



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of November 20, 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 Manager; Richard Warrington (RW), DPW Director

Ex-officio committee member not in attendance: Angelo Colao, Selectman liaison

Others in attendance: Patrick Ball, *The Bedford Minuteman*

Chairman JP called the meeting to order at 3:36 P.M. at Bedford Town Hall.

JP noted that Special Town Meeting approved a supplemental funding request to replace the Depot's roof.

DC joined the meeting at 3:38 P.M.

RJ asked whether we would present to the Selectmen the Committee's final report on the Depot architectural study. RW commented it is important to document the Committee's findings. JP concurred with these sentiments. JS agreed to draft a report to the Selectmen that the Committee would consider at its December 19 meeting.

RJ said that the Town's existing contract with Menders, Torrey and Spencer (MTS) permits him to hire this firm to prepare the Depot roof bid documents. JP proposed that the Committee meet with MTS before the bid documents are written. He suggested that the roofing contractor provide samples of materials (such as gutters, downspouts and shingles) before doing the work.

DC asked whether the roof specifications would include "add alternates." The Committee discussed what optional work might be added to the project should available funds allow.

RR joined the meeting at 3:51 P.M.

RJ said that he expects the roof project to be advertised by February 1. Actual work would likely occur in April. The Town would advertise an Invitation for Bids under the Chapter 30B procurement process. The project's specifications would include a timeframe for completion of the work.

RR reported that on November 19, the Selectmen declared the Depot as "surplus" for the purpose of renting the building. Selectman Gordon Feltman expressed that the current RFP may not attract the type of tenant who would benefit the redevelopment of the Depot Park area. JP said that he would invite Mr. Feltman to our next meeting to discuss his thoughts.

RR said that the Selectmen approved the RFP but without setting the date for advertising it. The final version of the RFP may be subject to further editing, he added.

RW provided an update on the Freight House renovation project. The Massachusetts Highway Department (MHD) intends to open filed sub-bids on December 18, and open general bids on January 8. RW said that he and his consultant met with MHD about one month ago to review the plans and answer design questions. MHD agreed to add a hung ceiling, basic lighting and sheetrock walls to the interior design.

RW said that he will try to drum up as much contractor interest as possible in MHD's Freight House project. He estimates that a contract might be in place in April that would allow the selected contractor to proceed.

RJ noted that the Facilities Department has performed additional demolition work inside the Freight House and added a third horizontal beam.

RW updated the Committee on the status of the rail car's renovation. The interior is completely painted. After a contractor installs new flooring, a carpenter would fabricate and install replacement windowsills. The reupholstered seats would be installed after the flooring and windowsills. The DPW has received a shipment of stainless steel grab irons that were custom made.

JP invited motions to approve past meeting minutes. DC made a motion to accept the minutes of the 11/06 meeting. JP seconded the motion, and it passed unanimously.

DC made a motion to accept the minutes of the 10/17 meeting with the correction of a typographical error. JS seconded this motion. The motion passed by a vote of 2-0-1 with JP abstaining.

At 4:52 P.M., JS made a motion to adjourn the meeting. DC 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 December 19, 2007.