

# **Sterling Senior Center Building Committee**

Butterick Municipal Building - COA Room

October 15, 2015 - 6:30 pm

## **MINUTES**

**Present:** Chair Maureen Cranson, Vice-Chair Michael Padula, Kevin Beaupre, Robert Bloom, Richard Maki, Weymouth Whitney, Michael Szlosek. OPM: Peter Koczera. **Absent:** Ronald Cote.

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

**Minutes:** The minutes of September 17, 2015 were approved as written following a motion by Mr. Beaupre and second by Mr. Padula. VOTE: YEA = 5, NAY = 0, ABS = 0.

**Presentation by Owner's Project Manager:** Mr. Peter Koczera addressed numerous items regarding construction progress at the future senior center. They included discussing:

- a. removal of a large boulder from the parking area. The expense lies beyond the boundaries of the construction contract and may be an additional cost submitted by the site developer. The Committee followed the recommendation of Ms. Cranson and Mr. Beaupre and agreed to request that the rock(s) be moved to another location on the site so that it does not interfere with current development plans nor potential future work. The cost is calculated, per contract, at \$165 per cubic yard (actual size under review) and may produce a charge of several thousand dollars.
- b. the process of transferring fill from an off-site location. Near the beginning of the site development, the site contractor was given access (free) to a supply of fill near the police station. At that time, a Town loader was available, as a courtesy, to load the fill for transport to Muddy Pond Road. Recently, the loader equipment failed and the Town is seeking approval to replace the machine at the October 19, 2015 Special Town Meeting. The Committee believes that the site development contractor is responsible for loading and transporting the fill to the construction site without additional cost to the Town. The contractor disagrees and has the option to accomplish the task, under protest, and request additional payment for providing loading equipment to complete the transfer of required fill to the site.
- c. whether the painting contractor was required to fill all holes in the exterior siding and all exterior trim prior to painting. The Committee rejects any additional charges for filling holes and considers it to be part of the project bid by the contractor.
- d. blasting of the rock (see "a" above). No blasting, issue resolved.
- e. cost and credits for pocket doors between the director's office and the office of the outreach worker. An earlier motion to install a window between the offices was rejected by Chair Cranson and the Committee unanimously affirmed the decision in a motion by Mr. Bloom, seconded by Mr. Beaupre. The area was re-constructed with wall framing, sheetrock and two additional electrical outlets (per code) on each side of the wall. The Committee did not approve installation of the pocket doors that were replaced by the wall. The net "savings", after credit for materials unused or rejected and including new construction, was \$93. Ms. Cranson will talk with the architect as the initial installation of

the pocket door was not presented to the Committee for approval and remains an item of significant disapproval by the Committee. Mr. Beaupre motioned to accept the \$93 credit, seconded by Mr. Padula. VOTE: YEA = 5, NAY = 0, ABS = 0.

- f. kitchen wall treatment. High abuse sheetrock has been installed in the kitchen and will be coated with high abuse epoxy paint. An alternative of using FRP wall treatment producing a more uniform surface, for an additional up-charge of \$9,254, was defeated following a motion by Mr. Beaupre and second by Mr. Bloom. VOTE: YEA=5, NAY=0, ABS=0.
- g. wall treatment in a storage room. The Committee preferred to maintain the level of wall treatment as originally specified.
- h. clearing of site. While waiting for the final survey to decide, the Committee tentatively agreed to grade and hydroseed the area nearest to the stand of pine trees and will talk with the Conservation Commission.
- i. patio cement. Cement work on the exterior sidewalk was already agreed to, but new work to install a patio area was an addition concept. The Committee wants to have a patio area, but doesn't want to hold up work to install the sidewalks. The Committee rejected the change order to add the patio work in a motion offered by Mr. Bloom and seconded by Mr. Beaupre. VOTE: YEA = 5, NAY = 0, ABS = 0. During the discussion Ms. Cranson informed the Committee that a donation of concrete for the patio area may occur in the spring.
- j. door card reader. The Committee has not received any costs/plans from the architect although Ms. Cranson provided the requested information some time ago. Installation of the card reader will not occur now although some preliminary work has been discussed that will facilitate future installation. This issue is also related to two sets of automatic doors that remain a work in progress.
- k. change in electric panels. The Committee was very frustrated that the change of the 600 ampere panel to 400 amps has not been resolved given their decision several months ago to request the change. Recent information shows that a credit of \$947 would be achieved if the change were accomplished. Considering the relatively small benefit to down-sizing the equipment, Mr. Padula suggested keeping with the original panel size. Ms. Cranson was authorized to make the final decision (600 or 400 A panel) based upon contacting the electrical contractor and BSI for pricing data.
- l. budget status. Mr. Kozcera presented a budget data sheet identifying the previously approved budget, by category, and the current level of the account balances. Project expenses to date total \$733,743.50. Items included in Change Order #1 deducted \$62,751 from the Contingency account leaving a balance of \$186,403.43. Kozcera also distributed a construction timeline that identified when various construction projects are anticipated to be completed. Final testing and punchlist are scheduled to occur at the end of January, 2016 assuming work continues at the current pace. Mr. Kozcera said that we are "financially in great shape."

- m. fire hydrant. Now that the emergency driveway from Boutelle Road has been deleted from the project, the fire department would like to have a new fire hydrant installed near the building. Notification of this late request was disappointing to the GC, the OPM, and the Building Committee.
- n. additional conduit. Mr. Bloom and Mr. Maki had requested a price to provide multiple small conduits to isolate electrical interference and facilitate cable-pulling operations. The cost of \$3,500 was rejected by the Committee and the original installation plan will be followed.
- o. Mr. Padula asked about a previous credit of ~\$1,400 and whether that had been applied. The Committee was unable to verify progress on that item. \$4,500 from the last invoice from the architect remains unpaid. The OPM was going to negotiate with the architect on several expense items. The Committee will not approve payment until a recommendation is received from the OPM.
- p. Mr. Kozcera phoned BSI (Mr. Shay) to inform him of the Committee decisions so that he can maintain construction progress.

**Invoice Actions:** The Committee approved and signed invoices for a total of \$42,350.50.

- ACG for OPM/Clerk of Works services \$42,278.50
- Yankee Engineering for material testing \$72.00

**Next Meeting:** November 12, 2015 is the date of the next Committee meeting at which T2 will be invited to attend.

**Confidence Vote:** Mr. Beaupre asked for a vote of no confidence in the architect that was seconded by Mr. Padula. During discussion, members suggested one last serious attempt to resolve concerns and issues with T2. A no confidence vote was taken. VOTE: YEA = 2, NAY = 2, ABS = 1.

**Special Permit:** Mr. Szlosek informed the Committee that the appeal period for actions taken by the ZBA has expired without protest and the Special Permit granted by the ZBA has been officially recorded.

**Adjournment:** A successful motion to adjourn was heard from Mr. Beaupre and seconded by Mr. Padula at 8:35 pm.

Respectfully submitted by

**Richard H. Maki**  
Richard H. Maki, Clerk