



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of September 2, 2009

MINUTES

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

Ex-officio committee members in attendance: Richard Jones, Facilities Director (RJ); Angelo Colao, Selectman liaison; Richard Warrington, DPW Director

Ex-officio committee members not in attendance: Rick Reed, Town Manager (RR)

Chairman Joseph Piantedosi called the meeting to order at 3:44 P.M. at the railroad car, 120 South Road.

RJ provided an update concerning the draft Depot rental RFP. He said that the current draft was sent to Town Counsel for review. Minor edits were made by the attorney. RJ said that he intends to advertise the RFP after Rick Reed reviews the final version. September 16 is the next possible advertising date. JP asked that we publicize the RFP after it is advertised. JS inquired about the advertising period. JP suggested a response deadline of October 30.

RJ said that the Depot roof contractor has finished their work. The vendor has not yet been paid by Town. DC asked whether the contractor did any repair or painting of the signals masts. RJ replied that the contractor did not do any work on the signal masts. RW said that the DPW might be able to work on the signals using a bucket truck.

\$18,601 remains in the roof budget, RJ reported. A few punch list items remain from the architect. JP asked whether any additional painting could be accomplished through this project. RJ said he will check what other tasks might be possible using the appropriation. Any exterior work that might be possible in the near term would be compatible with the architectural plan that was completed in 2007.

DC noted that the Massachusetts Historical Commission's MPPF Grant will open for applications in early 2010. Perhaps Bedford could apply for matching funds to perform exterior restoration work on the Depot, he suggested.

RJ said he will ask the architect (Menders, Torrey & Spencer) to update their cost estimate on phase one exterior restoration work.

RW reported that the Massachusetts Highway Department is through with the Freight House project. All the Transportation Enhancement funding has been used. The contractor has requested a letter of recommendation from the DPW.

RW said that a third coat of paint with grit was applied to the Freight House platform to improve traction.

JP asked whether any issues need to be addressed with the contractor's work. RW answered that no major problems exist. Although high quality materials were used for much of the project, the balls on the railing posts might not hold up over time; and the wood decking might need to be rebuilt.

JS asked about the length of the warranty. JP said it is one year—and he recommended that any failures be addressed to the contractor in writing now before the warranty expires.

JP said there is a serious problem with the air conditioning system. He suggested that the warranty be extended on it to account for the time it has not performed correctly.

RJ said that there is an balance of \$4,379.90 in the account for Freight House fit-out work. Rehab of the second floor is to be done after school is underway. A security system is a possible additional expense.

RJ noted that the Facilities Department has just one person on staff who can install the door closers inside #6211. This person will be put on the job when time allows.

JP observed that the railing was reinstalled at the railroad car's (Lexington end) side door and asked to speak with RW about it after the meeting.

About \$200 remains in the RDC renovation project, RW said. RJ will be responsible for procuring a security system in the car and possibly the Freight House.

RW asked whether web cameras would be installed at the site. JS said there will be two at the Freight House after Internet service is reestablished there. It might be a good idea to put one inside the railroad car, too, he said.

JP asked about monitoring of security system.

JP reviewed a "to-do list" that he attached to the meeting agenda.

1. RW said that the portable restrooms have been removed.
2. The kiosk is complete except for activating the LCD monitor. He has ordered Ethernet-to-DVI adapters and a Macintosh Mini computer for this purpose.
3. RW said Bedford has received a grant for bicycle racks. Some might be added at Depot Park.
4. RW said that some of the graffiti was removed from the Depot Park plaza. He will check for any markings that might remain.
5. RJ will explore options for Freight House door access control.
6. RW said that the weeds were pulled out from around the Depot.
7. RJ will check the Depot's interior condition before it is shown to potential tenants.
8. RW is looking for a light fixture for between the FH and #6211.
9. RJ said that a table and chairs were ordered by Fay Russo for rentals of #6211.
10. JP asked RJ to call Fay Russo and ask her to proceed with renting #6211.

RJ said he did not bring a financial statement but intends to bring one at the next meeting.

RJ proposed that the meeting occur on October 21.

JP invited motions regarding past meeting minutes.

DC made a motion to accept the minutes of the July 15 meeting. JP seconded the motion; and it passed by a unanimous vote.

At 5:01 P.M., JP made a motion to adjourn the meeting. JS seconded the motion. It passed by a unanimous vote.

Submitted by

Jim Shea, Clerk

These minutes were approved by a unanimous vote of the Committee at its meeting of 10/21/09.