

Winchendon Community Park Building Subcommittee Minutes, May 17, 2021 - Zoom Meeting

Present: Ken LaBrack, Jane LaPointe, Dave Romanowski

OPM: Suresh Bhatia, Jorge Figueiredo, Ron Votta

Architects: David Pollak, Julia Patten, Shauna Gilles Smith, Dave LaPointe

Called to order at 10:12 a.m.

Business

1. Reviewed Landscape Design - 3 overview of the space (a clearing in the woods) and precedent images of the amphitheater seating and stage
 - The amphitheater area will incorporate an existing path
 - Ground will provide documentation to minimize damage to this path during construction. OPM will use this to oversee the work
 - Seating
 - Capacity is 280+ depending on where/how people sit in the seating area. (If sit on the walls, space for 280; more capacity as spread out)
 - Options for pre-fabricated versus installed on-site
 - Stone slab sitting on concrete
 - Concrete with a stone cap (would allow for rope lighting vs pole)
 - Stone with no cap (square stone vs round) - (with lights installed at intervals in the walls) Preference for this option
 - Lighting Systems
 - Code required: streets, sidewalks, stairs
 - Not required, but good to have: audience lights, i.e. pole lights
2. Storm Water Mitigation Management - Dave LaPointe
 - Need to offset impervious surfaces that will be created by the project.
 - Need to locate infiltration basins and bring these proposals to the Conservation Commission for a decision/hearing. Considerations
 - Run off from parking lot
 - Run off from amphitheater: roof, stairway, roadway. Will this require basins or handled by swales that direct runoff towards pond?
 - Options - cost and maintenance implications - Committee will make site visit to assess
 - Invisible - collection container under parking lot -- cost implications
 - Pervious pavements: maintenance - vacuum twice a year to keep impervious
 - Grass-crete pavers -- need to mow, can't use in handicapped areas, question of plowing in winter, question of cost versus underground storage
 - Locate basin on east side of roadway, behind barn and into woods
 - Larger basin in meadow than what is currently on the design
 - Agree: Remove basins between stage and pond; replace with swales; question about runoff from access road (will be infrequently used for vehicles)
 - Conservation Commission filing
 - File notice of intent with current drawing for June 10th meeting

- Will revise plan and submit before the meeting
- Building Inspector has requested a building permit application; he will determine if this goes before the Planning Board or the Zoning Board

3. Lighting Design/System - to be incorporated into electrical

- David Pollak reviewed the various lighting options on the design; the specifics of what is ultimately used will be determined by cost.
 - These include street lighting, pole lights for the pathway, staircase lighting (in risers), small in-ground uplights surrounding the theater, pole lights around drop off/entry plaza, poles by the stage for flood lighting that could also hold theater lighting for stage (vs hanging in canopy). Attention has been given to maintaining a dark sky and neighbor sensitive lighting.
 - Options will be considered when cost estimate is in. What to include in the base bid and what will be in bid alternates
- Lighting Controls - need to be finalized with electrical engineering.
 - Include photo cells, timers, hand controls.
 - Need a hardware system that can be programmed, adjusted, over-ridden and maintained
 - Should include Police, DPW and Electrical Engineers in the decision
 - Location for controls: panel in stage storage area and place at the bottom of the amphitheater near the stage for eventual light and sound control. Also, the potential to control via an app?.

4. Security

- Suresh had discussed this with Keith, who followed up with Police. The Department isn't equipped to monitor systems. They would use an outside security firm who would monitor the park via camera
- Question of how to fund
 - Non-construction includes FFE of \$50,000; consider holding \$25K for sound equipment for the stage and \$25K for cell hub connected to cameras for Police 3rd party vendor
 - These are not part of the bid; are side projects that need to be brought along.
- Question of wiring/electrical
- **Action: Suresh** will find consultant to work directly for the Town on security. David will coordinate their work with the Electrical Engineers

5. Project Schedule

- Meet Monday, May 25th from 3-5 p.m. to review cost estimate - which will be a major driver for scheduling. It will take 3 weeks to complete bid documents if/when cost estimates align with budget
- **Action: Suresh** will expedite getting the building permit and Conservation Commission applications submitted via the Town Manager's office
- Next critical steps -- (if no redesign needed). David Pollak has been considering options to move to bid alternates, if needed
 - Permits

- Bids
 - Contract
- Looking ahead - Best Case (very dependent on cost estimates; if need to redesign, time will shift)
 - 2022 - paving top coat and planting finishes
 - 2021 complete all major construction: earth moving, grading, drainage, underground utilities, structure. Road can be built in parallel
- Availability of site contractors -
 - Very busy around Boston; August start may not be realistic; may be September
 - Majority of the work will require 3 to 4 months. Work on the stage can spread into winter if necessary/possible

Next meetings: May 24, 2021, 3 p.m.

Adjourned 2:12 p.m.

Approved: August 24, 2021