
Permanent Town Building Advisory Committee Meeting Minutes
September 14, 2016 7:30 A.M.
Board of Selectmen Meeting Room, Town Offices

I. Call to Order/Roll Call

Mr. Feldman called the meeting to order at 7:35A.M. In attendance were Dan Casper, Mark Johnson, Kim Sousa, David Giangrande, Municipal Services Director Christopher Cronin and Deputy Facilities Director Ed Ataide. Also in attendance were Selectmen Mary O'Donoghue and Alex Vispoli, Deputy Town Manager John Mangiaratti, Planning Director Paul Materazzo, Owners Project Manager Brian DeFilippis, Steve Rusteika, and Weston & Sampson's Jeff Alberti, David Steeves and Mike Richard, Girish Rao, School Committee member Shannon Scully and Finance Committee member Margaret (Peggy) Kruse.

II. Approval of Minutes – August 24, 2016

Upon motion duly made by Mr. Casper and seconded by Mr. Johnson, it was unanimously voted to approve the above minutes. Motion passed 5-0.

III. Weston & Sampson Update

Mr. Alberti updated the Committee with a powerpoint presentation (see attached) and touched on the following highlights:

- a) Site tour completed to "review and confirm" changes to project since 2008.
- b) List compiled of all vehicles and photographs taken of all equipment.
- c) Design life of the building is projected to be 50 years.
- d) Indoor storage of vehicles will result in cost savings over life of equipment.
- e) Anticipated 1-1 replacement of equipment; new purchases as result of technology may need to be stored outdoors; however the more tech savvy vehicles should be stored indoors.

Mr. Alberti's presentation included all potential space needs identified during the review and confirmation phase of the design process. The next step is to proceed with conceptual design and further refine the scope to meet the needs and financial expectations of the Town.

When considering all potential space needs and before prioritizing and refining the scope of the project, the construction cost is estimated at \$19.8M plus an 8% contingency; cost per square foot is \$296.

2014-2016 average construction cost was \$298/sf.

2014-2017 Hopkinton recent construction cost \$286/sf for 42Ksf building

Mr. Alberti reviewed site plan, including borings and test pits, ledge, bedrock, grade elevation, driveway access, buffer zone, elimination of cul de sac, location and amount of parking, counterclockwise flow of vehicle traffic, perimeter road, snow removal strategy, security, etc.

Mr. Feldman emphasized the need to a) keep the total project cost under \$20M and b) reduce W&S's 8% contingency fee (\$2M). Mr. Alberti noted that "taking out the unknowns" as plans are developed will result in reduced contingency fee. Mr. Feldman noted that the Guitierrez Company may be willing to provide results of its site plan costs.

In answer to Mr. Rao's question about solar readiness, Mr. Alberti answered that the roof would be designed as solar-ready. Other energy saving methods would be energy recovery back into the building, collecting rain water for washing vehicles, translucent light panels, etc.

Mr. Cronin suggested that the committee should discuss how to incorporate a river trail around the perimeter of the building, and make parking available to the general public on weekends and adding a perimeter security fence. Mr. Ataide is in the process of determining what equipment can be saved and moved to new building.

At the next meeting the committee will review conceptual plan options and consider voting on a preferred option.

IV. Schedule

October 5 – next PTBAC meeting

October 24 – anticipated presentation before Board of Selectmen.

November 11 – schematic design completion date.

Permitting.

Determine development schedule in order to set date for Special Town Meeting

V. Next Meeting

Wednesday, October 5 @ 7:30A.M.

VI. Adjournment

Upon motion duly made by Mr. Casper and seconded by Mr. Giangrande, it was unanimously voted to adjourn. The meeting was adjourned at 8:58 A.M.

Respectfully submitted,

Christine Martin Barraford
Recording Clerk

Attachment: W&S Presentation Update