

Sterling Senior Center Building Committee

Butterick Municipal Building - COA Room

March 12, 2015 - 6:30 PM

MINUTES

(Amended 3-15-15)

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

Open Meeting: Chair Cranson opened the meeting at 6:31 PM.

Minutes: The Minutes of February 25, 2015 were approved as amended following a motion by Mr. Beaupre and second by Mr. Padula. VOTE: YEA = 7, NAY = 0.

DPW Update: Mr. Beaupre met recently with the DPW Board and confirmed that they offered to:

- plant 14, 6-foot blue spruce trees (possibly donated) along the Boutelle Road boundary. VOTED to accept the offer: YEA = 7, NAY = 0.
- provide material for tire cleaner strip of riprap at entry to project on Muddy Pond Road. Not including delivery to site.
- private contractor (Mr. Aubin) offered to trench the utility passage for electric & telecom services. But not water service trenching on Boutelle Road which will be done by general contractor.
- offered 5,000-7,000 yards of "general fill", "non-structural fill", from town dump site, but not including delivery to the building site.

Size, exact location of water service, tapping into existing pipe, single or twin pipes not confirmed. Decision by consensus to install water service from a single road cut on Boutelle Road. Pressure test on nearby hydrant "very high", and, Fire Department requests hydrant at senior center. Agreed to leave water installation to general contractor.

Ms. Cranson said that she anticipates that the *Friends of Sterling Seniors* will raise funds to pay for and install the kitchen equipment and appliances (~\$24,000), but will leave purchase and installation of the hood in the contract. Mr. James Simpson Jr. has offered to do the cuts and fills for a sum under \$10,000 and subject to the provisions of procurement laws.

Update from SMLD: Sean Hamilton provided a clarification of the assistance the SMLD was presently agreeable to providing the project. The summary of his communication was included in the amended meeting Minutes of February 25, 2015.

T2 advised that an engineering firm would need to test soils, etc. used at the site and that it was already included as part of the project. Ms. Cranson would speak with the BOH to ask if they were familiar with any local firms experienced in testing for construction sites. Cranson also said that stump removal by a Fitchburg company was being explored and would be done in the next month following the melting of the winter snow.

Review condensed Add-Alts/Discussion: T2 (Mr. Turowski) provided a handout showing a summary of value engineering and alternatives. During the discussion the Committee decided to limit the potential alternatives to two following a motion by Mr. Beaupre and second by Mr. Whitney. VOTE: YEA = 7, NAY = 0

The Committee agreed with the OPM that the only alternatives to be described in the contract were:

- use of R38 foam insulation at roof with adhesive paint, and,
- installation of moveable partitions in the large activity/dining room.

Motion on the insulation was presented by Mr. Beaupre and seconded by Mr. Bloom. Motion on the moveable partitions was made by Mr. Maki and seconded by Mr. Bloom. Both motions were accepted by a similar vote. VOTE: YEA = 7, NAY = 0.

Mr. Turowski provided a large rendering of the new center showing various views of the structure and Committee members commented on the attractive appearance of the building.

Invoice Review/Approval: The Committee requested that all billing from T2 go to the OPM first. There was minor confusion about several invoices from T2, likely resulting from miscommunications between support staff at ACG and T2. Both representatives expect quick resolution. Motion to approve the bills was made by Mr. Padula and seconded by Mr. Bloom. VOTE: YEA = 7, NAY = 0. The ACG invoice was for \$2,000 and three separate invoices from T2 totaled \$96,643. The invoices were signed by Ms. Cranson, Mr. Josefek and Mr. Padula and given to Ms. Phillips for processing.

Open Discussion: Mr. Josefek informed the Committee that he will work to reconcile the construction estimates with estimators/T2 and expects the final estimates to be available on March 26, 2015 and will use Worcester regional data as a basis for the calculations. He also described actions the Town could pursue in the event that the lowest bidder had a questionable past financial background that might jeopardize the project.

Adjournment: Motion to adjourn was made by Mr. Padula and seconded by Mr. Beaupre at 8:24 PM. VOTE: YEA = 7, NAY = 0.

Respectfully submitted by

Richard H. Maki
Richard H. Maki, Clerk