

Community Center Building Committee

Meeting Minutes

August 30, 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/96222491132?pwd=bjl1NUNTNGw0TThiaFlaNzVBTURvQT09>

Meeting ID: 962 2249 1132 **Password:** 380617 To join by telephone only, please call 1-646-876-9923.

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

Absent:

Building Team Present: Phil Palumbo, OPM - Colliers Project Leaders (CPL), John Bates, - (CPL), Jon Richardson, Project Architect - Fennick McCredie Architecture - (FMA), Deborah Fennick, Principal - (FMA), Jenniece Centrella – (FMA), Danielle Lax – (FMA)

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

Absent:

Citizens: Val Lin, Beth, Sierra Bright

Call to Order:

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

Approval of Minutes:

The August 9th, 2021 meeting minutes were approved unanimously by roll call vote at 6:32pm.

Approval of Invoices:

No invoices to approve at this meeting.

Discussion – Colliers and FMA Contracts

P. Palumbo (CPL) presented FMA’s fee proposal for design services for the Community Center Project for the design development phase through project closeout.

The presentation included comparisons to designer fees on comparable projects, highlighting the percentages of the fees relative to the project’s construction budget, along with comparing the different requirements of the designer on each project. CPL’s review points out that FMA’s proposed fee of approximately 10.8% of the construction budget is slightly higher than those comparable projects. However, the demands of this project (new construction vs. renovation,

amount of user group coordination, etc.) were greater, and therefore, their higher fee is fair and reasonable.

The chair motioned to approve FMA's fee proposal for designer services from design development through project closeout. The motion was seconded and followed by a roll call vote:

5- Yes

2 – Abstentions

P. Palumbo presented CPL's executed contract amendment for extending their OPM services for the design development phase through project closeout. The contract amendment for this extension of services was executed by the Town on July 20, 2021. The Committee requested clarification on CPL's plan for onsite monitoring during construction. CPL noted that the intent is to have staff onsite daily.

Project Status Report

P. Palumbo and J. Bates (CPL) presented the August Project Status Report. The document contained the following components:

- Previous Months Progress and 30-day *Look Ahead*
- Milestone Project Schedule
- Commissioning Agent Procurement Description and Proposed Schedule
- Contractor Prequals Requirements and Proposed Schedule
- Financial Status Report
- Budget vs. Actuals Report
- Project Risk Assessment
- August 2021 - Market Update from project cost estimator
- Project Communication Plan

The Committee raised questions and comments on the report including the following:

- Is the Commissioning Agent procured under M.G.L. c. 30B Supplies and Services or c. 7C Design Services?
- What mitigation strategies will be in place to address project uncertainties, particularly related to Covid 19?
- The OPM should provide monthly updates on Market Conditions.
- Many of the questions related to escalated pricing will likely be covered during the upcoming cost estimating process.

As part of this status report review, The Committee discussed the topic of MBE (Minority Business Enterprise) and WBE (Women Business Enterprise) participation goals for the Community Center project. As this is a locally funded project with no state level funding, percentage participation goals are not a requirement. However, The Committee advocates for embracing such goals to help promote a diverse environment of contractors to the project.

FMA Design Development

J. Richardson and D. Fennick (FMA) presented design development progress highlighting the following:

- Existing Condition Verification – FMA noted that they have recently done some exploratory work onsite and discovered a mix of older and newer structure. They are proposing to waterproof the existing 1910 foundation by way of a *reverse bathtub* approach; installing a continuous water and air system on the interior side of the

foundation. Supporting / reinforcing the rubble foundation at the 1910 building needs to be analyzed as well.

- Site plan – Some modifications have been made to improve traffic flow, parking and seating in front of the building.
- Pavilion Rotation – FMA is proposing to rotate the Pavilion addition slightly to improve interior flow and increase connection to the site on the south side.
- Exterior Materials – FMA presented a diagrammatic layout of exterior renderings and proposed materials including:
 - Red Extruded Brick,
 - Waterstruck Brick
 - Graphite Velour Brick
 - Buff Brick
 - Zinc Roof
 - Terracotta Rainscreen – *FMA is concerned about long lead times for this material and is considering alternatives.*
 - Slate Rainscreen – *FMA is recommending as an alternative to Terracotta. Less expensive and more readily available. The Committee reacted positively to this material as a potential alternative.*
- Flooring and Ceilings – FMA presented floor plans diagramming proposed floor and ceiling material layouts. The Committee noted that noise will be a concern in the large spaces, i.e., Gymnasium and Common Rm. FMA is confident that acoustic metal decking will provide sufficient sound mitigation in these rooms. There was some discussion on the most appropriate flooring material for the restrooms; porcelain tile vs. epoxy.

FMA is recommending the formation of a subcommittee to review and select materials. Meetings would start in approximately (1) month and would be a combination of Zoom and in-person. Luciana Burdi and Karl Warnick both expressed interest in participating. The final subcommittee members are to be determined.

Citizens Comments

The following Citizen comments were submitted via Zoom Chat:

- *Val Lin - The wood with the slate looks nice because of the contrast, but two similar colors is too much of the same*
- *Colin Bolin - slate walls would coordinate with the town hall roof*
- *Sierra Bright - How about slate walls and a copper roof?*
- *Sierra Bright - When we voted at Town Meeting there seemed to be a prevailing opinion that a more traditional design was more desirable. What we were shown then was a coordinating red brick on the pavilion and a similar roof overhang to the 1910. I think the citizens will feel deceived if the design ends up being buff brick with a wrap-around roof. I know I would.*
- *Beth - thank you for clarifying about the sprung dance floor - very important for long term health of joints!*
- *Val Lin - Can you get linoleum that looks like wood?*
- *Bob Springett - The town voted a fairly traditional look. We need to be mindful and respectful of that meetings vote.*
- *Val Lin - To the point about traditional design - can the pavilion windows be more similar to Norwell building rather than tall and skinny modern?*

Adjournment

At 8:38 pm 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: Monday, September 13th, 2021 @ 6:30pm

Respectfully Submitted,

Ford Spalding
Chair Community Center Committee
