



Town of Bedford Building Committee Minutes (Draft)

Monday, May 15, 2023 – 6:00PM

Meeting location – Bedford Town Hall Reed Room, 10 Mudge Way, Bedford, MA 01730.

Attendance	
Participating Members	Colleen Doyle (Chair), David Grunes, Taissir Alani, Charlie Ticotsky, Jamie Emerson, Jeff Cohen, Jeffrey Dearing, Mark Sullivan, Mark Daly, Suzanne Koller, Emily Mitchell, Angelo Colasante
PMA Consultants	Brian DeFilippis, Karina Pena
Keastle Boos Associates, Inc	Sean Schmigle, Todd Costa
Other Attendees	Amy Fidalgo (Town Manager’s Office), Mike Rosenberg (<i>Bedford Citizen</i>)

Colleen Doyle opened the meeting at 6:02PM. The meeting began with asking for any public comments; no comments were offered. The meeting continued with approval of the minutes for the meeting held on March 8, 2023. (11-0-1 (Emily Mitchell abstained))

Colleen Doyle provided an explanation of the mission of the Building Committee. The direction we are moving toward is for the committee to be led by citizens of the Town. A Chair and Vice-Chair will help communicate to the community, and approve the agenda prior to posting.

Members of the committee commented that videos would help their advocacy to the community—it was noted that a video made in 2019 showing why there is a need for a new Fire Station will resurface. And KBA will develop a new video showcasing projects they have recently completed.

Kaestle Boos Associates (KBA) began with an update on the contract that was signed and executed last Monday. The KBA team was introduced to the Committee. Sean Schmigle, project manager, will be our day-to-day contact. Sean has been working with KBA for 5 years. Todd Costa, principal, has been in the industry for 28 years, 8 of which have been with KBA. KBA has successfully worked with PMA on multiple projects. There are several other team members; the landscape architect was on site last week.

The KBA team discussed the next steps and expectations. Programing meetings with the Fire Department will begin tomorrow May 16, 2023. Programing meetings will be further discussed based



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on the 2018 program previously performed by the Town. The program will be updated; KBA is looking at the next 15-20 years because the 2018 program already meets operations. Since the 2018 program, for instance, decontamination requirements have evolved due to COVID and carcinogens. KBA contracted a surveyor who is now on board and is in the process of being scheduled to perform their scope of work. Geotech is being engaged within the next 6 weeks, they will be in contact with DPW. Mr. Colasante requested a list of the of the needs vs wants for the next 20 years as the project must balance what is desirable vs its cost.

KBA provided an estimated sequence of events to expect for the near future. KBA has experience working in a historic district and the HDC will be kept informed early on and throughout the process. KBA provided multiple examples on projects where they worked closely with HDC. They will look at integration of the new building with respect to the neighborhood, as well as safety and code, and turning radius for apparatus. Mr. Emerson proposed a traffic study early in the design. A committee member asked about glass doors for the bays, and KBA responded that many options are on the table based on community feedback.

Upcoming in-person community meetings were discussed: May 17 with direct abutters; May 23 with abutters within 300' of the property line; HDC meeting on June 7; Community meeting on June 13.

Building Committee meetings will be scheduled third Mondays of each month. Due to the Juneteenth holiday, our next meeting is proposed for June 20, 2023, at 6:00PM. We will continue with monthly meetings, once the project ramps up, meetings will likely happen twice a month.

Angelo Colasante nominated Jeff Cohen as Chair; Emily Mitchell second that motion. The motion passed 12-0-0. Angelo Colasante nominated Suzanne Koller as Vice-Chair; Jeff Dearing second that motion. The motion passed 12-0-0.

Mr. Colasante moved that the committee adjourns. Mr. Dearing second the motion. The motion was approved 12-0-0. The meeting was adjourned at 6:59PM.