

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: January 25, 2022
TIME: 2:50 PM

DPW/BPD Building Committee
Committee Meeting, April 2, 2018

Meeting is called to order at 7:01 by Anne Marie Mahoney. Members in attendance are Fitzie Cowing, Mike Santoro, Steve Rosales, Roy Epstein, Richard McLaughlin, Jaime MacIsaac, Judith Ananian Sarno, Anthony Ferrante, Mike Smith, Ted Galante.

Notes from the Chairwoman:

- We DO have an article – Article 25 for Town Meeting. No language yet, but it's a place holder
- Wednesday at 1, at DPW yard, there will be person there to assess where replacement fuel tanks will go, we may need to be there to have a say.
- Capital Budget Works Group is going to assess value of current BPD property and BMLD property (Member Rosales suggests having a separate assessment of each property)

Member Bill Shea arrives at 7:03

Ted takes over at 7:05

- Based on meeting with Chief and Asst. Chief, some changes
- Review of site, existing buildings
- Proposed site plan, added component reintroduces fuel pump, tanks don't need to be touched, moving fuel pump but retaining it on site
- 17 parking spaces up top, 23 in back (adding 3 along the back of what is now gym and garage because they won't need access to the old garage entrance)
- Bottom floor, new garage, laundry, women's (13) and men's (53) locker rooms, men's locker rooms push into fitness center by slight amount to get men's locker room the number of lockers needed.
 - Chief steps in with comments – they would love a brand-new facility, but they know the money isn't there. He knows that we are competing with the high school, and he knows that a new building would be over 15-20 million. His first choice would be a new building, but hat's off to Ted with his innovative decisions. Very impressed with Ted's work.
 - Chief's concern is, as a community, what can we afford? He doesn't think a new building is in the offing.
 - Phase 3 discussion – if we are expanding on site, the idea of phase 3 really intrigues the chief.
 - They appreciate all the work,
- Member Epstein presents inquiry on sq. ftge. for Option 2. Ted says he thinks 15,000 with addition, making 24,000 sq. ft total. Member Epstein has been looking at other depts that are comparable and seeing new buildings of around 23000 sq. ft.
- Member Shea points out that if we present to town meeting the Option 1, 2 and WHOLE NEW BUILDING, it might help the town understand the value of Option 2.
- Member Epstein asks what Option 2 WOULDN'T do?

- Assistant Chief MacIsaac – storage, bike property storage, parking, parking, parking, ability to host trainings, etc. Chief points out that they need room to grow, and the lack of storage is REALLY problematic
- Chair Mahoney asks to get back on track. Ted continues with BPD presentation.
- Member Epstein asks about number of parking spaces currently available. Chief doesn't know exactly. Roughly 34.
- Back to Ted. Upper floor, sally port, holding, booking, etc. NEW cells for men and women, juveniles.
- Includes new firearm storage
- Conference room, office, interview room, reports room.
- Possible concept of flipping dispatch and traffic and records, gives traffic bigger room, dispatch a dispatch and dispatch support area.
- Member Cowing inquires – doesn't this make more expense in terms of remediation and work needed?
 - Yes and no, some of the remediation and code work may have to happen anyway so this may be the best time, but yes that does have cost implications.
- Member Epstein asks about phasing, Ted doesn't have an answer yet
 - Ted points out that addition of new garage means they could use it for phasing.
 - An actual phasing analysis will have to happen.
- Member Rosales asks – what's the benefit of swapping them?
 - Asst. Chief MacIsaac answers that it was their request to accommodate for the cell checks.
 - Member Cowing asks if new cells would have new surveillance so that they wouldn't have to do PHYSICAL checks, but no they will still have to physical walking in checks, so that moving dispatch/OIC over to traffic side would be helpful
- Member Epstein asks if PD has the chance to look at proposed updates and are there any issues?
 - Assistant Chief asks about reports room in OIC area? Ted says that's totally doable, and part of the next phase.
- Discussion of hidden costs vs. possible cost relief?
- Chief highlights that evidence storage needs to be climate controlled, alarmed, etc.
- Member Rosales asks chief about holding storage – does it have to be on site for long term issues?
 - Chain of custody is major issue, so while the idea of an off-site location proposed by the state is a wonderful idea, it's not coming any time soon.
 - Jaime points out that guns and drugs need to be stored separately even within the locked evidence room.
- Member Epstein brings up the fact that the gap is now \$14 million between new building cost and proposed renovation costs.
- Member Epstein points out possible use of MBTA space for parking?
- Member Cowing asks Member Smith if there would be any possibility of using CPA funds to make up the difference if we go for Option 2 and it goes slightly over 5 mil? Discussion comes down to no one knows, but we can investigate.
- Chair Mahoney asks if Member Smith is good with this idea

- Member Epstein says after a conversation with Patrice, she says 8.6 is our new max
- Back to Member Smith's questions and concerns
 - Member Smith doesn't prefer the sally port on an angle. Ted says it's not that we can't look at it, but that it's unlikely to change. Member Smith really wants to talk about the location and angle of the sally port. He doesn't like introducing a new building to historic part of building, and how does it look? Architectural questions have not been answered.
 - Member Smith is also interested in BMLD and its potential. He talks about "what happens to BMLD in the meantime". A discussion with previous head of Light Dept McCarthy resulting in knowledge that he asked regularly for upkeep for years for the BMLD building and never got it. Member Smith is questioning the assessment of the building, and states that the site and building needs work and study.
 - Chair Mahoney asks – with the right finishes, can it be done correctly? Member Smith says to a degree, yes. States that current sally port doesn't meet the criteria yet.
- On to DPW, plans have not changed since last meeting. Discussion moves on to cost
 - Stick built vs. trailers, stick built is about a half million more, but with a longer life.
 - Discussion about different professional fees – depends on who needs to be involved
 - Discussion about cost estimates of trailers vs. stick built
 - New numbers include all costs including things like plumbing etc.
- Mike Santoro requests bathrooms near lunch room, Ted says add 40k. It's manageable.
- Member Epstein wants to know about the stairs to the sprinkler system access point, and can we use more space there, can stairs be adjusted or eliminated to provide more space?
- Who pays to remove the boiler? Currently Unknown
- Mike Santoro inquires again about how gutters will be handled in terms of existing ones overlapping the new built areas and how that will work. Ted says it requires further study.
- Member Rosales asks if it's stick built we won't need a ramp, right? Correct.
- Mike Santoro asks about HVAC – it will be standalone for each new unit
- Member Rosales asks about egress from new buildings
- Member Ananian Sarno brings up HVAC noise and if the hill will create bounce back to the neighborhood. Ted says yes, they can use acoustic screens if needed.
- Discussion of roofs and tying them in vs. keeping them substantially separate – Ted wants to keep separate
- Member Rosales proposes HVAC service going in over where oil separator is
- Member Cowing asks about locker room ventilation and mold concerns, stick built is the better option as it relates to that
- Mike Santoro asks about exterior, Ted answers siding.
- Mike Santoro says there is other work to be done at some point apparently, Ted says fine let's wrap it all in to one project Chair Mahoney says no, beyond our scope, Ted says he can match any other work once it's all said and done
- Chair Mahoney asks about length of time (construction) on projects? Ted says BPD a year, DPW stick built is 6-8 months.
 - DPW if we get the go ahead, 5 months of design, bidding in December or so, awarding Jan, breaking ground as soon as you can, potentially done by end of Sept 2019 or so.

- Roy asks do we have to renovate existing bathrooms? No, so long as what you're ADDING is accessible.
- Group discussion on how to present projects to town meeting
 - MUST be presented by June
 - Present police as LONG term solution with optional expansion phase
 - How much can Historic hold us up? We need to be sensitive, but we must be realistic as well.
- Ted asks WHAT do we NEED for town meeting? Do we need renderings? Do we need finishes? YES please.
- Chair Mahoney confirms with group that we have a consensus that we ARE going to town meeting IN JUNE with BOTH.
- Discussion about how to present – Member Rosales' video again? Include interviews from users (DPW workers and police officers)? Point out how much MORE it could cost?
- Meet next week to avoid vacation week? YES, meeting on the 9th.
- NO meeting vacation week.
- Next meeting after 9th will be 23rd.
- February minutes both accepted with minor edits
- March 5 Anthony abstains from voting on minutes as he was not present, minutes otherwise accepted
- March 19 minutes minor edits, Member Epstein requests rephrasing of his comments, Member Ferrante requests addition of line item, minutes edited, and edited minutes approved unanimously.
- Discussion about payment and contracts. No signed contracts, but we have been billed.
- Meeting adjourned at 9:05PM