

Sterling Senior Center Building Committee

Butterick Municipal Building - COA Room

January 8, 2015 - 6:30 PM

MINUTES

Present: Chair Maureen Cranson, Vice-Chair Michael Padula, Kevin Beaupre, Ronald Cote, Richard Maki and Weymouth Whitney. Selectmen Robert Cutler, John Kilcoyne, Interim Town Administrator Michael Szlosek, COA Director Karen Phillips. Also present; OPM Michael Josefek, and architects Peter Turowski, Elizabeth Turowski and Steven Lapin. Engineers Mark Pieramarini and Daniel Wall. Guests: Sean Hamilton, manager SMLD, reporter Christine Smith, resident Joseph Spinazola. **Absent:** Committee member Robert Bloom and OPM Peter Kozcera.

Open Meeting: Ms. Cranson opened the meeting at 6:32 PM.

Approval of Minutes: The Minutes of December 18, 2015 were approved as written following a motion by Mr. Whitney and second by Mr. Padula. VOTE: YEA = 5, NAY = 0, ABS = 1.

Presentation by Sean Hamilton, Mgr. SMLD: Mr. Hamilton asked the Committee to consider several options relative to electric service and placement of a generator. He suggested electric service be routed from Muddy Pond along the northerly edge of the driveway and terminating at the edge of the building where a generator could be placed. He indicated that the SMLD was committed to assisting the project by taking responsibility for installation of the electric service and possible driveway lighting thus saving a significant amount of money for the Town. Hamilton also stated that while the Light Department has a number of costly energy projects in process, in the future the SMLD might be in a position to assist funding the purchase of a generator. However, that decision would need to be considered at a later time. A suitable generator, he said, could also help with load sharing at times of peak electric demand and would reduce costs for all SMLD customers. Committee members, the architect and the OPM expressed their appreciation for the initial offer, but had reservations regarding placement of the electrical portal and generator adjacent to the southwest corner of the building. Everyone understood that careful placement of the electric service could impact the total cost by thousands of dollars. There appeared to be general consensus among the Committee, OPM, and architects that generator placement in the vicinity of the proposed southerly parking area was a reasonable compromise at this point in the project. Mr. Josefek urged the Committee to give the architect the opportunity to consider the various options and to bring them back for future decision-making. A question about the viability of solar electric generation was raised and Mr. Hamilton indicated that his personal preference for collectors was that they be ground-mounted. Roof installations make maintenance more difficult and invariably involve more holes into the roof during installation. Hamilton fielded several questions about "green communities", briefly explained distinctions between upgraded codes and so-called "stretch codes, and further suggested that the Committee contact Kelly Brown of Mass DOER to better understand the impact of the five categories of requirements (including acceptance at the ATM) that must be met by the Town. The Committee thanked Mr. Hamilton and the SMLD for their interest and their offers to assist the project.

Design Review and Discussion: Peter Turowski lead the audience through the displayed schematic drawings showing the adjustments T2 made at the request of the Committee. He described the possible floor, wall and ceiling materials. Following the Committee's request, several exterior doors were eliminated, along with numerous exterior features. The attic area would have 800 SF of storage reached by a stairway. The building exterior would be clad with cement fiber siding and a minimal entry porch was shown. Turowski indicated that a number of building features, including some previously mentioned, would be cost estimated separately to give the Committee the opportunity to make choices and remain within budget. He noted the recommended kitchen design and accompanying descriptive materials/cost estimates was almost complete. The work was in collaboration with Westerman's of Worcester. The total kitchen space was reduced about 100 SF to 595 SF. The list price of the kitchen appliances and features was \$38,466, but did not include a convection oven, and discounts previously identified. The bid price could reduce the stated cost of kitchen equipment to approximately \$33,000.

Mr. Wall, a mechanical engineer, detailed two options for heating and cooling the building. In any case, the assumption was that natural gas (96% efficient) would power the HVAC units and hot water heaters. Two system options were described with a potential final cost difference in the range of \$5-\$10,000 dollars. One option used five separate HVAC units arranged in two clusters. One pair would serve the needs of the kitchen and the large multi-purpose room. A grouping of three others would service the balance of the building. The Committee asked about the location of control units, system placement in the attic vs. in the ceiling, the need for return air flow, and filtration maintenance.

Mr. Turowski shared some initial construction cost estimates in a similar project in Chicopee, MA, bid in 2013, amounting to \$350/SF. With a 5% contingency, our project could cost \$331/SF for a basic wood frame building. He also answered a previous Committee request for information on the cost of alternative building materials. His estimators stated that wood costs ~\$25/SF; steel costs ~\$30/SF; structural steel costs \$35/SF; and masonry ~\$35-\$40/SF.

In summary, Mr. Turowski identified several ways in which the Committee could address construction costs they deem beyond the budget, including:

- Altering the building size, materials, systems, landscaping, etc.
- Building with no frills and reconsidering alternatives as the project proceeds
- Asking Town departments to perform certain construction jobs

Multiple fund-raising efforts were suggested including ways to acknowledge donations towards the cost of specific function areas of the interior and exterior of the building. The possibility of requesting the Montachusett Regional Vocational School to assist in the construction on the van shelter was discussed.

Mr. Piermarini described the location of plantings to screen the building from neighbors as well as placement of an infiltration basin, landscaped swale, and septic system components. The architects and one selectman left at 8:00 pm at the conclusion of the design presentation. The architects will return on January 29, 2015 at 6:30 pm in the COA room.

Invoice Review and Approval: Mr. Padula and Mr. Josefek signed the warrants to pay T2 and Architectural Consulting Group for services rendered. The Committee approved payment of \$7,822.50 to the architects and \$2,000 to the OPM.

Updates: Ms. Cranson reminded several at the panel that they needed to complete their Ethics Test in the immediate future. She also stated that the Conservation Agent for Sterling had viewed the siltation mediation efforts at the site and found them to be satisfactory.

Open Discussion: Mr. Beaupre asked when stump removal would occur and Ms. Cranson and the OPM said it would be part of the general land-contouring performed by the general contractor. Mr. Josefek repeated his previous statements that the Committee was “doing well” and proceeding on schedule. Ms. Phillips told the Building Committee that the COA Board had considered an earlier request to use their remaining funds for construction, but preferred that the funds (less than \$9,000) be used for furnishings and other necessities to equip the future center.

Adjournment: A motion to adjourn was advanced by Mr. Padula and seconded by Mr. Beaupre. The Committee adjourned at 8:30 pm. VOTE: YEA = 6, NAY = 0.

Respectfully submitted by

R H

Richard H. Maki, Clerk

Page 3 of 3

Actions:

- T2 will complete their updated design work and submit documents to the construction estimators on/about January 16, 2015.
- T2 will return on January 29, 2015 with detailed construction estimates and suggested building options for consideration/decision.
- Ms. Cranson will post the next Building Committee meeting of January 29, 2015.