

Community Center Building Committee

Meeting Minutes

July 12, 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/99763309059?pwd=MktNNUZuLzlsSVdseG94RXBWbmU1dz09>

Meeting ID: 997 6330 9059 Password: 532374 To join by telephone only, please call 1-646-876-9923.

Members Present: Ford Spalding, Ruth Townsend, Luciana Burdi, Terry Sobolewski, and Dick Malcom

Absent: Barry Goldman and David Billings

Building Team Present: Phil Palumbo, OPM - Colliers Project Leaders (CPL), Teresa Wilson, OPM - (CPL), Jon Richardson, Project Architect - Fennick McCredie Architecture - (FMA), Deborah Fennick, Principal - (FMA), Fatemah Malekzadeh, Designer - (FMA), Jenniece Centrella – (FMA)

Town Liaisons: Bob Springett, Selectmen, Karl Warnick -Dover Building Superintendent, Mark Ghiloni – Park & Rec. Dept., Chris Boland – Chairman of Parks & Rec. Dept., Janet Claypoole – Director of Council on Aging

Absent: Chris Dwelley - Town Administrator

Citizens:

Call to Order:

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

Approval of Minutes:

The June 28th, 2021 meeting minutes were approved unanimously by roll call vote at 6:33pm.

Approval of Invoices:

FMA's invoice #1190-9 in the amount of \$26,000.00 was approved unanimously by roll call vote at 6:35pm.

Project Schedule Update

FMA reviewed the Design Schedule noting the following upcoming design tasks and milestones:

- DD commences 7/1/2021
- Site and building investigation through July / early August
- DD cost estimating early September
- Traffic study mid-September
- DD ends 10/4/2021

FMA listed the following upcoming Building Committee meetings:

- July 26 – Landscape Development
- August 9 – AV / Security
- August 29 – Finishes – Exterior / Interior
- September 13 – Sustainability

FMA listed the following meetings:

- 7/14 - Meeting with Parks & Rec. and Council on Aging
- Week of 7/19 – Soil sampling

While speaking about the upcoming meetings and tasks, there was conversation had regarding interior destructive testing of the 1910 building and inspection of the septic system.

Regarding the interior destructive testing of the 1910 building, FMA will further coordinate with their hazardous material consultant to confirm there are no hazardous material concerns relative to the portions of the existing walls and ceilings they want to cut through.

Regarding the septic system, FMA indicated their consultant that will be reviewing it is a Title V inspector and is doing the inspection to better understand if the existing septic system is salvageable or if it needs to be replaced.

Design Development - Site Design Update

FMA presented the site rendering showing the outline of the portion of the building which will be the expanded footprint for the enlarged Recreation space. Subsequently, this will require shifting the vehicular drop-off south. FMA also indicated the current goal is to incorporate the fire pump house within the building, as opposed to a detached structure located on the site.

Chris Boland (P&R) mentioned that the exterior court is just as important as the interior, expanded Recreation space, as the exterior court is a function that the Community Center currently has, and to take that function away would adversely affect how Parks & Rec function on the property.

Design Development - Architecture

FMA presented the floor plan from prior to the Town vote, then presented the floor plan with the expanded Recreation space based on the Town vote results.

FMA indicated their next steps are to meet with the Council on Aging and Parks and Rec. Dept. to go through the floor plan with them to confirm the layout works for their functions.

It was indicated that there should be a coordination effort with folks that could represent the community's social functionality of the building. Ruth indicated she would work to put together the appropriate group for FMA to coordinate with regarding this. The Dover Cultural Council was mentioned as a potential group to contact in this regard.

FMA presented the exterior southeast perspective rendering from prior to the Town vote, then presented the same perspective rendering with the expanded Recreation space showing how the expansion of the Recreation space shifts the vehicular drop-off in the southern direction.

Citizens Comments

No comments during this meeting.

Adjournment

At 6:57pm 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/1750/July-12-2021-Building-Committee-Power-Point?bidId=>

Next Meeting: Monday, July 26th, 2021 @ 6:30pm

Respectfully Submitted,

Ford Spalding
Chair Community Center Committee
