

## **Greenfield Senior Center Building Committee Meeting Minutes**

24 February 2017, 11:00 a.m., Town Hall Meeting Room, Greenfield, MA

Attending: Jerry S. Moore, Chair; Ginger Carson; Hope Macary; Jean Wall; Mary Williford; Marco Crescentini, designer; Lane Kelly; Mayor Martin; Daniel Pallotta, OPM; Nick Reitzel, Town Engineer; Sam (?), Town engineering department.

The Chair called the meeting to order at 11:00 am

Minutes of the January 13, 2017 meeting were reviewed and approved  
(Carson/Wall)

Public Comment: The Chair explained to the two members of the public who were in attendance (Nancy Hazard, Spartan) that it would probably be more beneficial to have the presentation on the project first and then have public comment/questions following that presentation. Those present agreed.

Mr. Crescentini had indicated he would be late due to traffic, so the Chair asked the OPM to overview the project.

The OPM indicated that the bids for demolition of the Davis Street School were in and that 2 were low (at \$138K and \$145K) and 5 were grouped together in the \$200K+ area. Those bids would be reviewed in the next week and the bid would be awarded to the lowest responsible bidder. The OPM said he had met with the Town Engineer to review the bids. The engineer indicated that there were questions concerning the retaining wall on School Street as well as the north property line; both of which would be reviewed with the OPM. Should those areas incur extra costs they would be included in the cost of the project.

The Chair asked the OPM about the status of the \$4,680 cost of the abatement study for the Davis Street demolition and then asked for clarification from the Mayor as to the disposition of the Davis Street School demolition project.

Moving forward, the town engineers indicated that two of the three sidewalks surrounding the project (Davis and School Streets) would be approximately \$75K and would be paid for through CDBG funds for this cycle. Additionally, the engineers indicated that the School and Pleasant Street intersection would be

made a 4-way stop to ensure slower traffic flow in that area and that the CDBG funds would also pay for 6 of the 8 crossings at the two Pleasant Street intersections.

The OPM indicated that wiring for TV, assistive hearing, etc. would be done but that end equipment for those systems would probably end up as alternates on the project pending final expenses. He also stated that security systems for the project would be included later out of the main contract and would be in accordance with the Town's systems. He stated that system preparation for solar would be done as part of the initial project with solar installation being a later phase.

In the designer's absence, the committee took a break from 11:35 am and reconvened at 11:50 upon the designer's arrival.

Mr Crescentini delivered to the OPM the 90% set of drawings for the project. He indicated that very little had changed in the original presentation of the plans for the building with the exception of the lobby space area "clouds" which had been in the original design had been redesigned to not be suspended; he indicated that, after reviewing the designs, the designers felt that the suspension wires to hang the "clouds" would present a very busy and disconcerting design flaw. Those areas would include the clouds but that they would no longer be suspended but affixed to the ceiling of the lobby.

The OPM then indicated that the process forward would be for him to get his comments on the 90% drawings to the designer by Tuesday the 28<sup>th</sup> of February. The next step for the Committee would be to meet to review the 8 identified alternates for the project. The Committee decided that the next meeting would be on February 28, 2017 at 1:00pm at the Town Hall meeting room for the express purpose of voting on the order of identified alternates.

The Chair then asked the public to inquire about the specifics of the 90% designs of the building. They asked specific energy-related questions of the building design and construction.

The Chair asked for other business. Ms. Macary indicated that she would request that each member of the Committee be polled on their input to each decision of

the committee. She indicated that she had, in the past, been approached by individual committee members questioning decisions made by the committee and, rightfully so, wanted to ensure that each member's opinions were sufficiently aired at the meeting so as to avoid, as she characterized the meetings, the "...Dan and Jerry show...." The Chair agreed that this would be an appropriate course of action.

There being no further business, the meeting was adjourned at 12:25pm (Carson/Wall).