


GROTON SENIOR CENTER – Building Committee Meeting			MEETING MINUTES
Town Hall, First Floor Meeting Room		APPROVED	
January 12, 2018 – 7:30AM			
ATTENDEES:			
Name	Present	Role	
John Amaral	---	Building Committee	jamaral@omniproperties.com
Ed Cataldo	---	Building Inspector	ecataldo@townofgroton.org
Michelle Collette	Y	Building Committee	mcollette@townofgroton.org
Peter Cunningham	Y	Building Committee Chair	brecca@charter.net
George Faircloth	Y	Building Committee	fairgeorge@verizon.net
Gary Green	Y	Building Committee	ggreen@freetobegreen.com
Mark Haddad	Y	Town of Groton, Town Manager	mhaddad@townofgroton.org
Mihran Keoseian	Y	Building Committee	mkeosa70@gmail.com
Annika Nilson-Ripps	Y	Building Committee	annikanr@gmail.com
Kathy Shelp	Y	Senior Center Director	kshelp@townofgroton.org
Melissa Gagnon	Y	NV5, Owner's Project Manager	melissa.gagnon@nv5.com
Steve Moore	Y	NV5, Owner's Project Manager	steve.moore@nv5.com
Italo Visco	Y	NV5, Owner's Project Manager	italo.visco@nv5.com
Gregg Yanchenko	Y	Helene Karl Architects, Architect	hka2@npv.com
Anna Eliot	Y	Community Member	
Ellen Baxendale	Y	Community Member	

Peter Cunningham called the Building Committee meeting to order at 7:32AM.

1. Review Preliminary Cost Estimates

Peter C. noted that there is a discrepancy between the SD estimates prepared by the Architect and the OPM. A reconciliation meeting with the estimators is targeted for next Monday, 01/15/18, followed by a briefing meeting on 01/16/18 with Mark H. and John A. at 5:00PM at Groton Town Hall.

- Gregg Y. noted that the Building Committee needs to decide where the project is going with regard to budget vs. the program. An example of cost savings would be to change from a masonry exterior to vinyl siding. NV5 suggested that a VE list will be generated, after the reconciliation process, which will include a menu of options.
- It was discussed that if construction costs need to be at or below \$4M, scope reduction will need to be considered.

- Per Mark H, it was announced to the Selectmen this past Monday night that the total project cost would be \$5M, including costs for Architect, OPM, Contingency and Site costs.
- Costs related to showers and the generator may be contributing to approximately \$60K, per Gregg Y.

2. Community Outreach

Kathy S., George F. and Peter C. met with Groton Electric Light (GELD) last week. It was reported that GELD is reviewing numbers for energy consumption. GELD will bring power to the building, but is looking for a 10-year payback; resulting in short term savings, and perhaps higher costs long term. The Senior Center will be a fully electric building. Peter C. inquired what the cost would be to connect gas to the building. It was discussed that it would be less expensive to connect gas to the new building if the access road is done.

- Peter C. met with West Groton Water District Commissioners. NV5 inquired about water pressure and flow test. Peter C. noted the water pressure is sufficient for intended uses.
- There was a meeting with Fisheries and Wildlife Commission on 12/08/17. The adjacent parcel of land and the existing senior center parcel were recognized as previously disturbed sites. Construction on that site would be treated as redevelopment of a previously disturbed site, not new construction. A notice of intent will need to be filed. Redevelopment is treated differently than new construction.

Michelle C. advised that Committee outreach to other Town Committees in February and March, starting with Land Use, may be helpful in raising support for the project.

- Community outreach is targeted over the next few months. Per Mark H., the total project budget is \$5M. George F. noted that the approach to fundraising would continue beyond the April 2018 Town Meeting. With regard to endowments, Mihran K. noted that there is a library endowment initiative. Mihran K. also noted there are (4) different platforms for fundraising which includes fitness/movement and the arts. Gregg inquired about community preservation funds. The Committee is looking into other foundations, as well as grants.
- The committee is working on fund raising. The discussion then focused on whether or not this would be on top of the \$5M reported to the Selectmen, providing a total budget of \$6M, or if the \$1M would be counted as part of the \$5, reducing town commitment accordingly.

Gregg. Y reported that FF&E will cost approximately \$100-\$150K to furnish the new building.

3. Decision Matrix Review

The updated decision matrix was reviewed. It was determined that the summary evaluation for the Cost Benefits category for both addition/renovation and new construction should be neutral. NV5 shall update the matrix.

4. Approve Meeting Minutes

Michelle C. moved to approve the 12/21/17 meeting minutes; Annika N.R. seconded the motion. Comments received by email from Gregg Y., in advance of the meeting, were incorporated into the DRAFT minutes. Gregg Y. reported that there would be additional cost associated with time to prepare renderings that show the facility functioning as an emergency shelter.

- Kathy S. noted that the emergency shelter dual space functions will need to be labeled in order to apply for a grant.
- Security requirements will need to be reviewed by the Groton Police Chief. Kathy S. prefers a monitor on her desk that allows for monitoring of different areas in building.

As amended, the vote was unanimous with (6) in favor, (0) opposed and (0) abstentions.

5. Next Meeting

It was discussed that the next Building Committee meeting will be after the cost estimate reconciliation meeting on Tuesday, 01/16/18.

The next Building Committee meeting is on Thursday, January 18, at 7:30AM.

6. Meeting Adjourn

Motion: At 8:30AM, Michelle C. made a motion to adjourn the meeting, seconded by George F. The vote was unanimous with all in favor.

Respectfully submitted,

Melissa Gagnon, NV5
[End of 01/12/18 Meeting Minutes]