

# Community Center Building Committee

## Meeting Minutes

October 4, 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/99697524475?pwd=Yy93MU51VmpoUVk3cmpkc3Y1WXh3Zz09>

Meeting ID: 996 9752 4475 Password: 557105 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

**Absent:** Terry Sobelewski

**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), Danielle Lax – (FMA), Jenniece Centrella - (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, Kathy Weld – Chair of Caryl Mgmt. Advisory Committee, Chris Dwelley - Town Administrator

**Absent:** Chris Boland – Chairman of Parks & Rec. Dept.

**Citizens:** Sierra Bright, Sarah Lindauer, Jacques Boudreau

**Call to Order:**

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

**Approval of Minutes:**

The September 13<sup>th</sup>, 2021, meeting minutes were approved unanimously by roll call vote at 6:34pm.

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### Colliers Budget & Schedule Update / Approve Invoices

Phil Palumbo and John Bates (Colliers) presented the Monthly Progress Report #03 for the month of September. The report includes the following:

- Design Development Progress During Month of September
- 30 Day Look Ahead Summary
- Upcoming Building Committee Approvals
- Project Milestone Schedule
- Project Financial Status Report

For review and approval by the Committee, Colliers presented a *Request for Proposals* document created to solicit bids for building envelope commissioning services. Both Colliers and members of the Building Committee have recommended envelope commissioning as a valuable service for

optimizing building performance. While presenting the document onscreen, Colliers gave an overview of the services that will be provided by this consultant including:

- Onsite inspections during construction
- Maintaining a corrective actions log for the contractor to address
- Performing infrared wall and roof scans to detect moisture and air infiltration and thermal issues

### **Motion:**

After review, Ford made a motion to approve the Building Envelope Commissioning RFP for availability to solicit proposals for envelope commissioning services.

The motion was seconded and approved unanimously by roll call vote at 6:40pm.

### **FMA Design Development**

Jon Richardson (FMA) presented a schedule overview of the Design Development process, specifically noting the September 22<sup>nd</sup> meeting with the Dover Building and Fire Inspectors. During this meeting, the Fire inspector expressed a desire to see a standpipe on the second floor to eliminate the need to drag a hose up from the first level. Per code, the inclusion of a standpipe would require doubling the water storage tank up to 100,000gal. (FMA explained that this code requirement is actually intended for high rise buildings, not a two-story building). Due to the significant cost implications of the additional water storage, FMA plans to follow up with the Inspector to confirm if this is a requirement.

### **Design Development Cost Estimate**

Jon explained to the Committee that on September 29<sup>th</sup>, FMA, Colliers and their respective cost estimating consultants AM Fogarty and PM&C met to review and reconcile their two independently calculated cost estimates based on the Design Development drawings. Colliers then produced an estimate analysis that calculated the current reconciled estimate to be \$190,000 over the project's construction budget.

FMA has compiled a list of potential items for value engineering (VE), i.e., items that could either be removed or reduced in quantity from the design to reduce costs while maintaining the same overall project quality. The total value of this list equals \$287,000, and so, not all items would need to be included to resolve the \$190,000 overage. The intent for this portion of the meeting was for the Building Committee to review the potential VE items and provide FMA with direction on which items to include.

The proposed VE items are as follows:

- 50% less stone walls (Could be a Bid Alternate) – *The Committee would generally be in favor of removing stone walls and keeping the stone seating to have areas for outdoor congregation.*
- Local sounds as FF&E
- Remove pedestrian walking path (Could be a Bid Alternate)
- Sunshade reductions
- Changing some granite parking curbs to concrete at the less trafficked areas
- Changing the maple Gymnasium flooring to a rubber/resilient surface – *Mark Ghiloni, (Dover Parks & Rec) noted that he would like to see this rubber surface in person. The last rubber floor he saw was poor quality, but that was years ago and he understands they have generally improved since then.*
- Removing one of the proposed new windows from the 1910 building east wall. – *The Committee noted that this would unbalance the façade by installing just one window.*
- Reduce the quantity of skylights – *The Committee suggested that rather than eliminating, they could move one skylight to above the Play Area and eliminate the window in that space on the east façade to balance it, having removed the other window for VE. Some Committee members felt that eliminating both windows only leave what is currently a*

bleak façade. There are new trees going in that area, but that will not likely solve the issue.

- Use a slate roof in place of zinc – FMA and the Committee discussed the durability of slate roofing. The Town Hall currently has a slate roof that is in need of frequent maintenance, however, the roof is over 100 years old. FMA is confident that slate is a highly durable and low maintenance material, particularly for the first 70+ years of its life. Some suggested that asphalt roofing could be used on the Pavilion to match the existing 1910 roof. FMA noted that due to its high visibility, it is preferable to have a high-end roofing material on the Pavilion.
- Lighting Reduction (10%)
- Less Underpinning (10%)

After discussion, the direction from the Committee was for FMA to pursue all of the \$287,000 of proposed VE items in order to be best prepared for the future.

### Design Development Recap:

Deborah Fennick (FMA) presented the current exterior design for the Pavilion addition and noted that the overall goal is to create something *distinct, but compatible* with the existing 1910 building. To that end, they have selected a limited palette of traditional materials (slate, red brick, charcoal brick and wood visible on the interior through the monitor). When juxtaposed, these materials tend to create a sense of warmth, and the intent is to incorporate them in a contemporary fashion, thereby achieving a balance of new and old. The new brick will connect the addition to the 1910 structure, while the slate will create an architectural *bookend* on the east Pavilion façade.

Following Deborah's presentation, the Building Committee inquired about the status of the Materials Subcommittee, noting that this would be the appropriate time to engage this group. Ford and Colliers will distribute the list of all subcommittee members and FMA will be working to schedule meetings with the Materials Subcommittee in the near future.

The Committee also questioned the use of slate as both roof and wall material and how that would appear. FMA responded that a break between roof and walls would be appropriate, likely in the form of a drip edge.

Bob Springett shared concern that the design is moving away from the more traditional aesthetic that was previously presented to the public. Bob encouraged the Committee to engage in an effort to receive broader input from the constituents in order to further validate this process.

FMA assured the Committee that going forward into Construction Documents there will be ample opportunity to address concerns over a traditional vs. contemporary aesthetic.

### **Motion:**

Ford made a motion to authorize FMA to move forward into the Construction Documents Phase. The motion was seconded and passed unanimously by a roll call vote at 8:12pm.

### **Minority & Women Owned Business Enterprise / Goal**

Luciana Burdi discussed the initiative of establishing percentage goals for minority business enterprises (MBE) and women business enterprises (WBE) to be contractually involved in the construction of this project. The intent is for the percentage to be a goal and not a requirement and it would demonstrate the community's commitment to creating inclusive and equitable professional environments. Colliers applauded the goal and agreed to contact the state for a recommended participation percentage for this project. The Building Committee members and FMA also applauded this goal.

**Motion:**

Luciana made a motion to add Minority & Women Owned Business Enterprise Goals to the project construction.

The motion was seconded and passed unanimously by a roll call vote at 8:22pm.

**Approval of Invoices:****Motion:**

Ford made a motion to approve the following invoices:

- Colliers Invoice 010368 for the month of August in the amount of \$18,654
- FMA Invoice 1190-11 for the months of July and August in the amount of \$211,850.66

When asked for discussion, the Committee requested that Collier's invoices include the full contract amount and the percentage complete. Colliers agreed to provide this information.

The motion was then seconded and passed unanimously by a roll call vote at 8:26pm.

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**Citizens Comments**

Sierra Bright provided the following comments:

- Loves the slate roof, but not the walls.
- Brick inserts are an improvement.
- Would prefer the base of building be brick and the roof be slate
- Why would the east side of the Pavilion feature different window heights? Should they not all be the same?
- Is it possible to turn the skylight horizontal?
- Hopes they keep both windows on the east side of the 1910 building.
- The Gathering and COA space appear smaller? *FMA stated that they have not changed in size.*
- The building shape generally feels appropriate.
- The dark black brick feels ominous.
- The supports for the canopies appear space aged and overly busy.

Jacques Boudreau noted that it feels like this is moving in the right direction.

Kathy Weld agrees with Bob Springett's statement concerning the overly modern design. She was not expecting slate walls as part of the design.

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**Adjournment**

At 8:31 pm Ford asked for a motion to adjourn. The motion 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/1903/October-4-2021-Building-Committee-Power-Point?bidId=> and <https://ma-dover.civicplus.com/DocumentCenter/View/1905/October-4-2021-Colliers-Power-Point-Monthly-Progress-Report?bidId=> and <https://ma-dover.civicplus.com/DocumentCenter/View/1904/October-4-2021-Colliers-Power-Point-September-30-Pricing-Report?bidId=>

**Next Meeting:** Monday, October 25<sup>th</sup>, 2021 @ 6:30pm

Respectfully Submitted,  
Ford Spalding

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