

Approved May 23, 2018

Mendon Police Station Building Committee Meeting  
Mendon Town Hall  
Mendon, MA 01756  
Wednesday, May 9, 2018  
7:00 p.m.

I. Call to Order

The meeting was called to order at 7:08 pm by Tim Aicardi.

Building Committee Members Present:

Tim Aicardi, Mike Ammendolia, Police Chief Dave Kurczy, Don Morin, JP Parnas, Eric Peterson and Linda Thompson.

Others Present:

Mary Bulso, OPM, Daedalus Projects, Inc.  
Kevin Witzell, David McKinley, David A. Kaestle Boos Associates, Inc.  
Dominic Puniello, Garcia, Galuska, Desousa Consulting Engineers, Inc.

II. Approval of Meeting Minutes – May 2, 2018

MOTION: A motion was made by Mike Ammendolia, seconded by Eric Peterson to accept the meeting minutes from May 2, 2018.

DISCUSSION: None.

VOTED: Unanimous.

III. Review Open Items on Decision Action Log

- Update on Town Counsel agreement with abutter on easement – Chief Kurczy reached out to Town Administrator Kim Newman for assistance in getting Town Counsel to complete the agreement with the abutter. Town Counsel has reached out to Mary for information to help move this forward. Hopefully this will be resolved soon.
- Have cost estimate for adding generators to the Town Hall campus reviewed by another contractor. – Mike Ammendolia needs more information about the voltage loads for each building to do this properly. Mary agreed to reach out to Kim Newman to ask if the Town can provide this information. Don mentioned that Mark Reil showed him an outlet that is already connected to a switch in the Town Hall. It is not known if the switch is manual or automatic nor if it works or not.

ACTION: Reach out to Kim Newman to ask about obtaining the voltage requirements for each of the buildings on Town Hall campus. – Mary

- Write letters to document that an elevator is not need in the new Police Station: 1) Kaestle Boos/ Building Inspector Tim Aicardi, 2) ADA Coordinator Kevin Rudden and 3) Police Chief Dave Kurczy. Discuss next steps. – Tim has reached out to the Executive Director of the AAB and is working on getting a ruling on the elevator.
- Print floor plans of new building and provide to Tim Aicardi to include with his letter regarding elevator requirements. – Mary B. provided Tim with the floor plans.
- Ask the Board of Selectmen for their input on how the parking lot outside the scope of the Police Station project will be striped to understand the parking lot arrangement for the entire Town Hall campus. – Don, Mary and Chief Kurczy met with Kim Newman and she provided input whereby the BOS would like to get cost information to pave the entire parking lot, including a potential exit on the north side of the former Taft library. The Town can then determine if it has the funds to support this when the time comes. Mike Ammendolia stated that the entire lot was within the scope of the project, but several members reminded Mike that our scope only included the right half of the Town Hall campus and that funding didn't exist for the entire parking lot. Mike disagreed so Don asked him to put his concerns aside and offered to work with him after the meeting to try to resolve the disagreement.
- Get information on windows in new building for review by Mendon Historic District Commission. – Kevin Witzell explained that the existing windows will be replaced with energy efficient ones that will replicate the current grid pattern. They typically use Marvin fiberglass windows. JP Parnas suggested that a meeting be set up in the future between the architect and the Historic District Committee to review the building plans, sample windows, and sample siding.

ACTION: Set up meeting with the Historic District Commission and the architect to review the plans, sample windows, and sample siding. – Mary

- Ask Kathy Schofield for more information regarding windows on former fire station that Kathy believes came from the former blacksmith shop. – Janice Muldoon-Moors wasn't present at the meeting to give an update.
- Ensure that Kaestle Boos is incorporating new energy law requirements whereby the appropriate enough southwestern facing roof space is specified on the design. – Kevin Witzell stated that the square footage information will be included with the plans.

#### IV. Invoice Approvals; Chair/OPM Spending Approvals; Budget Update

There were no invoices or Chair/OPM spending approvals to review.

## V. Architect Update

Kevin Witzell introduced Dominic Puniello who shared a report on the HVAC system options being considered. The options were a variable air volume system with high efficiency boilers, a chilled water induction unit system with a dedicated outdoor air system and a variable refrigerant flow system with a dedicated outdoor air system. The recommendation of the consultant was to install the variable refrigerant flow system with a dedicated outdoor air system as it was the most cost effective solution by yielding an approximate \$125,601 savings over the 30 year study period with an instant payback, having lower installation and operating costs compared to the baseline system. Don asked some questions about the analysis and Dominic said he would go back to validate the analysis and get back to the Committee via Kaestle Boos and Mary.

**ACTION:** Revisit the HVAC cost analysis and provide feedback to Kaestle Boos who will share it with Mary, who will then share it with the Committee. – Dominic Puniello

**MOTION:** A motion was made by JP Parnas, seconded by Eric Peterson, to accept the recommendation to install the variable refrigerant flow system with a dedicated outdoor air system provided the cost analysis data was accurate.

**DISCUSSION:** No additional discussion.

**VOTED:** Six Committee members voted yes; Mike Ammendolia abstained.

Dave McKinley stated that they haven't received the final survey yet, but that that wasn't stopping them from continuing with design work. He shared updated building design plans that showed a drop in building elevation of 2'4" from the current fire station to the center section of the new building, followed by another drop of 10" to the sally port. JP asked if they could modify the main lobby entrance to match the 0'0" elevation instead of the 2'4" elevation currently shown. Dave M. stated that this was a good idea and that they would look into doing this.

**ACTION:** Look into changing the main lobby entrance to match the 0'0" elevation of the front section of the building. – Kaestle Boos

Dave M. then shared that they received the geotechnical report today. It showed that the site consisted of fill on top of organics, and recommended that it all be removed. Dave M. estimated that it would cost over \$100K to remove the existing fill and replace it with clean fill just for the area where the new building will go. Additional cost will be incurred for the area behind the building. Mary asked if the center of the building could be modified to include a basement instead of a second floor. Her rationale was why not just construct a basement if all the fill had to be removed. Kaestle Boos shared a conceptual drawing where the current fire station and the middle section of the addition would be at the same elevation, while the sally port would drop down about six feet. Mary asked if there were concerns with the structural integrity of the existing police station while the excavation will take place

since it was so close to that building. The Town may need to consider options to move the existing police department during the excavation phase of the project. Chief Kurczy stated that he would start to look at options to be ready to execute should there be a need to do so. Dave M. stated that Kaestle Boos needed more time to digest the report to determine the next steps. Mary asked what the Town might want to do with the fill that is removed and Chief Kurczy suggested talking with Alan Tetreault about putting it behind the Highway Barn.

**ACTION:** Contact Alan Tetreault about locating the removed fill behind the Highway Barn. – Mary

VI. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

None

VII. Next Meeting Date, Time and Agenda

The Committee agreed to meet on May 16<sup>th</sup> if Kaestle Boos is ready to share updated plans. If not, the meeting will be moved to the following week. Mary will work with Kevin Witzell to figure the timing out and will communicate it to the Committee.

VIII. Adjournment

**MOTION:** A motion was made by Eric Peterson, seconded by Mike Ammendolia to adjourn the meeting.

**DISCUSSION:** None.

**VOTED:** Unanimous.

The meeting adjourned at 9:10 p.m.

Minutes by Don Morin