

Sterling Senior Center Design and Building Committee

Butterick Municipal Building - COA Room

February 28, 2013 - 6:30 pm

MINUTES

Present: Jack Chandler, Maureen Cranson, Ronald Cote (A-6:39), Richard Maki, Peter Watson, Weymouth Whitney. **Ex. Officio:** Karen Phillips. **Guests:** Jamie Rheault of Whitman and Bingham (L-6:59) and Timothy Singleton of Diversified Project Management, Inc. **Absent:** Ex Officio Terri Ackerman.

Opening Meeting: Co-Chairman Cranson opened the meeting at 6:31 pm.

Approval of Minutes: The Committee approved the minutes of February 21, 2013 as written following a motion by Chandler and second by Whitney. Vote: YEA = 5, NAY = 0.

Public Comments: Mr. Kevin Beaupre asked why the public's remarks were held at the beginning of the meeting. Ms. Cranson responded to his question.

Announcements: Ms. Cranson updated the Committee on the potential resignation of Mr. Carl Strate from the Building Committee. After his final step of notifying the BOS of his resignation, our group will total six members. Cranson also told the Committee that Town Counsel had opined that the funding challenge raised by a Town resident was incorrect and that the Committee had the authority to spend funds passed by the 2009 ATM. Lastly, she reminded the Committee that they will meet with the Finance Committee at 7:00 pm on March 5, 2013 to present the latest proposed cost data associated with the construction of a new senior center.

Jamie Rheault of Whitman and Bingham: Mr. Rheault described the septic regulations associated with the Town's property that includes the schools on Boutelle Road and the (future) separated land designated for the senior center. He has spoken with the DEP and DCR and they agree that the senior center site is in Zone B and that no restrictions are in order as construction is currently planned. He said that the Town is allowed to sub-divide the land and that it has been done in other communities. He stated that the placement of the primary leach field is OK. The reserve field will require a variance when it's operation is required because it is located in a "low yield" area. He did not anticipate any issues with securing the future variance. Mr. Cote disagreed with Mr. Rheault and stated the we, "can't separate the senior center from the school" lot referring to the DEP Segmentation Rule. Mr. Rheault explained the intent of the Rule, but will contact the DEP to reaffirm the application of the regulation and will forward a memo to Co-Chairman Cranson with their response.

OPM Tim Singleton: Mr. Singleton distributed a High-Low Project Budget for discussion purposes. High-Low estimates were reviewed, discussed, and in many cases one value or another, and sometimes both values, were amended. The Committee twice voted on the building size. Mr. Cote asked that the Low value be 6,450 SF and his motion was seconded by Mr. Watson. Vote: YEA = 5 (Chandler, Cranson, Watson, Cote and Whitney) , NAY = 1 (Maki). The High value motion of 6,850 SF proposed by Maki and seconded by Whitney failed. Vote: YEA = 3 (Chandler, Whitney and Maki), NAY = 3 (Cranson, Watson and Cote). No final decision was reached and the Committee moved on to discussing the need for an appropriately sized emergency generator. The anticipated cost, including necessary wiring, was assigned a High-Low value of \$30,000 to \$60,000. Several expense categories (kitchen, pool table, artwork, plants, etc.) remained identified as “Donor Opportunities” or similar language implying that they were, in part or whole, subject to fund raising efforts.

Mr. Beaupre expressed his concern regarding the importance of a clerk of the works and identified flawed past construction project in Sterling as evidence that oversight was needed and important to the success of the project.

Community meetings were recommended by Mr. Singleton. The Committee agreed to hold two public meetings on April 3, 2013. The first at 12:30 pm and the second at 7:00 pm. Both meetings would be in the COA room. The meetings will be publicized in the community.

Pre-Fab Construction Idea: At the request of a citizen, Ms. Cranson distributed print material regarding the use of pre-fabricated construction techniques to complete the senior center. After a discussion, the Committee determined that this suggested process was not the best fit for the proposed center. The Committee appreciated the citizen’s interest, but will most likely use steel construction technology.

Next Steps: Mr. Singleton will email an amended High-Low Project Budget on Friday to all Committee members. The Committee will meet on March 5, 2013 at 6:00 pm prior to attending the FinCom session. Mr. Rheault will contact the DEP regarding septic regulations.

Adjournment: The Committee adjourned at 8:44 pm following unanimous consent to an adjournment motion by Chandler and second by Watson.

Submitted by
Richard H. Maki
Richard H. Maki, Clerk