

Community Center Building Committee

Meeting Minutes

November 8, 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/98540647898?pwd=aFVTa3VxTTRpYklkd0xVWkdZNkhmUT09>

Meeting ID: 985 4064 7898 Password: 988383 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 Sobelewski

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), Danielle Lax – (FMA), Jenniece Centrella - (FMA)

Town Liaisons: Bob Springett - Selectmen, Mark Ghiloni – Park & Rec. Dept., Cam Hudson – Warrant Committee

Absent: Chris Boland – Chairman of Parks & Rec. Dept., Janet Claypoole – Director of Dover COA, Karl Warnick - Dover Building Superintendent, Kathy Weld – Chair of Caryl Mgmt., Chris Dwelley - Town Administrator

Citizens: Valerie Lin, Sierra Bright

Call to Order:

At 6:00pm Ford Spalding, The Committee Chair opened the meeting by calling it to order.

Approval of Minutes:

The October 25th, 2021, meeting minutes were approved unanimously by roll call vote at 6:32pm with edits noted. Revised minutes will be issued along with the November 8th meeting minutes.

Approval of Invoices:

FMA Invoice #1190-13 dated 10/29/2021 in the amount of \$152,485.60 was approved unanimously by roll call vote at 6:05pm.

Colliers Budget and Schedule Update

Phil Palumbo and John Bates (Colliers) presented their monthly Project Progress Report for the month of October 2021. The report included the following:

- Monthly Progress Activity Report
- Project Milestone Schedule
- Total Project Budget Status Report
- Building Envelope Commissioning Fee Proposal Comparison Analysis

Colliers explained to the Committee that they had received only one envelope commissioning agent proposal that included a much larger than anticipated total fee for services. After having reevaluated the RFP document, Colliers believes that the scope of services description is overly robust for a project of this scale. The large scope, in combination with the relatively low not-to-exceed fee that was stated in the document has likely deterred most of the solicited bidders. In order to obtain more cost appropriate proposals, Colliers recommended they reissue the RFP on November 9th to include a reduced scope of services and a statement clarifying that the fee is to be negotiable. This revised RFP would be distributed to all previously solicited envelope commissioning agents.

Hearing no disagreement from the Committee, Ford approved Colliers to proceed with reissuing the Building Envelope Commissioning RFP.

Finishes Subcommittee Report re. Exterior and Roof – Vote to Proceed

Jon (FMA) presented exterior renderings and a 3D model walkthrough of the most recent design developments. The renderings compared Pavilion design options featuring vertical slate corners at the east facade versus an all brick façade. The Materials Subcommittee has favored the *All Brick Option* because of its compatibility with the local built environment in addition to having concerns on the durability of the slate walls, particularly near ground level where traffic, snow removal, etc. may cause damage.

As part of the Subcommittee's discussion at their last meeting, it was agreed that a textured brick with a color similar to the slate could be used in place of slate to accent those corners, thereby maintaining the architect's desired *bookend* effect on the east corners. The final brick selections are still to be determined.

Some other key exterior architectural elements shown on these renderings include:

- Solar shades on the south Gymnasium wall windows (L-shaped to suggest an opposite *bookend* to the Pavilion east wall)
- Flemish bond brick patterning on the upper portion of the Gymnasium wall
- Vertical brick reveals in the Gymnasium wall
- Darker colored brick on the attached west pump room (to have a concealing effect)
- Stainless steel cable trellis for cultivating climbing vines on the southeast Gymnasium wall (an approach to visually activating that wall)

While viewing the 3D walkthrough, the Committee discussed the potential use of the south solid surface patio as a valuable gathering and performance area. The Committee recommended that FMA review the location of the sitting wall along the southeast side of the patio. While recognizing its use, the Committee wants to ensure its location does not cut off potential performance area.

To begin the general discussion regarding FMA's presentation, Ford began by noting that, to date, slate has been carried in the project budget as a roofing material and the team remains comfortable with that pricing. Therefore, slate roofing will remain in the project going forward while over the next (45-60) days, the Materials Subcommittee will be working with FMA on the details of the roof including: final material selection, rainwater discharge, and the appearance of the fascia between the roof and walls.

When asked by Ford for comments, the members of the Materials Subcommittee noted that the detailing of the roof and exterior walls still require development, but overall, there is consensus within the Subcommittee on the *All Brick Option*. Furthermore, the design information presented during this meeting will be sufficient to include in the construction documents pricing set.

When asked for comments, the remaining Building Committee members agreed with the preference towards the *All Brick Option* and feel the design has made good progress.

After hearing the Building Committee's feedback, Town liaisons and citizens were given the opportunity to comment. There was general agreement that the removal of slate as a wall material is beneficial to the design. However, the Pavilion appears overly busy when juxtaposed with the 1910 building. The beauty and warmth of older era buildings like the 1910 building tends to be in their simplicity. The Pavilion should be a reflection of that quality. Perhaps more use of materials like wood could add more warmth to the design? There also remains some concern (as stated in previous meetings) regarding the durability and maintenance requirements of textured brick.

In response to these comments, Jon began by noting that FMA has had discussions with a brick product representative on the durability of textured brick. The product representative has recommended a 2" outward extension of the header course. This would prevent mortar buildup and provide a sufficiently clear wall cavity behind the brick veneer for air and moisture passage, thereby allowing the wall assembly to properly dry as a typical brick wall would.

Regarding the use of wood, Jon reminded the group that a treated wood product is intended to be used at the soffit under the south Pavilion roof overhang.

Hearing the feedback relating to matching the quality of the 1910 building, Jon cautioned that attempting to mimic existing, older buildings often comes across as cheap and inauthentic. The goal for the Pavilion addition is to achieve an appearance that is complimentary, but distinct.

FMA Design Development Leading up to 80% Construction Documents

Ford polled the Building Committee to determine if the *All Brick Option* was the right direction to proceed with into the 80% Construction Documents Set.

The Committee unanimously agreed that the *All Brick Option* was the right direction, while noting that the roof design still needs development.

Citizen Comments

Sierra Bright offered the following comments/questions:

- Can anything be done to make the exterior of the Parks and Recreation Office appear more traditional or inviting?
- The exterior awnings and canopies appear space aged.
- Why is the exterior architectural patterning not symmetrical?
- The textured brick pattern does not look congruous with the rest of the Town.
- Are the heights of the 1910 windows shown accurately? They do not appear so.

Adjournment

At 7:02 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/2005/November-8-2021-Community-Center-Building-Committee-Power-Point?bidId=> and [FIP Construction, Inc \(civicplus.com\)](#)

Next Meeting: Monday, November 22nd, 2021 @ 6:30pm

Respectfully Submitted,
Ford Spalding
Chair Community Center Committee
