



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of November 5, 2008

MINUTES

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

Committee members not in attendance: Donald Corey (DC)

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

Ex-officio committee members not in attendance: Angelo Colao, Selectman Liaison

Chairman JP called the meeting to order at 3:50 P.M. at Bedford Town Hall.

JP remarked that the Freight House is beginning to look nice. He asked RW for an update on the building's renovation project. RW provided the following information:

- Painting is about 75% complete;
- The Town's Code Enforcement Director asked the contractor to nail the siding better—the contractor is adding nails to the siding;
- The wrong primer was used on the exterior—the contractor is reapplying the primer;
- The air conditioner condenser units have been installed on pads and have been piped in;
- The electrical subcontractor pulled the underground wires between the Depot and Freight House, but did so without getting the necessary permits;
- Gas service inside the building has been inspected;
- The gas meter that is in front of the railroad car is to be relocated this week;
- The platform, ramp and wooden railing are complete;
- RW has been in communication with the manufacturer of the point-of-information kiosk about its design;
- The cost of the kiosk exceeds what the contractor placed in his bid;
- All of the ductwork is in;
- The drop-ceiling is to be installed next;
- The ramp's metal handicap railing is to be modified at the railroad car's side door to enable use of this entrance/exit, and new steps are to be fabricated that would meet code;
- RW is to meet with the contractor and MHD on Friday to discuss various issues.

JP asked about the height of the drop-ceiling and expressed concern that it might be too low if it is flush with the bottom of the ductwork.

RJ inquired whether water has been supplied to the building. RW said he does not think the water connection has yet been made.

RR commented that he likes the Freight House paint colors of cream and maroon.

JP asked whether the contractor is doing any work on the second floor. RW said that work on the second level is limited to things that are required by code such as smoke detectors.

RJ said that he spoke with JS about the interior layout of the Freight House. He intends to have Home Depot prepare a design for cabinets and countertops in a couple weeks. He plans to show the design to the Committee at a future meeting.

RJ made arrangements with RW to access the Freight House to take measurements. RW suggested that photos be taken of the existing Freight House plumbing before it is enclosed.

The Committee discussed the Special Town Meeting article that would transfer \$10,000 from the railroad car account to a new account that would be used for interior Freight House renovations. JP said that he would communicate with the Community Preservation Committee prior to Special Town Meeting.

JS noted that the contractor is required to get an occupancy permit before the project may be considered complete and the contractor is paid in full. He wondered how this would be handled given that the Town is to be responsible for installing the floor.

JS asked whether Town labor may be paid for their work on community preservation projects such as the railroad car and Freight House interior. RR said that he is unaware of any restriction that would preclude paying Town employees for their work on such projects.

The Committee discussed the phasing of fit-out and plumbing work inside the Freight House. JS inquired whether it would be less expensive to hire a contractor to complete the interior work rather than pay for Town labor on an overtime basis. RJ said that he would get quotes from contractors to compare costs.

JS distributed a revised railroad car “punch list” that he received from consultant Dan O’Brien. RW said he believes it is a good description of the remaining tasks and that the list segregates the major operational and cosmetic issues.

RR proposed creating a three-part punch list that better defines priorities and who will perform each task. The first section would be tasks that are essential before the car ought to be open for public use. These items would be accomplished by contractors and/or DPW workers. The next section would be comprised of less critical work that could be completed by DPW crews over time on a “filler” basis. The final section of the list would contain unessential cosmetic work that might be accomplished over time by volunteers. RR requested that RW, Dan O’Brien and JS update the punch list with this strategy in mind.

RW distributed an updated financial account for the railroad car renovation project. The current balance is \$17,946.02.

RJ reported that bids for the Depot roof project are due on November 13.

RJ said that he did not bring with him an updated Depot Park Revolving Fund financial statement.

JP proposed that the Committee wait until Donald Corey is present to consider approval of the October 8 meeting minutes.

At 5:25 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 a vote of the Committee of 2-0-1 at its meeting of 1/22/09.