

Sterling Senior Center Building Committee

Butterick Municipal Building - COA Room

February 19, 2015 - 6:30 PM

MINUTES

Present: Chair Maureen Cranson, vice-chair Michael Padula (A=6:31), Kevin Beaupre, Robert Bloom, Ronald Cote, Richard Maki, Weymouth Whitney. Selectmen Robert Cutler and John Kilcoyne (A= 6:46). Int. Town Administrator Michael Szolsek, COA Director Karen Phillips, SMLD Manager Sean Hamilton, DPW Board Gregory Aubin, BOH Agent David Favreau, OPM Michael Josefek, W & B Engineer Mark Piermarini, Guest James Simpson, Jr. **Absent:** None

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

Minutes: The Minutes of February 5, 2015 were approved as written following a motion by Mr. Beaupre and second by Mr. Whitney. VOTE: YEA = 6, NAY = 0, ABS = 0.

Review Site/Septic Plan with input from BOH, DPW, SMLD, and W & B: OPM Michael Josefek began with a brief description of past cost reductions and proceeded to move through site construction items where additional savings might be realized. He asked Mr. Piermarini to explain the changes he has already made including lowering the base height of the project by two feet. The gravel saved would supplant borrowed construction fill that was previously estimated at 10,000 cf at a revised cost of ~\$67,000. He was asked to lower the parking area another six inches to yield additional construction fill. Mr. Piermarini said that the level could not be reduced much further because of site drainage issues and the need to comply with certain ADA requirements in the handicap parking area adjacent to the building. The Sterling DPW can furnish the additional fill from a Town-owned site, but there would be some cost for trucks to transfer it to the construction site. Mr. Piermarini also said he would alter the design near Muddy Pond Road to further utilize the gravel as construction fill at the building site.

After talking with Mr. Favreau of the BOH, Mr. Piermarini designed a less expensive gravity septic system that was substituted for the pressure system previously designed representing added savings on the project.

Mr. Hamilton of the SMLD said that he had been in contact with the OPM and architects and reported that his department could install and fund the electrical service from Muddy Pond Road. One lighting option he mentioned was using floodlights. There was some discussion about ensuring that neighbors on Boutelle Road would not see a brightly lit building and that dark sky fixtures would be installed. Another suggestion to limit construction expenses was to install the light bases and conduit and purchase/install the lights separately at a later date. SMLD could install the fixtures. Hamilton also recommended that we use the same lighting specs as other Town buildings for maintenance purposes. T2 was asked by the OPM to move the electrical room from the north side of the building to the south side so it would be located nearest to the power supply buried next to the driveway from Muddy Pond Road. There is a possibility of some savings that could be achieved if telecom services were installed at the same time and location as the underground electric service.

Mr. Josefek asked the DPW if they could assist with preparation of the riprap vehicle pad, ~20' x 50', on Muddy Pond Road which would further reduce that expense from an estimated \$6,000 to ~\$1,000. Mr. Aubin was agreeable and mentioned using larger crushed rock covered by smaller pieces to provide a stronger surface for cleaning tires of construction vehicles.

Landscaping expenses were last estimated at \$31,000 and mainly involved plantings in the buffer area adjacent to Boutelle Road to mask the area from neighbors. The balance of plantings involved grass mainly located on the west side of the building. Ms. Cranson will contact a local hydroseeding concern to investigate ways to further save landscaping costs.

The topic of water service was less well defined. Mr. Josefek suggested that the water service could come in from Boutelle Road in the form of a 4" line which could then be split off to serve fire suppression and domestic water needs. More research needs to be done to confirm whether two separate lines are required vs a single service line. There was discussion of contacting a local firm regarding tapping into the main water supply line and establishing a fire hydrant. Ms. Cranson will speak with the firm to establish any potential savings associated with installation of the water supply.

Mr. Josefek reported that the architect is completing the revision of the drawings and they will then be sent to the estimators to calculate construction costs. Other costs savings were not able to be accomplished by the Town including expenses associated with fencing, barriers and asphalt work for the driveway and parking area. However, the DPW did volunteer to perform the street cuts for the utilities entering from Boutelle Road. A small savings may be possible connected with the installation of perimeter stone and mulch along the drip edge of the building. \$11,000 was allocated for seeding (mentioned earlier) and \$9,000 targeted for about fifteen, 6' to 8' trees. This cost may be able to be reduced after contacting a local tree farm.

Regarding scheduling of local volunteer or contract services, Mr. Josefek said that typical contract language requires the general contractor to cooperate and interface with owner-provided services.

Mr. Whitney asked about savings money after the stumping process was completed and the hay bales were replaced/repared. He said that the wooden driveway barriers may become a donated item and noted that the westerly patio area used for emergency egress was not paved between the building and the driveway area. Mr. Piermarini said he would include the suggestion in his revised site plans.

Mr. Piermarini confirmed that he would reduce the elevation of the site up to one foot and had reduced the parking area by about 14 spaces. He expected to complete his work on Friday. Mr. Cutler asked about the number of water taps necessary and suggested that gravel on a rise near the SPARC park fence be reduced and used as fill where needed.

Ms. Cranson called for a break at 7:28 pm and the OPM and some guests left the meeting. The Committee resumed work at 7:41 pm.

Mr. Simpson inquired about the estimate (\$16,000) to stump the property. Where to dispose of the stumps stumped the Committee and no further savings were unearthed.

Mr. Josefek and the Committee praised the support they had heard from the DPW, SMLD, BOH, and other interested parties. Ms. Cranson will publicly express the appreciation of the Committee to all concerned.

Next Steps: Ms. Cranson will talk with Hydra-Tech about water main taps, Mr. Josefek will consult with Mr. Piermarini on Friday regarding better estimates to minimize construction fill, Mr. Josefek will inform T2 about the need for lighting design, and Ms. Cranson will check into who needs to be present at the public presentation before the Planning Board next week regarding site lighting.

Invoice Signed: Ms. Cranson and Mr. Josefek signed the warrant for a payment of \$2,000 to ACG for their OPM services. Motion to approve the payment was made by Mr. Padula and seconded by Mr. Bloom. VOTE: YEA = 7, NAY = 0, ABS = 0. Ms. Phillips will forward the warrant for payment.

Updates: previously shared.

Open Discussion: Mr. Cote previously emailed photographs of the strong winds/drifting snow at the site and indicated the importance of using high quality windows and doors on the building. He also said that it would be helpful if there were some plantings along the school buffer to counter drifting snow into the school parking lot. Mr. Beaupre suggested getting a list of services agreed to by the DPW including assistance with plantings, rock for the entry/exit area, and services from the water department. There was discussion about getting the completed site plans to the Planning Board staff and members prior to Wednesday of next week.

Next Meeting: The Committee will meet on Wednesday, February 25 at 6:30 pm to prepare for a meeting with the Planning Board. At 7:00 pm, they will attend the Planning Board meeting with a presentation by T2 and then reconvene thereafter.

Adjournment: The Committee adjourned at 8:15 pm following a motion by Mr. Beaupre and second by Mr. Padula. VOTE: YEA = 7, NAY = 0, ABS = 0.

Respectfully submitted by

Richard H. Maki
Richard H. Maki, Clerk