

Winchendon Community Park Building Subcommittee Minutes, May 24, 2021 - Zoom Meeting

Present: Ken LaBrack, Jane LaPointe, Dave Romanowski
OPM: Suresh Bhatia, Jorge Figueiredo, Ron Votta
Architects: David Pollak, Julia Patten

Called to order at 3 p.m.

Business

1. Reviewed Cost Estimate and options to identify what can be removed or changed or moved into bid alternates to align the project with the available construction funds of \$2.3M. Discussed the key parts of the project: site work, road, parking lot, seating, stage and options:
 - No signage in budget --
 - Project must install those required
 - Options for wayfinding to amphitheater, parking - not required, but good to have - who/how?
 - Stage: Use finished block for exterior walls on amphitheater versus wood clad and keep the stage floor as concrete versus bluestone or finished concrete would reduce cost by \$70,000 plus reduction in trade cost (70,000X.25)
 - Bluestone could be left as an alternate or removed
 - Finished concrete is costly
 - Concrete will be the basis anyway: permanent, zero maintenance, can be hosed down
 - Lighting -- involved/includes electrical work and site work (underground)
 - Remove tape light; keep wall lights (\$25K savings?)
 - Site Work:
 - Do we remove/thin trees and stumps between theater and pond?
 - Landscaping - 27 trees - reduce the caliper
 - Irrigation is missing from the bid. What is the area in square feet to be irrigated? Suresh will contact Brian at DPW and ask him to work with Julia on this
 - Infiltration Basins - \$210,337 plus 25% trade markup - \$275,000
 - Likely more expensive to put under parking lot? (want this confirmed)
 - Can these be consolidated; build fewer; i.e., one that is twice the size
 - If reduce impermeable surface, would reduce required basin. i.e., pervious parking lot. Question of plowing it for winter use and maintenance so it stays permeable.
 - Taking down the house is adding permeable surface
 - What are Town regulations on storm water management?
 - Install along road opposite parking lot
 - Repair Street - cost is \$124,192 plus 25% trade markup.
 - This could be bid alternate
 - Question: how much damaged will be done to the road during the construction?
 - Sidewalks -
 - In bid or as alternative?

- Concrete costs more and last longer than asphalt (70% less for material).
 - Asphalt saves \$55K plus 25% markup
 - Pre-fab Stone Walls - estimate for finished cap is very high; remove cap. Architects will talk with fabricators about how to specific the wall so they are comfortable for seating (square versus round?).
2. Alternates - Deduct or Add (recommended by OPM & Architect)
- Have to list in order of importance. Can't pick and choose; if want alternate #3, have to take #1 and #2
 - Too many alternates complicates bidding. Potential bidders may not bid or may increase the bid
 - Add alternates are more common and preferred by contractors. Need to shave base bid to budget
3. Next Steps -
- Work with Civil Engineer
 - Placement and size of basins
 - Preparation for Conservation Commission meeting/hearing - June 10 - with design team and OPM
 - Suresh will set up meeting for design team/OPM to walk Geoff (building inspector) through the design in order to identify which Boards and permits, etc. are required, i.e..
 - Planning Board
 - ZBA if need parking variance - ration of parking to seating; will soccer field as overflow be sufficient?
 - David and Julia will work with OPM to get the revised/final cost estimate in order. OPM will get in touch with committee/town about a new meeting date to present their recommendations
 - Next meeting will include the Town Manager, Justin Sultzbach

Next meetings: TBD

Adjourned 5:17 p.m..

Approved: August 24, 2021