

LESLIE HENNESSEY, Director

Senior Center Building Committee
March 6, 2019
Meeting Minutes
Room 3, Council on Aging Building, 45 Dayton Street

Present: Diane Mulvaney, Leslie Hennessey, Linda Young, Carol Constant, Rick Pio, Ted Boulais, Michael Siddall, Richard Ness, Jeff Cyr, Phil Palumbo, Tim Eagles, Chris Wante, Brian Johnson and John Hammer

Present Via Phone: Doug Gallow and Ellen Gallow

Not Present: Kevin McAllister

The meeting was called to order at 5:02pm by Chair Diane Mulvaney.

Approval of Prior Minutes

Linda Young made a motion to accept the minutes of the February 20, 2019 Building Committee meeting as amended to include Kevin McAllister as present at the meeting, was seconded by Jeff Cyr and unanimously approved.

Project Update

Project Budget Update

Phil presented the project budget status report. Phil indicated the Paid, Unpaid and Total Contract columns were what had changes from the budget status report presented at the February 20th meeting. These changes were due to the contracts for the hazardous material and owner cost estimator being finalized and the OPM invoice paid for the month of February.

Project Schedule Update

Phil presented the project milestone schedule. Diane requested that the days for Know Your Town Night and Town Vote be included in the project schedule. The committee selected April 25, 2019 at 6pm for the public presentation. The presentation will be held in the Dining Room in the Senior Center building.

Hazardous Material Consulting Update

Phil indicated the existing conditions verification process of the hazardous material survey started last week. The roofing samples still remain to be done because of the snow that occurred last week.

Geotechnical Engineering RFS

Phil presented the geotechnical engineer tabulation that was a result of the proposals to the geotechnical engineer RFS. The geotechnical engineering firm recommended for approval is Costa Consulting Engineers. Jeff Cyr made a motion to accept Costa Consulting Engineers' proposal for geotechnical engineering services, was seconded by Linda Young and unanimously approved.

Design Update

Brian Johnson started the update by providing an update to the mechanical, electrical and plumbing subcommittee meeting.

HVAC

Brian indicated based off of the subcommittee meeting, the plan will be to go into the Schematic Design estimate with three different HVAC schemes for pricing. The schemes are as follows:

Scheme 1 – Traditional AHU

This scheme will involve three air handler units each designated for a certain portion of the building. AHU 1 would be responsible for the Multi-Purpose Room, AHU 2 would be responsible for the Exercise, Fitness, Billiards, Games and

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Art rooms and AHU 3 would be responsible for the office suite. The Kitchen will have its own AHU. The rooms will have VAV boxes within the ceiling which will allow for varying temperatures from room to room. In this scheme there is no need for a second source of heat. The cooling and heating will all be provided from the AHU's. The Exercise and Fitness rooms will have their own split system units for supplemental cooling.

Scheme 2 – Split Systems (VRF) Throughout

This scheme has split system units (wall mounted or ceiling mounted) within each room. This scheme allows for individual temperature control in each room. This scheme requires a second source of heat; which could either be wall mounted radiators or radiant slab heating. Brian to coordinate with the Facilities Director at the Plains Elementary School regarding the radiant slab heating at that building. This scheme also requires three ERV (energy recovery ventilation) units to ventilate the spaces. The ERV units would be laid out similarly to the AHU layout in Scheme 1.

Scheme 3 – AHU's with Radiant Slab

Similar to Scheme 1, this scheme has three AHU's covering their respective zones of the building, but in this scheme the AHU's would only be cooling and ventilating the spaces. The heat source would be via radiant slab throughout the building.

Electrical

Based off of the electrical subcommittee meeting, the lighting controls system will be base code compliant switching and occupancy sensors. The question remains if the new design should have a generator. Phil will coordinate with Mike Sullivan on this topic.

Plumbing

Domestic hot water will be provided to the building by an independent gas fired hot water heater located in the mechanical room. The Kitchen, if required, will have its own independent water heater for dishwashing and/or other uses.

Site Design Update

John Hammer, Landscape Architect, presented the refined site design with two options for building layout / orientation on the site. The changes to the site design between the two differing building layouts are: main entry location, roof type at entry walk, patio location, vehicular access to kitchen entry location, and vehicular access to trash enclosure location.

John indicated the site plan presented had the right field fence at the baseball field moved inward of the field by 15', as opposed to the 10' the project is allowed. Phil indicated that needs to be changed back to the 10' the project was allowed to move it.

John indicated he had coordinated with the Director of the Planning Department regarding the site layout, and it was discovered that the project was able to gain 5' at some of the setbacks.

John indicated he wanted to have a lawn buffer between the 50' conservation zone and the closest row of parking. After discussing the total quantity of parking being approximately 98 spaces, it was discussed to make the buffer a permeable surface for expandable parking.

John indicated at this point the civil engineering group is seeing if the stormwater drainage system can be an above-grade system utilizing the natural swale at the southeast and east areas of the site. It's not confirmed yet if that will be possible. If the engineering does not work out in favor of that system, the system would be a below-grade piped system with catch basins, etc.

It was discussed that the walkway at the front of the building will be curbless with bollards as vehicular protection. The curb topic at the parking lot walkways was discussed, but a solution wasn't chosen.

Discussion was had regarding potentially continuing a walkway around the building and meandering it around the existing trees along Dayton St. and Fulton St. John indicated he would look into this. An existing tree at the southwest corner of the site was mentioned to possibly be in bad shape. Ted Boulais provided John with the Town's tree warden's contact info, so he can coordinate with him regarding the existing trees on site.

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Building Design Update

Chris began by presenting the two floor plan options. Option 2, is essentially Option 1 flipped, so the public spaces, i.e. Multi-Purpose Room, main entry, Lounge, etc. are closer to Dayton St. Chris walked the committee through the two floor plan options.

Next Chris presented the exterior renderings of the two options. Chris mentioned the overall design thought behind the building massing was to break down the building into smaller scale gable pieces with glass connector pieces, along with an architectural tower structure highlighting the main entry. In regards to building façade materials, the thought is to have a combination of materials that blend with the neighboring residential architecture but to also have a portion of the building that has the materials that show the civic service of the building.

In presenting the exterior renderings of the two options, the effect of flipping the floor plan was very clear. Option 1 was viewed as having its back turned to the neighbors and as not being respectful to the neighborhood because the main entry and the civic architecture portion of the building was facing the parking lot. Whereas in Option 2, the main entry / civic architecture / patio portion of the building was facing Dayton St. As such the committee viewed Option 2 as more appealing than Option 1. Rick Pio made a motion to approve the building layout presented in Option 2 as opposed to Option 1, was seconded by Jeff Cyr and unanimously approved.

New Business

No new business was discussed.

Adjournment

At 7:06pm Jeff Cyr made a motion to adjourn the meeting, was seconded by Ted Boulais and unanimously approved.

Items Distributed During this Meeting

1. 2/20/19 Draft Meeting Minutes
2. Project Milestone Schedule dated February 12, 2019
3. Project Financial Status Report dated March 5, 2019
4. GeoTech Services Analysis

Next meetings

March 14, 2019

April 17, 2019

April 18, 2019 – Know Your Town Night

April 25, 2019 – Public Presentation

May 8, 2018 – Town Meeting

May 22, 2019

June 19, 2019

August 7, 2019

August 28, 2019

September 18, 2019

November 4, 2019 TBD