

Sterling Senior Center Building Committee

Butterick Municipal Building - COA Room

May 7, 2015 - 6:30 PM

MINUTES

Present: Maureen Cranson, Michael Padula, Kevin Beaupre, Robert Bloom, Richard Maki, Weymouth Whitney. John Kilcoyne (A=6:35), Micheal Szlosek, Karen Phillips. OPM: Michael Josefek. Guests: Jamie Rheault, James Simpson, Jr. Absent: Ronald Cote.

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

Minutes: The minutes of April 2, 2015 were approved as written following a motion by Mr. Beaupre and second by Mr. Padula. VOTE: YEA =6, NAY = 0, ABS = 0.

Discussion/Potential Vote on Grade Revision, Retention Basin and Septic System:

Mr. Josefek began the discussion regarding the potential to save additional fill by lowering the topography of some areas to provide needed fill for the project. Mr. Padula contacted Mr. Simpson, Whitman and Bingham, Mr. Josefek and the Board of Health to explore whether there was sufficient height above the water level if additional gravel was removed. There was some potential to save \$20-\$25,000 for needed fill. There would be some added expenses as the site would need to be re-surveyed, Town committee approvals would be required, and some possible delay in beginning the project.

Mr. Rheault from Whitman and Bingham Engineering stated that the original test pits showed signs of mottling indicating evidence of previous high ground water levels at six feet below grade and did not recommend further testing or grade changes. The infiltration basin was offset by four feet and could not be reduced further. Rheault indicated that a second review by the Town's engineer could also delay the beginning of the project.

Mr. Simpson agreed with Mr. Rheault after hearing his presentation and advised the Committee to not "waste time" by challenging the Storm Water Management Regulation requiring no less than a four foot elevation from ground level to high ground water level in the infiltration basin.

Mr. Josefek said that the original idea was "sound", however after hearing objections from Whitman and Bingham and Mr. Simpson, he suggested continuing with the original plan. Mr. Padula made a motion, seconded by Mr. Beaupre, to not "re-perc the septic system". VOTE. YEA = 6, NAY = 0.

ACG Update on Sub Bids: More than two dozen sub bids were opened by Mr. Turowski (T2) and Town Administrator Szlosek at noon on Wednesday, May 6, 2015. A couple of low bids were missing documents or had conflicting numbers in writing and numbers. The bids are taken under advisement and will receive further verification by ACG. While the aggregate total of the five bid areas was under the estimate provided by T2, Mr. Josefek cautioned that the General Contractor “could pick anyone on the list who is not disqualified” therefore while the initial sub bids were lower than estimated, the Committee would not be able to determine the final construction cost until the lowest General Contractor’s bid are opened at 3:00 PM on May 13, 2015.

Discussion of Flagpole: Mr. Maki reported that a local civic organization has offered to fund the purchase, installation and illumination of a flagpole. The offer was made to the Friends of Sterling Seniors and would be reviewed by them as part of their fundraising efforts. Planning for the flag illumination could possibly involve minor electrical work to an outside location on the Senior Center building. Maki was optimistic that the offer would be accepted by the Friends and that a small alteration for the additional electric service could be added to the building project.

Next Steps: General Contractor bids will be opened at 3:00 PM in the Selectmen’s Room of the Butterick Municipal Building on Wednesday, May 13, 2015. The Committee will next meet on May 21, 2015 and anticipates initiation of a Letter of Intent to the successful General Contractor. Mr. Beaupre suggested that Mr. Tuttle of the DPW and Mr. Hamilton of the Light Department be provided with the Committee minutes to aid in planning their respective contributions to the building project. Ms. Cranson will post future meetings.

Invoices Review: One invoice was received from the Worcester Telegram & Gazette in the amount of \$207 for advertising the bid doc notice. A summary of project expenses is included with these minutes with expenditures of \$191,151.50 recorded to date.

Open Discussion: Mr. Szlosek requested a copy of the tally sheet for the sub bidders and the Committee will also receive copies of the summary document. Mr. Whitney reminded the Committee about the need for a 25 foot concrete walkway providing a paved exit path from the west side of the building. Mr. Josefek assured Whitney that a provision for the safe exit from the area would be included in the project. Ms. Cranson asked that Committee members communicate through the chair so that the Committee speaks with one voice. Mr. Maki spoke to the importance of directly communicating with the chair before contacting the architect, the OPM, or other individuals/agencies related to the project.

Adjournment: Following a motion by Mr. Padula and second by Mr. Bloom, the Committee adjourned at 7:27 PM.

Respectfully submitted by
Richard H. Maki

Richard H. Maki, Clerk

Attachment: Senior Center Building Expenses