



TOWN OF BOXBOROUGH

BOARD/COMMITTEE: Boxborough Building Committee
MEETING DATE: February 22, 2023
TIME: 5:30 PM
PLACE: Virtual Meeting - this meeting is being conducted via Remote Participation, pursuant to the Current Executive Order of March 12, 2020.

BBC members: Gary Kushner (clerk), Les Fox (Chair), Diana Lipari, Owen Neville, Al Murphy, Hugh Fortmiller, Priya Sundaram, Bryan Lynch, Than Stuntz (5:35), Bill Litant (5:36)

Missing: Larry Grossman,

BBC Advisory: Chief Paul Fillebrown, Chief John Szewczyk,

Non-members: Mark Barbadoro, Jeff Shaw, Mike Johns

Meeting called to order at 5:32 PM by the chair, Les Fox

Meeting recorded

Roll call of attendees:

Diana-present, Owen-present, Priya-present, Al-present, Hugh-present, Gary-present, Bryan-present, Les-present

The minutes for February 15 were moved by Diana and Owen seconded

Add Priya at 5:40

Diana-aye, Owen-aye, Priya-aye, Al-aye, Hugh-aye, Gary-aye, Bryan-aye, Les-aye

Approved 8-0

Les reviewed the building committee overview document including comments.

Total staff changes are 3 for the police and 3 for the Fire department. It should be noted that personnel additions have a minimal impact on the size of the building.

Potentially add in total sq footage of existing buildings, and the potential sq footage of 2 new buildings or 1 public safety building. The purpose of this report is to provide the context of how the departments work. Than asked Les to send out the draft and invite the members to review and provide comments.

Diana indicated that the report talks about a combined public safety, but members are still questioning that the draft does not cover separate buildings. This is meant to be a companion or prelude to the Context report. Jeff did share the changes made from the last meeting. Staffing was adjusted to correct the dispatch. Space needs analysis was fixed where not consistent. Separate section between 1 and 2 buildings. 2.4% decrease in public safety from the HKT report and increase from the 2021 program. 8% increase in two buildings over 1 building. Staffing chart was updated with additional text to help provide clarity. 13,073 police sq feet and fire is 24,013 sq feet or a total of 37,086 or a combined building of 34,120 sq feet.

Les asked the committee to review and comment on the draft copy of the overview document and will share with Mark Barbadoro.

Hugh asked if we are ok to share with \$800 to \$900 per sq feet to the public. There is concern that based on timing the estimates could be high or low depending on when we actually get to the design stage.

Al asked about reviewing the requirements to determine critical vs really want vs. nice to have.

Mark B believes we should bring to town meeting.

Diana asked about math and is it just not multiply sq foot by dollar as it doesn't include land work and OPM work.

Than brought up that a previous meeting we discussed a combined meeting as voted 7-2

Constructional review of police station. Should we have a structural engineer review the building and determine if renovation is possible. What are the rules for renovating before triggering State rules. The parking lot is in the wetlands, but the building is not in the wetlands and mostly out of the 100 year flood zone.

Hugh asked about the police site. is the Stow road still in play.

Owen reviewed the reasons for the creation of the committee and the requirements for renovating a building. Jeff talked about renovating vs. building, but cannot state if it can be renovated. Category 4 and must meet the highest level of seismic activity requiring metal bracing. Good potential that the current building will not meet State levels. Is the Town ok with the building not meeting the seismic conditions. Jeff talked to a geo company about the soils. The back end of the property was a gravel pit. Look at soil first and then building. Should also look at Tornado protections per Al. Diana talked about the HKT report and the geological information.

Les indicated that the ConsCom dropped off the committee because the Stow Road site had no issues pertaining to conservation.

Les asked if we should support a structural engineer review of the police station. What can be added before we hit State issues. A standalone police department is shown in Context of 13,073. Is a lobby required or public toilets or mechanical space (page 21 in context report).

Gary moved to have Les work with Context contract on a review of the police building for \$3000 and can we add and if add how much before we hit State issues and Priya seconded and amended to indicate that the SB approves the purpose. If in level 3 then must bring up to code. Level 2 is just moving walls and keep it less than 50% and cannot make major changes (blow out walls or add stairs).

Owen stated that the current charter does not allow the committee to spend funds for this purpose. Diana would be willing to add to the SB agenda for Monday for potential change to the charter.

Already spent funds on the Stow road site for soil.

Diana-aye, Owen-nay, Al-aye, Hugh-aye, Gary-aye, Bryan-aye, Priya-aye, Bill-aye, Than-aye, Les-Aye

Approved 9-1

Briefly discussed the analysis that Diana did for the committee

The Housing board will start looking at the details as presented by Al. the current board has not reviewed the activities as previously done by the previous board.

The next meeting is March 8 at 5:30

Diana moved to adjourn and Owen seconded

Diana-aye, Owen-aye, Al-aye, Hugh-aye, Gary-aye, Bryan-aye, Priya-aye, Bill-aye, Than-aye, Les-aye

Approved and adjourned at 7:29

LIST OF EXHIBITS:

1. BBC minutes for February 15, 2022
2. Diana Lipari review of towns
3. Public safety study from Context schedule “Boxborough public safety space needs study” third version
4. building committee overview