



## **BEDFORD DEPOT PARK ADVISORY COMMITTEE**

Town Hall • Bedford, Massachusetts 01730

**Meeting of April 25, 2007**

### **MINUTES**

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

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

**Others in attendance:** Lynne Spencer (LS), Menders, Torrey & Spencer, Inc.

Chairman JP called the meeting to order at 3:34 P.M. at Bedford Town Hall.

RW conveyed that the Massachusetts Highway Department has deferred opening bids for their Freight House renovation project until November 27 and December 12. The committee discussed whether the project could proceed sooner if the Town paid the state's share of the project cost.

Lynne Spencer of Menders, Torrey & Spencer joined the meeting at 3:38 P.M.

JP asked Lynne Spencer to provide an update on the Depot architectural study. She distributed a paint analysis report dated 4/18/07. There is a lot of good architectural evidence in the building, she said.

RR joined the meeting at 3:49 P.M.

Ms. Spencer distributed copies of a cost estimate report for complete renovation of the Depot building. She explained that there are three general interior configuration options:

- (1) Single floor "restaurant" @ \$968,894;
- (2) Restored original floor plan plus a limited second floor mezzanine @ \$1,022,392;
- (3) Restored original single floor plan @ \$968,994.

Roof replacement and first floor stabilization costs are included in these estimates.

JP proposed defining the three renovation options as space designs rather than as specific uses. Ms. Spencer said that she would modify the cost estimate report accordingly.

RJ noted that the total project cost could be 20% higher than the preliminary estimates. The current estimates do not include so-called “soft costs” such as design, advertising, utilities connections and site improvements, he explained. Ms. Spencer said that design costs might amount to about 10% of the construction cost.

RW asked whether the Building Code would require the Depot to have a fire sprinkler system. The local fire chief, RJ said, would likely make this decision, chief. RW noted that new utilities connections to the Depot would involve excavation of part of Loomis Street.

If the Depot basement were to be used for storage by tenants, RJ said, then water seepage issues would need to be addressed.

For the committee’s upcoming presentation to the Selectmen, AC suggested a viewgraph that shows the three space options, their cost estimates, and possible tenant applications. JP said that we ought to identify possible tenants before committing the Town’s financial resources to interior renovation of the Depot.

Ms. Spencer said that a second floor mezzanine without an elevator or chairlift would require a waiver from the Architectural Access Board. The committee discussed the pros and cons of having a second floor in the Depot.

JP said that the committee would need to develop a recommendation to the Selectmen about future Depot renovations and uses.

JP suggested having one basic renovation design with “add alternate” options for restaurant use and the addition of a partial second floor. He suggested having one basic design with “add alternate” options for (a) restaurant usage and (b) a partial second floor.

The committee discussed possible funding sources—such as the Massachusetts Historical Commission and the Community Preservation Program—to pay for interior renovation of the Depot. AC suggested that we consider pursuing only an exterior facelift of the building for now.

JP said he would work with RJ to prepare a presentation for the Selectmen.

Lynne Spencer left the meeting at 5:22 P.M.

RJ said that an advertisement was published last week in the *Bedford Minuteman* for renting a vacant Depot office unit. He showed the unit to a prospective tenant today. Another prospective tenant phoned today. Repairs have not yet been made to the office unit.

Varney Creative's rent remains to be \$850 per month until the tenant moves out of the basement space, RJ noted.

JP proposed covering the remaining agenda items, including the minutes of the March 21 meeting, at the next meeting.

At 5:48 P.M., JP made a motion to adjourn the meeting. JS seconded the motion, and it passed unanimously.

Submitted by

Jim Shea, Clerk

These minutes were accepted by a unanimous vote of the Committee at its meeting of 7/18/07.