

DPW Facility Committee Meeting Minutes

April 18, 2017

Meeting Room- LHS A12

Committee Members Present: Chris Cove, Peter Greenberg, Arlene Miller, Dave Horowitz, Mary Beth Morris, David Appleman, and Ryan Shanks

Absent: Doug Jangraw, Mary Pat O'Connor

Public Visitors: Doug Sarnelli

Public Comment: D Sarnelli said the committee has done a great job analyzing data. He hopes we can get the project approved this time. He sat in a focus group at the April 11th forum last week and everyone was solidly supportive. He thought the April 11th event was very beneficial.

Old Business

1. **Approve Minutes:** The group reviewed the March 28, 2017 minutes together and D. Horowitz made edits and distributed. C. Cove motioned to approve as corrected with right to make changes upon review. Motion passed unanimously with R. Shanks abstaining.

New Business

1. **Wayland Facility Visit Recap:** P Greenberg, D Horowitz and D Appleman attended the Wayland, MA DPW facility site visit on April 14, 2017 along with Mark Barowsky from the Finance Committee. The facility, designed by Weston & Sampson, was constructed 2 years ago to replace a 1935 facility. It is very similar to the facility planned for Longmeadow except it does not include water and sewer operations and administration area is not yet built-out. The attendees thought the visit was worthwhile and don't see us making any major changes. We may have an opportunity to do some value engineering as the design progresses to reduce costs; some observations by the attendees:
 - Mezzanine seems overdone using concrete vs. steel
 - Automotive maintenance area seemed over-engineered
 - Size of wash bay seems really large; could eliminate the wash recycle system
 - Galvanized steel and epoxy floors may be overkill
 - Wayland outsources fuel/gas storage (our fuel storage/dispensing station will cost \$700k)
 - Wayland also stores a lot of items outside (and their facility is 3000 sf smaller)
2. **Conservation Commission Meeting:** A Miller, C Cove, Mike Richards (Weston & Sampson) and Stephen Crane went to a recent conservation commission meeting to brief them about the proposed DPW project, including the Pondsides site closure. It went well and they appreciated being brought into the discussion early on.
3. **Recap of DPW Pre-Town Meeting Deliberative Forum of April 11th:** Everyone thought the forum went really well, but we were disappointed we didn't get more people to attend. P Greenberg and others expressed concern with getting sidetracked on the cost impacts of other town projects (Senior Center, Middle Schools).

4. **Preparation for 2nd DPW Pre-Town Meeting Deliberative Forum on April 26th:** Weston & Sampson won't be there next week but we can show the video of Jeff Alberti's presentation at the April 11th meeting. Hopefully we will have more people attend and committee members should be prepared for more of the same. C Cove will be prepared to discuss costs if it comes up (see #5 below) and will ask Rebecca Townsend if she is ok with us having just one committee person at each group and others can walk around. C Cove will also confirm that Rebecca is more broadly publicizing the event. We should just talk about DPW project cost impacts, not the Middle School and Senior Center. Those project are too preliminary in nature to comment on, and nobody from the DPW committee has participated in any organized discussions about them. We should also emphasize that DPW acts as first responders and their current facility is inadequate and inefficient. A Miller thinks we should have list of reasons why we can't use the Grande Meadows building:
 - a. In poor condition and inappropriate for DPW operations
 - b. Doesn't meet building codes
 - c. Too close to eroded drainage ditch
 - d. A portion of building had a fire but was not repaired
5. **Cost of Project Implications to Taxpayers:** D Jangraw had distributed a spreadsheet from Paul Pasterczyk showing the tax impact due to the DPW project and other possible town projects. If the DPW project is approved, the costs would be recovered approximately 75% via higher real estate taxes, and 25% via higher water & sewer fees. Thus, for a \$21.2m project, \$15.95m would be recovered via an increase in taxes and \$5.25m via higher water & sewer fees. This equates to \$240 on taxes and \$100 on water & sewer or about \$340/year for the average homeowner of a \$350k assessed value house (\$0.93/day). Over time the costs will decrease. By comparison, the \$78M high school was likely much more (Town paid \$40M, the rest paid for by State funds). P Greenberg will get this figure. The time frame for the HS project was longer.
6. **Cost Estimate Breakdown:** C Cove will ask Weston & Sampson for clarification on the cost per square foot excluding soft costs, site costs, equipment, furniture, audio visual, etc. Folks in town are comparing the numbers to simple building construction and the \$200/sf seems high.
7. **Social Media, Poster board and Flyer Handout Update:** R Shanks promoted the pre-town meeting events on the Facebook page he created. Over 80 had clicked the link for the first meeting but we didn't get good turnout likely because registration was required. He has promoted the April 26th event with no registration required so we expect higher turnout. He plans to go to Big Y/Starbucks with sign and distribute brochures. We may want to consider distributing the message that the DPW project will cost "less than a buck a day".
8. **Confirm Date and Time for Next Meeting:** Thursday, May 4th 7pm Location TBD

Adjournment: A motion was made (Cove/ Horowitz) to adjourn. The motion passed unanimously.

Notes taken by Mary Beth Morris