

Sterling Senior Center Building Committee

Butterick Municipal Building - COA Room

August 13, 2015 - 6:30 PM

MINUTES

Present: Chair Maureen Cranson, Vice-Chair Michael Padula, Robert Bloom, Kevin Beaupre, Ronald Cote, Richard Maki. **Absent:** None. **Architects:** Peter Turowski and Libby Turowski. **OPM:** Michael Josefek and Peter Kozcera. **COA Director** Karen Phillips. **Weymouth Whitney.**

Opening of Meeting: Chair Cranson opened the meeting at 6:30 PM.

Approval of Minutes: The Minutes of July 16, 2015 were approved as amended following a motion by Mr. Beaupre and second by Mr. Bloom. **VOTE:** YEA = 6, NAY = 0, ABS = 0.

ACG Report: Mr. Josefek summarized the construction progress:

- construction moving along – good floor slab poured – properly treated with water/cover
- framing of front wall in progress – anticipate outside walls standing early next week
trusses arriving soon
- nearly on schedule – couple days behind – likely will pick up time during framing
- septic tank in ground – grease trap expected to be installed Friday
- cable issue resolved – Town will be billed, but then passed to contractor for payment
cable access for senior center expected to enter from Muddy Pond Road
- security camera remains problem – needs attention of ACG IT person
- BSI has all emergency info posted and contact list given to Town emergency agencies

T2 Report: Mr. Turowski shared his list of nine (9) Add-In services totaling \$4,525. They included:

- field applied paint of siding and 3 coats of paint on PVC trim (no charge)
- improved attic access (\$1,000)
- Resilient and carpet flooring (\$500)
- Landscape design only (included with terrace below)
- LED lighting in lieu of fluorescent (\$1,100)
- Conduit to vanport (\$275)
- 2x2 acoustical ceiling tile in lieu of 2x4 (no charge)
- Terrace at west side of building (\$1650)

Some above work has already been accomplished

The Committee discussed each item with Mr. Turowski and the OPM's and heeded the suggestion of Mr. Cote, Mr. Padula and Mr. Beaupre to forgo the LED lighting due to high cost and long payback period. Mr. Bloom spoke in behalf of the LED lighting option citing conservation efforts in Sterling and higher future electricity costs. Ms. Cranson will seek the opinion of Mr. Hamilton of the SMLD. **VOTE:** YEA = 6, NAY = 0 to retain the fluorescent lighting system originally approved.

The attic access will need redesign by the architects and T2 will prepare landscape design and terrace features. Detailed landscape work remains the responsibility of the Town. Mr. Maki made a motion, seconded by Mr. Beaupre, to pay \$4,525 for T2 services. **VOTE:** YEA = 5, NAY = 1, ABS = 0. Mr. Padula was opposed.

The Committee then discussed the additional charges from the contractor (BSI) to accomplish the Add-Ins. Charges included:

- Georgian #1753 ceiling tile (\$1,839)
- LCT floor tiles (\$27,910)
- Carpet floor tiles (\$12,494)
- Conduit-future vanport (\$1,933)
- Paint trim (\$14,162)
- Paint exterior siding (\$4,413)

Total cost of Add-In design work (\$4,525) and BSI charges (\$62,751) is \$67,276. Funding will come from the difference in estimated construction costs and final bid costs. Ms. Cranson informed the Committee that the Commonwealth has awarded the project \$65,000 and there is on-going discussion about the procedures and requirements for use of the funds. Funding was the result of legislation filed by Representative Harold P. Naughton, Jr in behalf of the Sterling Senior Center.

Mr. Beaupre, seconded by Mr. Padula, moved to approve the total expense (\$67,276) of the Add-In charges. VOTE: YEA = 6, NAY = 0, ABS = 0.

T2 will report at the next meeting on the potential savings from installing a 400 ampere circuit board rather than a 600 ampere board originally considered.

Libby Turowski presented the color choices selected by the subcommittee for the exterior of the building. Two variations of dark red will be the major colors with light cream trim. Roof shingles will be a dark grey/black shade.

ZBA Summary: Chair Cranson said that she visited a recent ZBA meeting and confirmed that the hearing regarding the senior center will be held on August 18, 2015 at 6:30 pm in the Butterick Municipal Building. She said that all of the paperwork and application materials have been submitted to the ZBA and seven other boards for their comment, plus mailed notices to the abutters. Verbal comments heard from neighbors reflect their concern about noise and how the building will be used when the senior center is not in operation. Committee members are welcome to attend, but no formal meeting or discussion will occur at the ZBA hearing.

Open Discussion: Mr. Cote asked if the DPW could resurface the road cut near his property as the initial patch has sunk and is producing noise as vehicles move across it. Mr. Beaupre reminded the Committee that fourteen trees will also be planted by the DPW along Boutelle Road as a visual and sound barrier benefiting the neighbors. Mr. Bloom congratulated chair Cranson on her work to resolve the ZBA complaint.

Invoice Payments: Warrants were signed in payment to BSI for \$166,169, to ACG for \$10,000, to T2 for \$5,448 and Yankee Engineering for \$3,532.

Next Meeting: COA Room on September 17, 2015 at 6:30 pm. Members are invited to gather at the construction site at 6:00 pm to view progress on the building. Agenda items: T2 will have pricing on the attic stairs and the deduction on down-sizing the electrical panel.

Adjournment: Mr. Padula motioned for adjournment at 8:20 pm, seconded by Mr. Beaupre. VOTE: Unanimous.

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

