


GROTON SENIOR CENTER – Building Committee Meeting			MEETING MINUTES
Town Hall, First Floor Meeting Room		<b>APPROVED 03/01/18</b>	
February 8, 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	---	Building Committee	<a href="mailto:fairgeorge@verizon.net">fairgeorge@verizon.net</a>
Gary Green	Y	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	---	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	---	NV5, Owner's Project Manager	<a href="mailto:melissa.gagnon@nv5.com">melissa.gagnon@nv5.com</a>
Steve Moore	---	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	
Beverly B. Smith	Y	Community Member	

Peter Cunningham called the Building Committee meeting to order at 7:35AM.

### 1. Approve Meeting Minutes

Michelle C. moved to approve the 01/18/18 meeting minutes; Mihran K. seconded the motion. The vote was unanimous with (6) in favor, (0) opposed and (1) abstention (Gary G. was not present at the 01/18/18 meeting).

### 2. Discussion of Project Costs

Peter C. asked whether there was a benefit to have VJ Associates generate a second cost estimate. It was added that the bid numbers will provide the real cost total. Italo V. replied that it could be helpful if done soon, based on the revised and updated HKA plans. Thereafter, potential VE items could be identified, and the plans could be modified in a timely way. Mark H. disagreed, noting that another cost estimate would be a waste of money at this juncture and that quality drawings, which

are complete and clear are important in getting good bid prices. Further, there was not enough time to redesign the building.

Gregg Y. reported that Bob Colero created the second independent cost estimate for HKA for an affordable price, and that Bob C. was an estimator for contractors bidding jobs such as this one. Gregg Y. thought that there was 10% +/- (or more) “fluff” in the numbers we have seen so far, and that he will request Bob to preform another estimate at the end of Design Development, late in February (when the design set will be roughly 75% complete), with a one week turnaround time. Gregg Y. noted that the current bid climate was not favorable at this time, with contractors being very busy. In particular, Gregg Y. observed that this project may be too large in scope for smaller contractors, and yet not large enough for the larger and more experienced companies. However, it was also noted that this project may be ideal for mid-size contractors that work in the \$5M+ range.

Michelle C. noted that GELD had offered to contribute the connection fee to the Senior Center; Gregg Y. observed that an all-electric building could save the Town money by eliminating the gas service line extension, and that additional costs may be avoided by eliminating the parallel parking at the driveway (as was called for in the storm water report). John A. also mentioned that there could be additional savings in General Conditions and other indirect costs. Gregg Y. replied that as much as 23% of the total project cost (in the indirect categories) is being carried in the recent estimates, and could possibly be reduced to 15%.

### **3. Questions about the Bidding Process**

The timing of the Filed Sub-bids was raised. Mark H. stated that the Filed Sub Bid numbers would be known around the end of the first week of April. The full bids will not be known until the General Contractor bids are submitted on 4/19/18. The Filed Sub-bid process was further outlined, noting that General Contractors could choose the sub-bidders they want to work with, and that the subs could opt to not work with particular General Contractors. Mark H. also noted that the Town could challenge the qualifications of low bidders.

Peter C. took a quick straw poll and noted the consensus of the Building Committee was to proceed as discussed earlier in the meeting, without any additional cost estimates from VJ Associates.

### **4. Communication and Outreach Efforts**

Gregg Y. provided an update re: a recent meeting with the Land Use Department, accompanied by representatives of the Civil Engineering firm Ducharme and Dillis. Gregg Y. reported that the new leaching field location would be towards the NE corner of the site close to, but not beneath, the proposed new paving and/or garden areas. Peter C. added that the triangular ‘orphan lot’ may be added to the Senior Center property by the Town. Michelle C. also noted that the site design can meet all the storm water requirements for a new project, and not just for a redevelopment project.

- After some discussion, it was agreed that the planned budget for this project would be described as between \$4.5M and \$5M in hard construction costs.
- Gary G. mentioned communicating with the Finance Committee, and Peter C. noted the benefit of the graphic Melissa G. had created using the Reinhardt Report and related data.

- Mihran K. also stressed that a ‘re-teaching effort’ would be necessary to remind the Townspeople and other interested parties of the previous studies and conclusions already determined.
- Gregg Y. suggested reaching out to organizations that will also use the Senior Center, asking them to show their support.
- Gary G. emphasized the cost reduction efforts already undertaken as a part of the ongoing message and also outlined the current budget items currently being considered by the Town, including: Public Safety Override, School Feasibility Study at \$750K, ongoing Operations Budgets that are unsustainable - in the range of \$300K to 500K annually, as well as a proposed DPW Garage. (However, it was noted that there is some debt being retired which may be helpful).
- Gregg Y. suggested selling the project on the inherent value rather than competing with school or public safety projects. John A. concurred to “sell on its merits for the whole Town.”
- Michelle C. outlined other outreach efforts that were underway: meeting with the Conservation Commission next Tuesday, the Planning Board on Feb. 22nd, the Board of Health on March 5th, The Library Trustees on March 13th, and the School Committee on March 21st.

Gregg Y. suggested that he meet with Kathy S. at HKA’s office to review color finish options. Kathy S. noted that neutral colors are good, and that color studies for seniors have been done and could provide a good guideline.

**5. Next Meeting**

Upcoming Building Committee meetings will be on the following dates:

- Thursday, March 1, at 7:30AM

**6. Meeting Adjourn**

**Motion:** At 9:00AM, Michelle C. made a motion to adjourn the meeting, seconded by John A. The vote was unanimous with all in favor.

Respectfully submitted,

Italo Visco, NV5  
[End of 02/08/18 Meeting Minutes]