

LESLIE HENNESSEY, Director

Senior Center Building Committee
May 15, 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, Jeff Cyr, Kevin McAllister, Phil Palumbo, Tim Eagles and Chris Wante

Not Present: Linda Young, Richard Ness

The meeting was called to order at 5:01pm by Chair Diane Mulvaney.

Approval of Prior Minutes

Michael Siddall made a motion to accept the minutes of the April 17, 2019 Building Committee meeting, was seconded by Jeff Cyr and unanimously approved.

Project Update

Project Schedule Update

Phil presented the updated project milestone schedule. Phil highlighted that the schedule was pushed because of the lapse in time from the end of Schematic Design and the Town Meeting. Phil indicated that the Building Committee meeting dates have all changed as well, so the team is to utilize this updated schedule for the future Building Committee meetings. Tim Eagles indicated a subcommittee meeting needs to be scheduled to discuss finishes, etc., and the meeting will be at edm's Unionville, CT office. The first or second week of June was earmarked for the timeframe of the meeting; Leslie will follow up with an email indicating what day and time works for the subcommittee (Carol Constant, Leslie Hennessey and Rick Pio).

Michael Siddall asked about the Planning Board permitting process and when that will be addressed in the schedule. Chris Wante indicated the Civil Engineer plans on presenting to the Planning Board by the end of July.

Leslie indicated that there's been positive progress made relative to finding a temporary location for the Council on Aging operations during construction. Leslie asked when would the move need to happen. Phil indicated the current project schedule shows construction starting early December 2019, so they could make the move as late as just before the Thanksgiving holiday.

Hazardous Material Consulting Update

Phil indicated that he had reviewed the hazardous material report and has sent it to the Building Committee. The report highlights the asbestos containing materials that were observed during the survey and testing process. Kevin McAllister asked about the asbestos abatement estimate and how it compared to the value used in the budget. Phil indicated the asbestos abatement estimate was greater than the abatement value used in the budget, but the schematic design overall construction estimate was within our overall construction budget. Phil indicated the next steps for the hazardous material consultant is to coordinate with edm to get the abatement drawings and specs into the construction documents.

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 (\$24,300), Fuss & O'Neill (\$2,585) and Colliers (\$14,025).

Design Update

Chris Wante started the design update with reporting on the past design meetings that were had with different owner personnel.

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Fire Department Meeting

Chris presented the site layout and floor plan to the Fire Chief and Lieutenant. There were minor comments that they had. Chris indicated he emailed them meeting minutes, but has yet to get confirmation from them on the accuracy of the minutes. Chris indicated he would continue to seek their confirmation.

Meeting Regarding Existing Items for Potential Reuse

Chris walked the existing Council on Aging building with Leslie to go over what items would make sense to try to salvage and reuse in the new building. Some items that were discussed were: the half round window at the front entry, some of the brick and the precast cornerstone (this was brought up at the Building Committee meeting).

Parks and Rec. Meeting

Chris presented the site layout to the Parks and Rec personnel, specifically highlighting the scopes affecting the baseball field. Parks and Rec indicated that they were amenable to giving the Senior Center project an additional 50'+/- at the centerfield area because the field had more distance than was necessary. Parks and Rec requested that the Senior Center project relocate the existing scoreboard from centerfield to right field. Parks and Rec also indicated they'd prefer to see a toilet room structure installed for the field, as opposed to any sidewalk work along the right field fence. Edm to review the toilet room structure request further and coordinate with Colliers on it.

Tree Committee Meeting

Chris presented the site layout to a couple members of the tree committee. Through that conversation there were trees noted to be demo'ed as part of the project and some noted to be salvaged / not touched.

Tim moved the conversation to the interior design of the building. Tim highlighted the intent of having the public spaces being the larger spaces within the floor plan. Interior design features that were highlighted were corridor chair/hand rails, skylights, glass for transparency and creating an enjoyable Café area.

Chris then spoke about the exterior design of the building. Chris highlighted the idea that the Multi-Purpose Room mass is designed as a brick volume that appears to have always been there and the other masses of the building were added on to it. He highlighted the tower at the front entry and the thought of dark bronze as the color for the front entry storefront assemblies. It was also highlighted that the front entry patio area was decreased so it could appear more comfortable and as such be more useful to the occupants.

Chris also highlighted that the drop-off canopy structure was revised to be a stand-alone structure, not connected to the building, with a translucent roof.

The exterior building sign topic was discussed. It was decided that there should be two exterior building signs. One at the seat wall at the front entry patio and one at the entry off of Fulton St.

Tim indicated the design team needs to know what is going to be tied into the generator. Phil indicated he would get that info to the design team.

Tim mentioned they would bring building materials to the next Building Committee meeting for the committee members to review and provide comment.

When viewing the bird's eye view rendering of the building, Jeff Cyr mentioned the importance of thinking about the Town's preference to have minimal maintenance materials while designing the materials for the building. It was indicated that vinyl siding is not preferred, nor desired by the Building Committee.

New Business

No new business was discussed.

Adjournment

At 6:10pm Jeff Cyr made a motion to adjourn the meeting, was seconded by Michael Siddall and unanimously approved.

Items Distributed During this Meeting

1. 4/17/19 Draft Meeting Minutes

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2. Project Milestone Schedule dated April 23, 2019
3. Project Financial Status Report dated May 15, 2019

Next meetings

May 29, 2019

July 24, 2019

August 28, 2019

October 9, 2019

November 26, 2019