



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of September 12, 2007

MINUTES

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

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

Chairman JP called the meeting to order at 3:12 P.M. at Bedford Town Hall.

RW reported that the Massachusetts Highway Department's Freight House bid opening remains on the docket for November and December; however, the plans are still open to one more review. RJ added that the Facilities Department would install a third support beam inside the Freight House in the coming weeks.

RJ said that the Committee's review comments regarding the Depot architectural study/preservation plan were transmitted to Menders, Torrey and Spencer (MTS). He expects to have a revised Final Report from the architect soon.

JS asked whether the Committee ought to vote its acceptance of the Depot Final Report and forward it to the Selectmen with a summary letter. RR said he thinks this would be appropriate. JP proposed that the Committee take action on the Depot Final Report and formulate its recommendations at the next meeting.

RJ conveyed that he met with a contractor (Greenwood) to get a price estimate for replacing the Depot roof. Their preliminary quote is \$150,000 to \$175,000. JS observed that this estimate is significantly higher than the one provided by MTS. RJ said he would ask the contractor for a price breakdown to better understand where the major expenses lie. The Committee discussed options for roofing materials. JP asked that MTS provide alternatives for copper gutters. RW suggested that the Town hire temporary workers to replace the Depot roof as a way to reduce costs.

DC said that he submitted a supplemental funding request to the Community Preservation Committee for \$72,500 for the Depot roofing project. The CPC has voted to support this request in advance of a public hearing that is scheduled for October 9.

RJ provided a brief update about the Depot rental status. Tenant Varney Creative remains in arrears three months. This tenant has removed some of its property from the vacant office unit; what remains is considered trash. RJ said he would check on the tenant's belongings that are in the basement. The Facilities Department plans to paint over graffiti on the eastern side of the building.

Although RJ did not have a current financial statement available for the Depot Park Revolving Fund, he said that there have been no new expenses, other than utilities, since the last statement. The Facilities Department stopped charging the Fund for custodial services as of July 1, he noted.

RW reported on progress that is being made with the rail car. Priming of the interior is to occur this week and painting by next week. Installation of new windowsills and flooring is to follow.

JP said that he contacted the Historical Society's executive director/president about meeting with her to provide an update regarding the Depot rental RFP and the Depot Park financial plan.

JP told the Committee that he is a former member of the Historical Society. JS said that he submitted a letter to the Selectmen to disclose that he is a former director and a former member of the Historical Society.

The Committee discussed options for a future public presentation about the Depot study Final Report and the Depot Park financial plan. DC proposed that this presentation include an "open house" at the Depot. AC recommended that an update be given to the Chamber of Commerce, too. The Committee is to choose a date for the presentation at its next meeting.

DC made a motion to accept the minutes of the August 15 meeting. JP seconded the motion, and it passed unanimously.

The Committee resumed its review of the draft Depot rental RFP with Section X. JP asked JS to distribute an updated hard copy of the draft RFP to the Committee members in advance of our next meeting. JS agreed to do this by September 17. The Committee members are to review the

draft RFP and provide JP with any feedback. Should it be necessary for the Committee to consider any significant changes to the draft, JP would call a meeting to be held on October 10.

The Committee discussed the state's Prevailing Wage Law.

RJ stated that MTS would incorporate the Committee's recommended revisions in the Final Report. JP asked that MTS send the Committee individual pages that show the changes that they have made.

At 4:41 P.M., DC made a motion to adjourn the meeting. JS seconded the motion, and it passed unanimously.

Submitted by

Jim Shea, Clerk