

LESLIE HENNESSEY, Director

Senior Center Building Committee
May 29, 2019
Meeting Minutes
Room 3, Council on Aging Building, 45 Dayton Street

Present: Diane Mulvaney, Leslie Hennessey, Carol Constant, Rick Pio, Ted Boulais, Michael Siddall, Linda Young, Kevin McAllister, Phil Palumbo, and Tim Eagles

Not Present: Richard Ness, Jeff Cyr and Chris Wante

The meeting was called to order at 5:00pm by Chair Diane Mulvaney.

Approval of Prior Minutes

Ted Boulais made a motion to accept the minutes of the April 17, 2019 Building Committee meeting, was seconded by Michael Siddall, Linda Young abstained and the remainder of the present committee members approved the minutes.

Project Update

Project Schedule Update

Phil presented the updated project milestone schedule. Phil highlighted that the only schedule change made since the last committee meeting was the change of the Design Development estimate reconciliation meeting from July 3rd to July 2nd. It was highlighted that this was the meeting that would be from approximately 9am – 12pm in Room 3 of the Council on Aging building.

Project Budget Update

There has been no changes to the project financials since the May 15th committee meeting, so no update was presented.

Contractor Prequalification Process

Phil presented the topic of the general contractor and filed subcontractor prequalification process the state of MA requires on publicly funded projects estimated to cost \$10M or more. Phil indicated even though this project is estimated to cost less than the \$10M called out in the regulation, Colliers recommends that the Owner move ahead with the prequalification process for both general contractors and filed subcontractors because the estimated cost is close to the \$10M, it's an added quality control measure and Colliers does not believe it's going to adversely affect the contractor bidding pool. Kevin McAllister made a motion to accept the proposal of moving ahead with the prequalification process for both the general contractors and filed subcontractors, Carol Constant seconded the motion and it was unanimously approved. Diane Mulvaney and Leslie Hennessey were selected as the other two Owner members for the prequalification subcommittee. The other two members of the prequalification subcommittee will be Phil Palumbo (Colliers – OPM) and Chris Wante (edm – Architect). It was mentioned that Jennifer Wolowicz (Assistant Town Administrator) may want to sit in on the process if available.

Design Update

Tim Eagles started the design update with going over the site design. The site design topics discussed are as follows:

- Tim highlighted that the patio square footage was slightly decreased as was discussed at the May 15th committee meeting.
- Tim pointed out that the current intent for the location of the generator and transformer is to be at the west side of the building, as opposed to the south side that has been previously shown. It was indicated that this may affect how much the sidewalk layout mimics the "meandering" design that currently exists. The sidewalk at that location may need to be straightened out slightly.

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- Tim highlighted a gravel drive that has been located at the entrance to a centerfield gate along the baseball field's outfield fence. The intent is to provide access for any required field maintenance equipment, etc.
- Based off of the meeting with Parks and Rec, the new sidewalk that was previously shown along Fulton St. as an add-alternate is no longer in the project scope.
- Since the committee last met and design adjustments continue, it was pointed out that there were (2) parking spaces added to the overall parking layout.
- Tim highlighted the timber guardrail scope and where it's currently shown in the site plan.
- Tim presented the topic of curbs vs. bollards (curb-less) vs. curb stops (curb-less). Tim highlighted that Lifespan would recommended curb-less with either bollards or curb stops where required. A lot of conversation was had on the pros and cons to all the design options. Ultimately it was determined that Leslie would coordinate with some other Council on Aging Directors to better understand what the appropriate decision is for this project.
- Tim mentioned the detached toilet room request that was made by the Town. Tim mentioned that the design team is still reviewing this request and where the toilet room would be located on the site.
- Patio material options were discussed. Tim indicated Lifespan would recommend concrete to prevent any concerns of tripping hazards from unlevel walking surfaces. Some committee members mentioned stamped concrete, and some mentioned pavers. The topic of winter maintenance, rock salt and sand, was discussed as well. A final decision on the material type was not made.
- Tim mentioned the design team will need to know the dumpster size/s and quantity. Leslie indicated this may be a change from what they currently have because of the foodservice change for the new building. Leslie to review and follow up with the design team.

Next, Tim presented the current building design. The building design topics discussed are as follows:

- The layout of the reception area and the visual connection as one enters into the building was discussed. Leslie indicated she still does not think the reception area is highlighted enough / obvious to the occupants entering the building. Tim mentioned some ideas edm was tossing around regarding altering the design / layout of the reception desk so it bows into the lobby space more. Tim indicated edm would provide Leslie with some schemes to review.
- As discussing the reception area topic, Leslie mentioned she'd like to see desk space for two chairs at the public side of the reception desk, where there's currently only space for one chair, as shown in the plan.
- Tim presented the question of whether the committee would prefer floor mounted toilets or wall mounted toilets. There was a lot of discussion on this topic. Ultimately the decision was made to make the toilets in the handicap stalls within the four gang toilet rooms to be floor mounted and the toilets at the non-handicap stalls as well as the single user stalls to be wall mounted.
- Tim presented the question of whether the committee would prefer automatic or manual plumbing fixtures. After discussion, it was decided to go with automatic plumbing fixtures.
- Tim brought up the topic of toilet room accessories, i.e. toilet paper dispensers, paper towel dispensers and soap dispensers and asked if the Town has preferred types in place for these items. Phil to coordinate with the Town and follow up with the design team.
- Tim presented the topic of operable windows versus non-operable windows. There was a consensus that the offices should have operable windows, but there wasn't a consensus on what the other rooms along the exterior wall should have for window types. Leslie to review this topic with other Council on Aging Directors and follow up with the design team.
- Tim presented a roof edge section detail and highlighted the components that are designed to be used for the exterior envelope system of this project's design, i.e. metal studs, insulation, sheathing, furring strips, siding, masonry at locations, etc.
- Tim passed around samples of Rockwool insulation designed to be used within the metal stud cavity and the

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type to be used along the exterior wall sheathing and foundation wall. Tim explained edm plans on specifying this product as the basis of design for the insulation on the project.

- Tim passed along a sample of Boral siding. Tim indicated it was a product made up of fly ash and it would need to be painted at install. Tim indicated within 8 – 10 years after install is probably when the Town may want to repaint the siding due to color fading from the sun. He indicated it wouldn't be because of peeling paint though.
- The roof material topic was discussed. Tim and Phil indicated that the project currently owns standing seam metal roof at all the pitched roof locations and a membrane type roof at the flat roof portion as the base bid with a deduct alternate to install asphalt shingles in lieu of the standing seam metal roof. There was discussion had regarding whether the standing seam metal roof type is appropriate for that neighborhood, discussion regarding the warranties for either type systems, discussion regarding the price reduction that comes with asphalt shingles versus standing seam metal and discussion regarding the rubber-slate roof product that's in the market now. Ultimately it was decided that there should be a vote as to what direction the committee wants to go with the specified roof material. Ted Boulais is unable to attend the next committee meeting, so he indicated his vote would be to specify asphalt shingles as the base bid at the three main pitched roof sections and standing seam metal or the rubber-slate product at the roof to the tower.

New Business

No new business was discussed.

Adjournment

At 6:29pm Kevin McAllister made a motion to adjourn the meeting, was seconded by Michael Siddall and unanimously approved.

Items Distributed During this Meeting

1. 5/15/19 Draft Meeting Minutes
2. Project Milestone Schedule dated May 20, 2019

Next meetings

July 24, 2019

August 28, 2019

October 9, 2019

November 26, 2019