

# Community Center Building Committee

## Meeting Minutes

January 31, 2022

Remote Participation via Zoom Host Ford Spalding, Chair Community Center Building Committee

Following, guidance issued by Governor Baker regarding the open meeting Law, this public meeting will be held remotely, and individuals wishing to participate may do so by utilizing Zoom conferencing technology. To join the meeting by video conferencing using a computer or tablet, please click the link, and enter the meeting.

<https://zoom.us/j/92393739874?pwd=UWRmRHB5bWVEczRTd3Z6U2ZFbHNkZz09>

**Meeting ID:** 923 9373 9874 **Password:** 562644 To join by telephone only, please call 1-646-876-9923.

**Members Present:** Ford Spalding, Barry Goldman, Dick Malcom, Dave Billings, Luciana Burdi, Ruth Townsend

**Absent:** Terry Sobelewski

**Building Team Present:** Phil Palumbo, OPM - Colliers Project Leaders (CPL), John Bates, OPM - (CPL), Jon Richardson, Project Architect - Fennick McCredie Architecture (FMA), Deborah Fennick, Principal - (FMA), Jenniece Centrella, Designer (FMA), John Amodeo, Principal, CRJA-IBI

**Town Liaisons:** Bob Springett - Selectmen, Karl Warnick - Dover Building Superintendent, Chris Boland - Chairman of Parks & Rec. Dept., Cam Hudson - Warrant Committee, Mark Ghiloni – Park & Rec.

**Absent:** Chris Dwelley - Town Administrator, Janet Claypoole - Director of Dover COA, Kathy Weld - Chair of Caryl Mgmt.

**Citizens:**

**Call to Order:**

At 6:00pm Ford Spalding, The Committee Chair opened the meeting by calling it to order.

**Approval of Minutes:**

The January 18<sup>th</sup>, 2022, meeting minutes were approved by unanimous roll call vote at 6:04.

**Approval of Invoices:**

No invoices to approve at this meeting.

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### **Colliers: Updated Reconciled Estimate Analysis**

As a recap, P. Palumbo (CPL) explained that during the last Building Committee meeting (January 18<sup>th</sup>, 2022) the project team reported to the Committee that according to the cost estimate calculations based on the 80% Construction Documents, the estimated construction costs exceeded the project's budget by \$336,500. During that meeting, several scope items were identified as potential *Value Engineering* (VE) options that may be removed from the base project scope in the effort to bring costs within budget. Following that meeting, the project team created a list of (10) VE options including those discussed at the meeting, as well as some additional suggestions. The project team asked their estimators to recalculate the project

construction costs with those (10) VE options removed from the base scope. Based on those revised cost estimates, CPL has produced an updated, Reconciled Estimate Analysis. P. Palumbo presented an overview of the analysis, noting that as a result of removing those proposed (10) VE items from the base scope, the project's estimated costs are now *under* budget by a surplus of \$219,300. Part of the Committee's task for this evening's meeting was to evaluate the (10) proposed VE items and determine, which items are confirmed to be either removed or reincluded into the base scope, (considering there was now budget surplus available).

The VE list included several site and landscape items. With the landscape architect, J. Amodeo (CRJA-IBI) in attendance at this meeting, the Chair recommended the discussion begin with the following landscape items:

- **Plantings**

J. Richardson (FMA) presented marked up project planting plans that highlighted (2) levels of potential VE reduction from which to choose (\$55,000 budget vs. \$61,000 budget). With J. Amodeo's input, the Committee reviewed and discussed the impacts of these options. The Committee agreed on the \$55,000 budget option, noting that the priority should be to preserve the quantity of trees over the shrubs because the trees have more impact on the site and would be more difficult to procure and plant at a later date. With the landscape architect's planting plan as reference, the Town could choose to purchase additional plantings in the future if funds allow.

- **Rain Garden**

The Committee agreed that the Rain Garden is to be removed from the base scope.

- **Bituminous Walkway**

The Committee agreed that with the site appropriately graded for accessibility as part of the construction project, the walkway could be installed at a later time if the necessary funds are available. Therefore, the walkway will be removed from the base scope.

- **Seat Walls**

The Committee discussed removing all (4) site stone seat walls on the south side of the building. The Committee agreed that the (1) seat wall at the patio should remain in the base scope and the other (3) should be removed.

- **Swing Set**

Representatives from the Parks & Rec. Dept. expressed the need to have swing set equipment installed at the time of move-in as it will be very frequently used. CPL and FMA recommended that the equipment could be procured at a lower price (without contractor markups) through state purchasing contracts as opposed to through the construction project. P. Palumbo advised that the bid documents should carry the preparation of the area and the equipment should be purchased by state contract and possibly with the assistance of grant monies which CPL will research.

The Committee then reviewed the following non-landscape items on the VE list:

- **Asphalt shingles in place of slate at Pavilion Roof**

The Committee agreed to remove the slate roof from the base scope and replace with asphalt shingles.

- **Remove 15,000 gallons of capacity at the fire suppression underground water storage tank system**

FMA explained the extra 15,000 gallons is needed to accommodate a request by the local authorities that is above code requirements. Removing this item from the scope is dependent on approval by the local authorities at an upcoming meeting on Thursday, February 3<sup>rd</sup>. The final decision on this item is on hold until after that meeting.

- **Remove replacing the entire 1910 building roof and only cut in a ridge-vent and patch repair.**

The Committee discussed and agreed that the preference would be to replace the 1910 roof in its entirety as that work would need to be done in the near future regardless. However, budget will dictate if it can remain within the base scope and the final determination is dependent on whether the abovementioned 15,000 gallons of water storage tank system can be removed.

- **Remove replacing the 2<sup>nd</sup> floor windows at the 1910 building**  
FMA advised that it would be beneficial to keep this item within the base scope (as opposed to a bid alternate) because it involves coordination between multiple trades to create a continuous air/vapor barrier system. Similar to the above roof scope, this item is also dependent on the final decision regarding the fire suppression storage tank size.
- **Remove the operable partition separating Flex A and Flex B at the 2<sup>nd</sup> Floor**  
The Committee agreed that this item should remain in the base scope.

The Committee agreed that a discussion and final decision on the Add Alternates should wait until after the scheduled meeting with the local authority on Thursday, February 3<sup>rd</sup> when the decision on the fire suppression tank size will be made. The Committee will reconvene on Monday, February 7<sup>th</sup> for the specific purpose of confirming the Add Alternates to be included at project bidding.

### **Update on Planning Board and Board of Selectmen Meetings**

Jon (FMA) noted that the team presented at a second Planning Board meeting on Monday, January 24<sup>th</sup> during which the Board voted to recommend approval of the Site Plan to the Board of Selectmen. The team then presented to the Board of Selectman on Thursday, January 27<sup>th</sup>. After hearing the presentation, the Board has requested a second meeting on Thursday, February 3<sup>rd</sup> during which the design team, including Nitsche Engineering, will talk specifically about traffic impacts and the actual expected daily occupancy of the renovated facility. Jon recommended that Building Committee members attend this second Board of Selectmen meeting, if possible.

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### **Adjournment**

At 8:00 PM Ford asked for a motion to adjourn. The motion made, seconded and was approved unanimously by roll call vote.

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**Power Point Presentation link to Town Website:** <https://ma-dover.civicplus.com/DocumentCenter/View/1087/2020-Community-Center-Building-Committee-November-8-Committee-Meeting>

**Next Meeting:** Monday, February 7<sup>th</sup>, 2022 at 6:30pm

Respectfully Submitted,  
Ford Spalding  
Chair Community Center Committee

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