

# Community Center Building Committee

## Meeting Minutes

May 3, 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/3502518980>

**Meeting ID:** 350 251 8980 **Password:** \_\_\_\_\_ To join by telephone only, please call 1-646-876-9923.

**Members Present:** Ford Spalding, Ruth Townsend, Sam Cole, Luciana Burdi, Barry Goldman, Dave Billings, Terry Sobolewski

**Absent:**

**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), Deborah Fennick, Principal - (FMA), Fatemah Malekzadeh, Designer - (FMA), Peter Timothy, President – A.M. Fogarty & Associates (AMF)

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

**Absent:**

**Citizens:** Approximately 45 citizens were in attendance.

**Call to Order:**

At 6:30pm Ford Spalding, The Committee Chair opened the meeting by calling it to order.

**Approval of Minutes:**

The April 21<sup>st</sup>, 2021 meeting minutes were approved unanimously by roll call vote at 6:40pm.

**Approval of Invoices:**

No invoices to approve at this meeting.

---

### Project Schedule

Jon (FMA) began the presentation with updating the Building Committee on the project schedule. The following are the design milestones to be reached prior to the Special Town Meeting, still tentatively scheduled for Saturday, June 12<sup>th</sup>, 2021.

- Feasibility Report – *Final copy with review edits to be submitted*
- Mechanical Design – *Meeting held on March 9<sup>th</sup>*
- Structural Design

- Site Design – *Meeting held on March 22<sup>nd</sup>*
- Architectural Design – *Meeting held on March 18<sup>th</sup>*
- Architectural Design 2 – *Meeting held on March 29<sup>th</sup>; goal was to select (2) options for the cost estimating set*
- Architectural Design 3 – *Meeting held on April 5<sup>th</sup>; reviewed exterior designs for the (2) selected options going into the SD estimate set*
- Cost Estimating Set– *Delivered to estimators on April 9<sup>th</sup>*
- Presentation to Seniors – *Meeting held on April 20<sup>th</sup>*
- Public Forum Planning – *Meeting held on April 21<sup>st</sup>; goal was to review the architectural work to date with the Building Committee and the planned presentation for the Public Forum*
- Cost Estimate Reconciliation – *Meeting held on April 28<sup>th</sup>*
- Cost Estimate Review – *Tonight’s meeting (May 3<sup>rd</sup>); goal is to review the results of the costs estimates with the Building Committee*

**Upcoming Scheduled Meetings:**

- Selectmen’s Meeting – *Scheduled for May 6<sup>th</sup>*
- Citizen Forum – *Scheduled for May 12<sup>th</sup>*
- Preferred Alternative (Building Committee) – *Scheduled for May 18<sup>th</sup>*
- Pre-Special Town Meeting – *June 2<sup>nd</sup>*
- Special Town Meeting – *Scheduled for June 12<sup>th</sup>*

**Schematic Design Pricing Estimates & Recommendations**

The Building Team engaged (2) cost estimators (PM&C and A.M. Fogarty) to produce estimates based on the architect’s Schematic Design set submitted on April 9<sup>th</sup>, 2021. Peter Timothy (AMF) explained to the group that the estimating process has revealed that building costs have risen substantially since the Feasibility Study estimates completed in January. This state of *hyperinflation* has many possible causes including:

- Disrupted supply chains as a result of Covid-19
- Pent up demand from last year’s pandemic driven slowdown
- Reduced availability of skilled labor

Although the exact causes of this current market condition are not clear, the fact is that certain materials, specifically wood, steel and copper are priced 37%, 20% and 22% higher respectively. Some experts predict that this is a short-term problem, likely only to last 6 months +/- . However, the exact duration of this phenomenon is impossible to predict with absolute certainty. The result, as it relates to this Community Center project, is that the \$13 million budget would no longer be sufficient to cover the project costs assuming that these current prices continue for the foreseeable future.

In an initial response to these high estimates, the project team undertook a detailed value engineering (VE) process intending to trim materials and equipment enough to meet the project’s current construction budget of \$9.6million. According to FMA, among the many items identified for potential VE included:

- Landscaping
- Cladding materials
- Windows
- Interior finishes
- HVAC equipment

Despite the effort, it was determined that VE alone could not reduce costs enough, and therefore the only way to make the project affordable under the current budget would be to eliminate program and reduce building square footage. Per the team's calculations, the program would need to be substantially reduced to 12,000GSF to remain at a \$13million total project budget.

FMA and Colliers presented an alternative based on the estimate data to increase the funding for this project to \$18 million. This amount would cover the newly inflated construction costs, and if this state of *hyperinflation* subsided by the time this project goes out to bid, the full amount of \$18 million would not need to be borrowed.

Thus, the following (2) options were presented to the Building Committee for their consideration:

1. Hold 13M Budget – Reduce building substantially
  - a) New = 11,750sf
  - b) Reno = 13,000sf
2. \$18M Project – Proceed with minor VE
  - a) New = 16,300sf
  - b) Reno = 18,400sf

The Committee discussed and offered insight from their own professional experience. Many agreed they have been seeing similarly inflated costs, although one member questioned the exact size of the increase and asked that more details of the cost breakdown be shared with the Committee. Another member suggested a 3<sup>rd</sup> vote option where the funding voted on at the June Town Meeting would be for the design team, OPM and any other required soft cost scopes to go through the bidding phase, then have a second Town vote to cover the funding of the known construction costs and the remainder of the soft costs.

After discussion, the consensus was that FMA has carefully created a lean building program that took into account the community's expectations. Therefore, substantially reducing that program would produce an insufficient building in terms of the citizens' needs/wants.

After hearing the Committee's feedback, the Chair asked for citizen comments. Each of the (10) citizens that commented were in favor of the abovementioned Option 2 - *\$18M Project – Proceed with minor VE*.

After hearing the citizen feedback, the Committee Chair made a motion to present Option 2 to the Town; proceeding with the current building design as shown with an increased budget of \$18 million.

Roll call vote results:

Sam Cole – No

Luciana Burdi – Yes

Barry Goldman – No

Dave Billings – No

Terry Sobolewski -Yes

Ford Spalding– Yes

Ruth Townsend – Yes

4 yes, 3 no

A potential alternative was discussed by the Committee in the event that this option is voted down by the Town. The Committee can amend the previous article to approve only the required funding to have the design team, OPM and any other required soft costs to proceed with project through the Bidding Phase, in this case requiring only a majority vote as it's an article that doesn't involve financial borrowing. The Town could then have a second vote at a Town Meeting after the bids are submitted to add the construction costs and remaining soft costs to the project budget.

After further review of the alternatives, David Billings changed his previous vote to *Yes*, thereby making a 5 to 2 vote in favor of proceeding with Option 2 - *\$18M Project – Proceed with minor VE*.

Now having a 5 to 2 vote, the Chair advised that the motion has passed.

---

### **Update Schedule & Plans Leading to Special Town Meeting**

- May 6 @ 6:30pm Selectmen's Meeting
  - May 12 @ 7pm Citizen Forum Update
  - May 18 @ 6:30pm Building Committee Meeting
  - June 2 @ 7:00pm Citizen Forum Town Meeting pre-meeting
  - June 12 @ 10AM Special Town Meeting at DS High School Field
- 

### **Communications**

Ford noted that he has distributed a *To-Do-List of Action Items* to the Building Committee

Ruth Townsend advised all citizens in attendance to spread the word and encourage friends to attend the Special Town Meeting.

---

### **Citizens Comments**

Jean McDonnell – Asked if floor plans of the building design are currently available?  
*FMA will send plans to Ruth for distribution.*

---

### **Adjournment**

At 8:34pm Ford asked for a motion to adjourn. The motion was approved unanimously by roll call vote.

---

**Power Point Presentation link to Town Website:** <https://maldover.civicplus.com/DocumentCenter/View/1547/2021-Community-Center-Building-Committee-May-3-Committee-Meeting>

**Next Meeting:** Tuesday, May 18<sup>th</sup>, 2021 @ 6:30pm

Respectfully Submitted,

Ford Spalding  
Chair Community Center Committee

---