


GROTON SENIOR CENTER – Building Committee Meeting			MEETING MINUTES
Town Hall, First Floor Meeting Room		<b>APPROVED 2/08/18</b>	
January 18, 2018 – 7:30AM			
<b>ATTENDEES:</b>			
Name	Present	Role	
John Amaral	Y	Building Committee	<a href="mailto:jamaral@omniproperties.com">jamaral@omniproperties.com</a>
Ed Cataldo	---	Building Inspector	<a href="mailto:ecataldo@townofgroton.org">ecataldo@townofgroton.org</a>
Michelle Collette	Y	Building Committee	<a href="mailto:mcollette@townofgroton.org">mcollette@townofgroton.org</a>
Peter Cunningham	Y	Building Committee Chair	<a href="mailto:brecca@charter.net">brecca@charter.net</a>
George Faircloth	Y	Building Committee	<a href="mailto:fairgeorge@verizon.net">fairgeorge@verizon.net</a>
Gary Green	---	Building Committee	<a href="mailto:ggreen@freetobegreen.com">ggreen@freetobegreen.com</a>
Mark Haddad	Y	Town of Groton, Town Manager	<a href="mailto:mhaddad@townofgroton.org">mhaddad@townofgroton.org</a>
Mihran Keoseian	Y	Building Committee	<a href="mailto:mkeosa70@gmail.com">mkeosa70@gmail.com</a>
Annika Nilson-Ripps	Y	Building Committee	<a href="mailto:annikanr@gmail.com">annikanr@gmail.com</a>
Kathy Shelp	Y	Senior Center Director	<a href="mailto:kshelp@townofgroton.org">kshelp@townofgroton.org</a>
Melissa Gagnon	Y	NV5, Owner’s Project Manager	<a href="mailto:melissa.gagnon@nv5.com">melissa.gagnon@nv5.com</a>
Steve Moore	Y	NV5, Owner’s Project Manager	<a href="mailto:steve.moore@nv5.com">steve.moore@nv5.com</a>
Italo Visco	Y	NV5, Owner’s Project Manager	<a href="mailto:italo.visco@nv5.com">italo.visco@nv5.com</a>
Gregg Yanchenko	Y	Helene Karl Architects, Architect	<a href="mailto:hka2@npv.com">hka2@npv.com</a>
Anna Eliot	Y	Community Member	
Ellen Baxendale	Y	Community Member	

Peter Cunningham called the Building Committee meeting to order at 7:40AM.

**1. Approve Meeting Minutes**

Mihran K. moved to approve the 01/12/18 meeting minutes; Annika N.R. seconded the motion. Michelle C. noted two (2) edits:

- Item #2, bullet #2, sentence #2, shall be amended per the following: *The adjacent parcel of land and the existing senior center parcel were recognized as previously disturbed sites.*
- Item #2, bullet #4, sentence #1, shall be amended per the following: *The committee is working on fundraising.*

These changes are reflected in the approved set of minutes. As amended, the vote was unanimous with (6) in favor, (0) opposed and (1) abstention (John A was not present at the 1/12/18 meeting).

## 2. Review Project Cost

Gregg Y. noted that the Committee focus needs to be on critical path decision making vs. discussion of items that are not on the critical path. To meet the schedule, the drawings need to go out to bid in mid-March. It was noted that there is approximately a \$1M delta between the estimate prepared by HKA and the estimate prepared by VJA (NV5 estimator). Both estimates are over budget. As part of a value engineering proposal, Gregg Y. reviewed big ticket items to determine where scope can be reduced for cost savings. The following items were identified:

- a) Reduce the amount of masonry and introduce Hardie plank siding. Per HKA, the estimated savings of \$150K. The lower 18"-24" could remain as masonry with the remainder of the building envelope clad with Artisan series Hardie plank. The difference would reduce the cost from approximately \$35/SF to \$10/SF.
- b) Use storefront glazing in lieu of curtain wall. Per HKA, the estimated savings of \$80K. The two end walls would become solid with fewer openings in the front wall.
- c) Revise the detailing at the clerestory. The walls would be straight, not sloped, with storefront on two sides of the "tree house", at the front and back only. Per HKA, the estimated savings would be \$20K.
- d) Eliminate the folding Nano walls at classroom/ceramics rooms and at Community Room. Gregg Y noted these at \$25K-\$30K/wall vs. NV5 estimated the cost at \$70K and \$85K respectively. Per HKA, the estimated savings would be \$30K. Kathy S. noted that the folding walls are very valuable to the Town. Gregg Y. proposed that the walls are carried in the bid documents as an alternate deduct.
- e) Reduce canopy width to 18'-0". Per HKA, estimated savings of \$20K. The Committee believes a porte cochere is important for the community members when getting in and out of a car, as well as for vans. This item could be listed as an alternate, although it is a key part of the program. Michelle C. noted that with regard to ADA issues, the canopy is a critical feature.
- f) Use Zip sheathing in lieu of gypsum sheathing/applied air barrier. This is an all in one weather system. Per HKA, estimated savings of \$55K.

In addition to the above proposed items, the following potential scope reductions were identified:

- g) Generator, which could be carried as an alternate. The building could open without a generator, which can be installed at a later time. The building would still have life safety and would be code compliant. The pad could be prepped for the generator to the transfer switch. Annika N.R. inquired about other funding sources, such as grants, for the generator. Michelle C. noted that Pilot payment may be worthwhile to explore, as well as talking with local private schools.

John A. noted that the building is not just a senior center but also needs to serve as a community center. With regard to the function as a community center, a generator is not critical. Although, for the functioning of a senior center, a generator is needed.

- h) Kitchen equipment was discussed, as possibly being included as an alternate. Kathy S. noted that the new building needs to open with kitchen equipment. Fund raising for this equipment was discussed.
- i) Access Road. By not constructing the access road, from West Main Street to the edge of the parking lot, there is a huge potential for a big cost savings. Mark H. to confirm whether the Town can take on the access road as a separate project, outside of this project.

- j) Square footage. Mihran K. inquired about the overall square footage and what the cost savings would be relative to the overall size of the building. Michelle C. noted that the population and needs are going to increase. Italo V. (NV5) noted that the way the building is laid out, there is flexibility for different programmatic functions in the rooms.

Gregg Y. reported that the building design is very efficient, with minimal circulation space and an ideal program.

Kathy S. noted that the way the building is designed, community members can walk laps inside the building.

- k) Storefront at interior partitions. Melissa G. (NV5) inquired as to whether this may be an area for potential cost savings, by changing to solid gypsum walls with a punched vision panel. Kathy S. likes the visibility and believes transparency is a critical part of the building design.

### 3. Additional Discussion

John A. asked whether alternative MEP/FP systems have been studied....

Gregg Y. described using distributed VRF HVAC systems, and noted that it could likely cost the Town approximately \$1000/month to operate this building.

Concern was expressed by the Committee about the \$4.5M and how it relates to the total project costs. It was recommended that the target is \$4.5M for unforeseen conditions which could come up during construction. If so, that cost would be paid for as a change order, out of construction contingency.

- Gregg Y. noted that HKA projects typically run at about a 3% Change Order track.
- It was noted that add alternate pricing will not be known until the project goes out to bid.

**Motion:** Annika N. R. made a motion, seconded by George F., to move forward with the design as presented by the Architect and the OPM and to proceed with the project being under 11,000SF with a target hard construction cost at \$4M to \$4.5M. The vote was unanimous with (7) in favor, (0) opposed and (0) abstentions.

There was discussion about the quantity of alternates and that there may be too many. Gregg Y. noted that at most, three (3) add alternates that should be included in bid documents. Alternates will need to be selected the day the contract is signed. Unit pricing can be selected during construction.

- Steve M. inquired whether it would be less expensive to go off the State bid list for the kitchen equipment.
- Mihran K. noted that there are some big donors that have been targeted, including one bank. It was noted that donors want to donate to the heart and soul of the building, not for the brick and mortar. Mihran K. will start the fundraising effort.
- Italo V. inquired about the possibility of using a wood frame system vs. steel construction. Gregg Y. will look at cost between the two systems, although given some of the spans, steel may be the best option.

**4. Next Meeting**

Upcoming Building Committee meetings will be on the following dates:

- Thursday, February 1, at 7:30AM
- Thursday, February 15, at 7:30AM

**5. Meeting Adjourn**

**Motion:** At 8:50AM, 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 01/18/18 Meeting Minutes]