

LESLIE HENNESSEY, Director

Senior Center Building Committee
April 17, 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, Kevin McAllister, Phil Palumbo and Tim Eagles

Not Present: Jeff Cyr, Chris Wante

The meeting was called to order at 5:03pm by Chair Diane Mulvaney.

Approval of Prior Minutes

Linda Young made a motion to accept the minutes of the March 14, 2019 Building Committee meeting, was seconded by Ted Boulais and unanimously approved.

Project Update

Project Schedule Update

Phil presented the project milestone schedule. Phil indicated that there were no changes to the schedule since the committee last met, and he highlighted the upcoming Know Your Town Night and Public Presentation. Phil also indicated with the lapse in time from now, completion of Schematic Design, until the Town meeting, May 8th, the remainder of the project schedule will need to be pushed by a couple weeks or so, because edm's contract with the Town is only for the Schematic Design phase. It was also indicated by Tim Eagles that edm will need another Building Committee meeting within the Design Development phase.

POST MEETING NOTE: Phil has coordinated with edm regarding the updated schedule. The dates listed within the "Next Meetings" section are the updated Building Committee meeting dates.

Hazardous Material Consulting Update

Phil indicated they received the hazardous material report today, and he was going to review it and then email to the committee if he had no issues with it. Phil also indicated they received the hazardous material abatement estimate, and the estimate was approximately \$475k. Phil indicated there was contingency and fluff built into this estimate, and that the consultant indicated the abatement cost would probably bid at \$275k - \$325k. Phil indicated they utilized \$400k in the Schematic Design estimate.

Geotechnical Engineering

Phil indicated the (5) site borings were completed and the report was provided. The report indicated that the soils were good, and there weren't any signs of unsuitable soils. Phil indicated those results were from (5) select boring locations. So one can't predict with 100% certainty that unsuitable soils won't be discovered during foundation excavation, but so far the soil results are positive.

Project Budget Update

Phil presented the project budget status report. Phil highlighted the invoices that have been approved since the committee last met were: edm (\$88,930.80), Fuss & O'Neill (\$4,500), Colliers (\$14,025) and A.M. Fogarty (\$6,250).

Schematic Design Estimate Update

Phil explained the schematic design estimate reconciliation process that was just completed over the past couple weeks. Phil stepped the committee through the estimate analysis form which shows the two unreconciled estimates and shows the two reconciled estimates. Phil and Tim explained with the knowledge of what the Hadley Senior Center project bids came in at and with some value-engineering strategy, they have a schematic design that's on budget. With that, Kevin McAllister made a motion for the approval of the design to move into Design Development

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LAURIE CASOLARI, Vice-Chair

contingent on a successful Town vote, was seconded by Michael Siddall and unanimously approved.

Design Update

Tim started the design update speaking about the current site design. It's essentially the site design that was presented to the committee the past couple Building Committee meetings. Tim indicated Design Development, the next phase of design, is when the Civil Engineer will get the majority of his design work done and start the permitting process with the local boards. Tim highlighted as an alternate #3 the site designers have a new concrete sidewalk laid out along the right field and first base line that is an accessible path / entry to the baseball field. Linda asked about the existing trees and plants on site to understand what are planned to be salvaged and what are planned to be removed. Ultimately it was determined that the site designers would need to coordinate appropriately with the tree warden on this topic, as well as meet with Linda to discuss this topic.

Tim then stepped the committee through the floor plan. He highlighted the goal of transparency with the interior storefront systems and providing skylights for the interior rooms that do not have exterior windows. Tim then described some of the details of the ceiling plan and roof plan.

Lastly Tim presented the exterior renderings of the building and explained the differing massing and materials.

It was discussed that a future meeting with edm, Leslie and whomever else should be had to discuss items within the existing building and site that will want to be salvaged for the new design.

New Business

No new business was discussed.

Adjournment

At 6:25pm Michael Siddall made a motion to adjourn the meeting, was seconded by Kevin McAllister and unanimously approved.

Items Distributed During this Meeting

1. 3/14/19 Draft Meeting Minutes
2. Project Milestone Schedule dated March 15, 2019
3. Project Financial Status Report dated April 17, 2019
4. Schematic Design Estimate Analysis dated April 16, 2019

Next meetings

April 18, 2019 – Know Your Town Night

April 25, 2019 – Public Presentation

May 8, 2018 – Town Meeting

May 15, 2019

May 29, 2019

July 24, 2019

August 28, 2019

October 9, 2019

November 26, 2019