

Community Center Building Committee

Meeting Minutes

March 9, 2021

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/98658345749?pwd=SHhwUjBSZm8xUTRhcUFZZHFCRUV1QT09>

Meeting ID: 986 5834 5749 **Password:** 060495 To join by telephone only, please call 1-646-876-9923.

Members Present: Dave Billings, Ford Spalding, Barry Goldman, Ruth Townsend, Sam Cole

Absent: Terry Sobolewski, Luciana Burdi

Building Team Present: Phil Palumbo, OPM - Colliers Project Leaders (CPL), John Bates, OPM - (CPL), Teresa Wilson, OPM - (CPL), Jon Richardson, Project Architect - Fennick McCredie Architecture (FMA), Fatemah Malekzadeh, Designer - (FMA), Tom Iskra, VP - BVH Engineers, Mike Palleschi, Engineer - (BVH)

Town Liaisons: Bob Springett, Selectmen, Warrant Committee, Cam Hudson, Warrant Committee

Absent: Chris Dwelley, Town Administrator, Karl Warnick, Dover Building Superintendent

Citizens: Janet Claypoole, Robert Zockoff, Mark Ghiloni, Chris Campanella

Call to Order

At 6:02pm Ford Spalding, The Committee Chair opened the meeting by calling it to order.

Approval of Minutes: February 15, 2021 meeting minutes were approved unanimously by roll call vote at 6:02pm, with the exception of David Billings abstaining as he was not in attendance at the February 15th Building Committee meeting.

Approval of Invoices: Ford Spalding asked for a motion to approve the January and February 2021 invoices from FMA both in the amount of \$26,000.00. The motion was unanimously approved by a roll call vote at 6:03pm.

Project Schedule

Jon began the presentation with updating the Building Committee on the project schedule. Six milestone design aspects that are coming up in the next 6 – 8 weeks are:

- Feasibility Report
- Mechanical Design
- Structural Design
- Site Design
- Architectural Design

- Cost Estimating

Report on MEP and Sustainable Design

After reviewing the 2018 – 2020 utility bills of the Caryl Community Center (with normalizing the amounts based off of the anomaly COVID-19 placed on the usage of the building), the design team calculated the building's existing Energy Use Intensity (EUI) at 80kBTU. The design team feels they'll be able to create a building / systems design such that the new building's (new construction or renovation) EUI will improve to 30kBTU+/- . This EUI calculator takes into account the operational costs of the proposed systems.

The design team modelled the proposed building / systems design to understand the best way to improve on the proposed building's EUI. It was noticed with this modelling exercise that improving upon the code required building envelope insulation values and window 'U' values, there wasn't a drastic improvement to the EUI, but there was substantial improvement to the EUI when utilizing an energy efficient HVAC system, such as a VRF system.

The following HVAC systems were presented by BVH (MEP consultant):

1. Ground Source Heat Pump System
2. VRF System
3. Roof Top Unit System

After much discussion of the Pro's and Con's off all three systems, it was determined that the VRF system was the appropriate system to move forward with into Schematic Design. Ford Spalding made a motion to direct the design team to move forward with designing a VRF system for the HVAC system for the new construction and add/reno design schemes into Schematic Design, and the motion was unanimously approved via roll call vote.

It was also indicated that the design team, with COVID-19 in mind, will specify Merv-13 filters for the HVAC system to mitigate air pollutants, as well as they'll review the possibility of UV treatment within the ductwork as another way to mitigate air pollutants.

The topic of solar energy through roof mounted PV arrays was discussed. It was shown that the new construction design alternative would be able to accommodate a larger PV array due to having more available roof area. The design team showed the PV array's potential energy production for both the new construction design alternative and the add/reno design alternative. It was decided to hold on making any final decisions on whether a roof mounted PV array should be in the design or not.

The design team then presented the topic of a generator to accommodate the heating / cooling shelter function for the building. It was indicated that sizing the generator to be a 200KW size would be able to substantially serve the entire building (assuming not every plug would be included in the emergency system) and that would be the most cost-effective way to size the generator. It was indicated that a diesel generator is more affordable than a propane generator, and the design team is using 48hrs. as the designed run time of the generator until it needs to re-fuel. Some Building Committee members had concerns with the size of the generator and finding a discrete spot for it on the site. This topic dovetailed into the potential for procuring a portable generator that was stored somewhere in Town then delivered to the building when needed. If it was decided to go with a portable generator, the building would need to have a battery backup system to accommodate the code required life-safety features, as well as a smaller

generator for the fire pump system. It was decided to hold on making any final decisions on the generator topic; FMA to review this topic with Chris Dwelley in the near future.

Planning Board Meeting / Site Design

FMA presented the material that was presented to the Planning Board on Monday night (3/8/21). Below are the items discussed:

1. As the building is considered within the “educational” use group, the Dover amendment applies.
2. FMA is doing what they can to get as many parking spaces on the site that is possible, along with identifying potential locations for off-site overflow parking.
3. The topic of allowing the Whiting Road entry point to be where occupants enter and exit the site was discussed. It was indicated that the Land Use Director does not like the idea of the Springdale Ave. curb cut not being where occupants exit the site as it’s her opinion that Whiting Road is not striped and is less safe than Springdale Ave.

It was determined to be beneficial to provide FMA with some initial site design comments at this meeting, so FMA could relay those comments to their Civil Engineer and Landscape Architect as they get going with producing the site design. Below are some of the comments made:

1. There are some people that do not want to see any court on the site for recreational activities as it could cause noise issues with the abutters. There are some people that feel having a court on the site will be beneficial and useful, so the location of it and any acoustical design features should simply be part of the design process.
2. Having an accessible walking path that is a complete loop around the building / site would be nice.
3. Some people were questioning whether having an amphitheater would be useful.
4. The idea of having a PV array canopy over the parking lot was mentioned. FMA indicated that with the tall southern trees blocking much of the sun, the PV array would not be very effective.

Location of COA Offices

FMA presented the 2-story new construction design alternative floor plans highlighting the design thoughts behind locating the COA offices at the 2nd floor. The main design concept with this is to create an area, on the same floor, where the COA offices, Flex space and Meeting Room are all together so the elderly occupants can be together and be able to easily socialize with one another without having to travel up and down to get from one of those spaces to the other. FMA then presented an alternative floor plan they recently created for the 2-story new construction design alternative to show the COA offices at the 1st floor. In this revised layout the COA offices are at the 1st floor, but the socializing spaces (Flex space and Meeting Room) the elderly occupants would use are at the 2nd floor. This revised layout also moves Parks & Rec. to the 2nd floor, which creates another issue as it’s thought they might be the folks managing the building. Janet Claypoole, Director of the COA, would like more time to review this revised floor plan layout before she comments on it. It was decided to have FMA and Janet coordinate directly with one another in the coming days on the floor plan layouts.

Spring 2021 Town Meeting

Ford indicated the current plan is to have the Special Town Meeting on Saturday June 5th, with Saturday June 12th as the rain out date. Ford noted the following in regard to preparation for the Special Town Meeting:

- The Schematic Design set will need to be complete.
- The topic of storage, on site and off, will need to be determined.
- A management plan for the Community Center needs to be completed.
- A financing plan for the project needs to be determined.
- A project schedule post Special Town Meeting will need to be completed.

Adjournment

At 8:20pm Ford asked for a motion to adjourn. The motion was approved unanimously by roll call vote.

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: March 18th, 2021 @ 6:30pm *(date altered after the meeting)*

Respectfully Submitted,

Ford Spalding
Chair Community Center Committee
