

# **Sterling Senior Center Building Committee**

Butterick Municipal Building - COA Room

June 25, 2015 - 6:35 PM

## **MINUTES**

**Present:** Chair Maureen Cranson, Vice-Chair Michael Padula, Kevin Beaupre, Robert Bloom, Ronald Cote, Richard Maki, Weymouth Whitney. TA Michael Szlosek, COA Director Karen Phillips. OPM: Michael Josefek, Peter Kozcera and Debbie Miller. Architects: Peter Turowski and Libby Turowski.

6:00 pm: Ceremonial shovels-in-the-ground pictures at building site.

**Open Meeting:** Ms. Cranson opened the meeting at 6:35 PM.

**Approval of Minutes:** The Minutes of 6-18-2015 were approved as written following a motion by Mr. Beaupre and second by Mr. Whitney. VOTE: YEA = 7, NAY = 0.

**ACG Report of Construction Meeting:** Mr. Josefek said that the formal construction meeting was not held today other than informal conversation earlier this evening. T2 has received the submittal for rebar from the contractor. ACG found four testing firms and will likely go with the most local company if the quote is in the expected range. ACG has also relocated their corporate offices recently.

**Committee Updates:** Ms. Phillips and Mr. Maki measured the vans and forwarded the data to Ms. Cranson. Mr. Padula said that the project (shed construction) would be a prevailing wage job and that he needed an idea of the suggested building size. (Later, the Committee agreed on 30' x 30'). Mr. Szlosek agreed with the need for prevailing wage and the Committee discussed the project type and size to better prepare a proposal to MART. Doors needed to be 12 feet to safely accommodate the height of the vans. Due to the width of the vans/fixed mirrors, the building width should be 28-30 feet. Mr. Whitney, seconded by Mr. Bloom motioned to build a **garage** rather than a pole barn or open shelter. Motion to that effect passed, YEA = 6, NAY = 1. More discussion about the projected cost with Mr. Josefek indicating that \$100 per square foot might be reasonably expected. ACG will look further into construction estimates and share a couple of prices next meeting. Group consensus was that cost would drive the size and style of the building.

**Discussion and Vote on Add-Ins:** Discussion of the potential add-ins consumed the next 55 minutes after which Ms. Cranson asked each Committee member, town representative, the Owner's Project Manager and the Architects for their top three/four suggestions. A summary of remarks are as follows:

Mr. Cote:        Increase plantings and seeding in buffer zone  
                     Provide better attic access for mechanicals – stairs not ladder

Mr. Bloom:      20 foot covered entry – T2 responds not possible with parking area nearby  
                     Terrace added to back (west) of building  
                     Install LED lighting

Mr. Padula	Landscaping needed – plantings and seeding for appearance Attic access needed LED lighting for future cost control, efficiency
Mr. Beaupre	Paint the building, siding and PVC sealed and more attractive. Note: To reduce budget, last estimate prepared by T2 did not include additional painting of siding (only pre-primed) nor the PVC trim. Concept also supported by Peter Turowski and later by Peter Kozcera He was OK with spending up to \$15,000 for a metal van shelter Interior flooring should include some carpets
Mr. Whitney	Encouraged decision on the flooring Attic access very important Asked about concrete walkway from exit to parking area – all OK Preserve the building with painted surfaces
Mr. Maki	Preserve the building with paint for siding and all PVC trim Install LED lighting for efficient illumination Good quality 2 x 2' ceiling tiles desirable for appearance inside Install swipe card access to main building entry
Ms. Phillips	Outdoor terrace desirable Need attic access for mechanicals/storage Upgrade all finishes
Mr. Josefek	Get price for added insurance for fifty year shingles
Mr. Szlosek	Consider emergency generator Paint exterior siding and PVC trim
ACG	Paint exterior Landscape improvements Attic access
T2	Paint exterior Consider carpet for portions of the building Landscape improvements
Maureen	Paint exterior Install carpet in some sections of building Attic access issue Install an outside terrace on west side of building

**Discussion of places to carpet:** Libby recommended carpet in game room, library area and hallways approaching the vestibule area. Consensus was high. No carpet in kitchen, large meeting room, vestibule area, shine/nurse's room. Ms. Phillips said the COA board did not want carpeting because of need for added maintenance with spills, preferring all tile/vinyl floor tiles or linoleum. T2 will price out carpet vs. other flooring.

Mr. Beaupre made a motion, seconded by Mr. Padula to absolutely include finishing painting of all exterior surfaces – siding and PVC trim. VOTE: YEA = 7, NAY = 0.

Mr. Turowski and Mr. Maki discussed the ceiling height (9' 6") and what would be required if the Committee preferred higher ceilings in the large meeting room. Discussion occurred citing the significant cost (previously included at \$47,000) of making the change. A VOTE: YEA = 5, NAY = 2, to consider adjusting the ceiling height failed, the height remains at ~9' 6".

T2 left the meeting at 8:02 pm after their portion of the discussion concluded.

**Open Discussion:** Ms. Cranson will assemble the final summary of major Add-In priorities and will distribute them to all parties. ACG will run the numbers on the proposed van shelter.

**Adjournment:** Mr. Padula motioned for adjournment seconded by Mr. Beaupre at 8:12 PM. VOTE: YEA = 7, NAY = 0.

**Next meeting:** July 16, 2015 in the COA Room.

Respectfully yours,  
Richard H. Maki  
Richard H. Maki, Clerk