



## **BEDFORD DEPOT PARK ADVISORY COMMITTEE**

Town Hall • Bedford, Massachusetts 01730

**Meeting of September 30, 2013**

### **MINUTES**

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

**Ex-officio committee members in attendance:** Richard Jones, Facilities Director (RJ)

**Ex-officio committee members not in attendance:** Roy Sorenson, DPW Director; Rick Reed, Town Manager; William Moonan, Selectman liaison

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

JP said he met earlier today with RJ about the Depot facade and accessibility project. RJ plans to meet with the Massachusetts Historical Commission (MHC) later this week and that no problems are expected with receiving the grant. Don Corey told JP that the Community Preservation Committee supports a \$73,000 transfer from the Historic Properties Preservation Fund to cover an anticipated funding shortfall for Phase One of the project.

RJ plans to temporarily relocate the Unit 4 tenant to Unit 1 when the Unit 1 tenant leaves at the end of February 2014.

RJ said the architect is working on the Depot bid documents. These materials are anticipated by the end of October, and they would be advertised in November. JP asked RJ to provide a project schedule.

JP foresees difficulty in getting a new tenant for Unit 1 due to the construction that will occur during Phase Two of the facade project. He questioned whether it would be possible to complete the front of the Depot during Phase One. JP is considering asking the Selectmen to allocate sufficient money now to complete the entire facade in a single phase. The overall cost would be less by doing the project in a single phase, he believes. RJ said that if more funding comes at the 2014 Annual Town Meeting, the contractor could perform additional work as an “add alternate.”

JP asked who will assume management of the project after RJ retires in January. RJ might be hired on a daily contract basis to see the Depot project through to completion.

RJ expects to soon obtain MHC deed restriction language for possible adoption at the Special Town Meeting. He does not want any language that would restrict the building’s interior.

JP said he recently met with the tenants, the architect and RJ at the Depot. He feels the meeting went well. He thinks the biggest issue was the new windows, but the architect appears to have satisfied the second floor tenants’ concerns. The Unit 4 tenant is currently a tenant at-will. RJ said the Unit 2, 3 and 4 tenants are more interested in their ability to continue renting the Depot. JP asked about tenant relocation costs. RJ believes it is not necessary to move all of the Unit 4 tenant’s belongings to Unit 1—some items can remain inside the unit.

RJ reported that the architect told him a structural engineer will be needed to design the footings for the replacement signal masts.

JP asked RJ to remind the Unit 2 tenant to remove their outside storage box from the site.

JP said he began to draft materials for the committee's workshop with the Selectmen on October 8. One agenda item will pertain to the 2007 architectural study of the Depot. JP wants RJ to ask Lynne Spencer how much price escalation would occur on the original 2007 cost estimates. RJ noted that any requirement to sprinker the Depot would depend on its usage.

JP asked RJ to ask Lynne Spencer about relevant changes that may have occurred to the Building Code since 2007. Also, he asked that Spenser & Vogt separate the interior and exterior cost estimates.

JS suggested that we obtain an updated cost estimate for a complete building restoration. He asked whether any impact would occur to the facade work if the interior were to be fully restored in the future. RJ answered that there would be minimal impact.

JP said he is preparing Powerpoint slide shows for the October 8 workshop. The committee discussed an outline and agenda for the workshop meeting.

RJ outlined future options for the Depot: to continue renting the existing four units, to advertise an RFP to rent the entire building, or to advertise an RFP for a tenant to rent the entire interior and be responsible for performing its interior restoration. JP suggested having a commercial realtor establish current rental values and to use these figures as a minimum basis in any future RFPs.

RJ left the meeting at 5:12 P.M.

The committee continued with planning for the October 8 workshop.

JP made a motion to accept the minutes of the 9/05/13 meeting. JS seconded the motion, and it passed by a unanimous vote.

Miscellaneous business: JP will prepare a grant proposal to pay for materials needed to restore old baggage carts that were acquired by the DPW. The Facilities Department is to install weatherstripping on the new Freight House front door. JP proposed the committee meet after the October 8 workshop to review the discussion.

JP made a motion: "The committee recommends that the current interior of the Depot be retained in its current two-story configuration for the foreseeable future. Reasons include preservation of the revenue stream that is needed to support the Depot Park complex, that it would be difficult to find a single tenant who would pay sufficient rent to match the current revenue, it would be difficult to find a tenant who would want the space in a restored configuration, and based on advice given to us by a local real estate developer, it would be difficult to find a tenant who would want to rent the entire building as a restaurant or a retail operation. However, the committee is open to revisiting its recommendation in the future should local economic conditions change." JS seconded the motion, and it passed unanimously.

At 5:34 P.M., JS made motion to adjourn. JP seconded the motion, and it passed unanimously.

Submitted by:

Jim Shea, Clerk

Documents and other exhibits used at this meeting:

- Meeting agenda, dated 9/30/13