

Community Center Building Committee

Meeting Minutes

October 25, 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/96357831238?pwd=Nlk5OGozRU0weHR4YnlEQXRxSnI3QT09>

Meeting ID: 963 5783 1238 Password: 233678 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, Kathy Weld – Chair of Caryl Mgmt. Advisory Committee, Chris Dwelley - Town Administrator

Absent: Chris Boland – Chairman of Parks & Rec. Dept., Janet Claypoole – Director of Dover COA

Citizens: Valerie Lin

Call to Order:

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

Approval of Minutes:

The October 4th, 2021, meeting minutes were approved unanimously by roll call vote at 6:32pm.

Approval of Invoices:

Colliers Invoices #'s 010363 and 010670 dated August-31-2021 and Sep-30-2021 respectively, both in the amount of \$18,654 were approved unanimously by roll call vote at 6:33pm.

FMA Invoice # 1190-12 dated 10/04/2021 in the amount of \$113,358.73 was approved unanimously by roll call vote at 6:34pm.

Colliers Budget and Schedule Update

Phil Palumbo and John Bates (Colliers) provided a brief overview of the following:

- Milestone Project Schedule
- Total Project Budget Status Report

- Contractor Prequalification Requirements Under Mass General Law c.149 and Collier's proposed schedule for contractor prequalification
- MEP-FP Commissioning Agent Fee Proposal Analysis
 - Colliers presented a proposal analysis listing the (5) MEP-FP Commissioning Agents that submitted proposals for the project. All were noted to be reputable firms with relevant project experience on community centers, renovations and historic buildings. R.W. Sullivan submitted a proposed fee of \$27,000. This amount is \$8,000 less than the Not to Exceed fee of \$35,000 that was specified in the Request For Proposals document. The fee is also significantly less than the other proposal fees. Seeing this relatively large delta between R.W. Sullivan's fee and the other bidders, Colliers contacted the agent and verified their understanding of the scope of work involved. While speaking with them, it was learned that the agent is only minutes away from the site, and not having to account for significant travel time to and from enabled them to propose a lower fee. Colliers also contacted one of R.W. Sullivan's listed references who spoke highly of the firm and the thorough effort they exhibited while working with them.

Motion:

Ford motioned to move forward with R.W. Sullivan as the selected vendor for MEP-FP Commissioning services. The motion was approved unanimously by roll call vote at 6:40pm.

- Move Planning Meeting
 - Colliers presented a brief summary of the Move Planning meeting that took place on October 20th with Karl Warnick, Chris Dwelley and Dan Sullivan. The meeting agenda included the timeline for moving out of the Caryl Building as well as discussion about the potential costs associated with moving services and the available budget for these expenses. The meeting was productive, and it was noted that Karl Warnick will be taking on the majority of the coordination with the current Caryl occupants.

Karl reported that CDC ~~and Parks and Rec.~~ has requested to occupy their current space until the end of March because their new lease at their new location doesn't start until early April. Both Karl and Colliers agreed that timeline will work as construction mobilization would not begin until late April.

Ford requested that monthly updates be provided to the Committee on the progress of the moving process.

Finishes Subcommittee Report re. Exterior and Roof

Recent feedback indicates that the Committee and the community prefer a more traditional appearance and have found the architect's proposed use of slate as a wall cladding to be too out of character with the Town. Hearing this, FMA has created new renderings that replaced the slate that was previously used on the east Pavilion wall with textured brick.

During the last Materials Subcommittee meeting on October 21st, another alternative was discussed that would feature vertical slate cladding at the east corner. This rendering is not yet finished and will be shown at the next Materials Subcommittee meeting.

After reviewing the new renderings featuring textured brick in place of slate cladding on the Pavilion, the Committee expressed some concerns regarding the shape and material of the Pavilion roof and how well it fits withing the Town Center. Some questioned the roof's transition from a sloped to vertical plane as it meets the exterior walls ,and some commented that it resembles a *hat*. Furthermore, that transition as shown, would require careful detailing to prevent premature wear, as well as water and ice shedding directly downwards.

More questions about maintenance arose regarding to the durability of both slate roofing and textured brick.

FMA remains confident that with proper detailing, slate is a very durable roofing material. Jon Richardson (FMA) noted that brick veneer, as it's used in modern construction, is essentially a *rainscreen* system, meaning that its assembly is designed to drain moisture and naturally ventilate through a thin cavity between the brick veneer and the water/air barrier. This also is true in the case of textured brick patterns.

The general response from the Committee and the Town liaisons present indicated that the design is now moving in a positive direction. Many noted that the textured brick is more belonging to the traditional tone of Dover, while at the same time introduces a new and interesting element to the Town Center. Overall, there is trust in the architect to deliver a well detailed and successful design.

Ford impressed the importance of the project staying on schedule while noting that with the design currently on the right track, the team should be careful not to deviate drastically from the current course and risk creating a delay.

FMA Design Development

Jon presented an interior rendering of the Community Room, highlighting the materials they intend to use including exposed wood decking at the ceiling.

The Committee reacted very favorably to the design. All agreed that the Community Room will likely be the most important space in the new Community Center and the current design suggests that it will be a welcoming and vibrant social gathering space.

The Committee offered a recommendation for the design team to continue to focus on acoustics, as that will play a critical role in making the Community Room and the building as a whole successful.

Kathy Weld asked about the possibility of incorporating a stage (either portable or retractable) into the design. (This had been discussed at a previous meeting with the Theater Group). Jon noted that he had explored the possibility of a retractable stage, but discovered that it would require an additional 2ft of depth across an entire wall length and the project's program and budget would not accommodate. The future purchase of a portable stage is a more likely option.

Adjournment

At 7:41 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/1933/October-25-2021-Building-Committee-Power-Point?bidId=> and <https://ma-dover.civicplus.com/DocumentCenter/View/1934/October-25-2021-Colliers-Power-Point?bidId=>

Next Meeting: Monday, November 8th, 2021 @ 6:30pm

Respectfully Submitted,
Ford Spalding
Chair Community Center Committee
