mod seem sufficient, Ted says he feels he has met the charge we provided with existing drawings
- Member Epstein asks if we can eliminate quiet room? Mike says it is an absolute necessity.
- Member Smith says more is better, Member Cowing mentions cost
- Questions about compartmentalizing cost estimates for DPW
- Discussion about sewer line location for DPW, possibly cost savings in not having to trench the building.
- NO meeting for following week
- Next meeting March 19
- Discussion of TGAS contract memo
  - Questions regarding cost savings if PD falls through?
  - What exactly do we get?
  - What is the fee if we continue past June?
  - What will the credit be if we cease PD work?
  - When do we do the contract?
  - Who does the contract?
  - When can we get these questions answered?
- Chair Mahoney moves to adjourn at 9:07