

BEDFORD DEPOT PARK ADVISORY COMMITTEE

Meeting of September 27, 2006

MINUTES

Committee members in attendance: Donald Corey (DC); Joseph Piantedosi (JP); Jim Shea (JS)

Ex-officio committee members in attendance: Angelo Colao (AC), Selectman liaison to Depot Park; Richard Jones (RJ), Facilities Director; Rick Reed (RR), Town Manager; Richard Warrington (RW), DPW Director

Others in attendance: Daniel O'Brien, rail car consultant

Chairman JP called the meeting to order at 3:45 P.M. at Bedford Town Hall. He welcomed new member Donald Corey to the committee.

RW said he checked why the Massachusetts Highway Department (MHD) delayed opening bids for the Freight House renovation project. He said that MHD requires three product choices in the specifications rather than only one option or an "as equal." MHD asked Vanasse Hangen Brustlin, the project's architect, to revise the bid package accordingly. The new bid opening is to be in late November/early December, RW said.

Rail car consultant Dan O'Brien provided an update on the renovation of Rail Diesel Car #6211. He said that electrical service has been connected to the car via underground conduit, a circuit breaker panel was installed, and a furnace for the new HVAC system was installed today. Mr. O'Brien proposed that a temporary pad be provided for the HVAC system's condenser unit. The committee discussed how this might be accomplished. RW concluded that it is better to wait until a condenser unit pad is built for the separate Freight House HVAC system.

Mr. O'Brien said that he is in the process of locating original light fixtures for the rail car. These fixtures would be modified for 110 volt A.C. service by the electrician. He also provided an update on missing parts that he is attempting to locate.

RW reported that the car's roof was sealed by a DPW crew. The flooring material has been ordered at a price of \$1,800. The rail car budget appears to be on target, he said.

RW and RJ discussed options for having a plumber connect the Freight House gas line to the new furnace inside the rail car.

RJ distributed three proposals that he received from architects for the Depot architectural study. The applicants are: Carr, Lynch & Sandell, Inc.; Mendors, Torrey & Spencer, Inc.; and TTL-Architects, LLC. He said that the Selectmen appointed himself, AC, DC, JP, JS and RW to a Designer Selection Committee. The group scheduled their first meeting for October 5, 2006, at 3:30 P.M., in the Town Hall first floor conference room.

RJ distributed a Depot Park Revolving Fund financial statement. The current account balance is

\$73,601.31. Tenant Varney Creative remains two months in arrears in rent payments, RJ pointed out.

JS noted that the Revolving Fund would not receive additional income from Freight House food sales until the establishment reopens. Since early 2001, the Revolving Fund has received \$26,438 from Freight House food sales.

RJ and JP discussed entering into a side agreement with the selected Depot study architect to design the interior Freight House renovations.

RJ and RW discussed ways to winterize the Freight House.

JS asked RJ whether he anticipates any major expenditures from the Depot Park Revolving Fund for the remainder of this fiscal year. RJ said that he does not foresee any large expenses.

RW said that he spoke with the DPW's arborist about completing the landscaping in front of the Depot building. In the fall or next spring, RW said he plans to thin out the shrubs in front of the Freight House and possibly plant some elsewhere.

Due to scheduling conflicts, the committee agreed to postpone its next scheduled meeting of October 18 to October 25.

JP made a motion to accept the August 16 meeting minutes. JS seconded the motion. The motion passed unanimously.

At 4:51 P.M., JS made a motion to adjourn the meeting. JP seconded the motion, and it passed unanimously.

Submitted by

Jim Shea, Clerk

These minutes were approved by unanimous vote of the committee at its meeting of October 25, 2006.