

Winchendon Community Park Building Subcommittee Minutes, June 9, 2020 - Zoom Meeting

Present: Ken LaBrack, Jane LaPointe, Dave Romanowski, Tracy Murphy, Keith Hickey
OPM: Suresh Bhatia, Ron Votta of Atlantic Construction
Abacus Architects: David Pollak, Julia Patten

Called to order at 2:05 p.m.

Business

1. Review of site design: circulation, parking, amphitheater location
 - Architects reviewed current plans, design recommendations based on March meeting and work since that meeting. Want to now fine tune the package with information from estimators
 - Amphitheater has structure, but looser, more natural
 - Stage is outside the 100 foot wetland zone and closer to the audience
 - There is a low slope pavement from the parking area to the amphitheater and a wider piece that can hold vehicles accessing the stage
 - Seating in grass tiers, 24" .. with grassy area to the side
 - Stage is raised as the seating slope is low.
2. Amphitheater stage design
 - Will wait for more complete estimates to pick the actual/final design. There are four similar options/forms which will be carried forward for public input. This includes
 - Larger, rectangular roof and stage
 - Pitched roof over stage
 - Roof will be held up by a cinderblock structure covered by stone or wood. The roof will be either translucent or opaque. Translucent is more aesthetic but opaque is easier to maintain and to use with things hung from the ceiling .. a rubber roof versus fiberglass.
 - Trusses are standard, pre-fab
 - Options will be a function of price and maintenance. As get into construction documents, these details will be developed. Will have cost estimates on one option to use as a baseline and then a write up on the variability of other options
3. Site and theater (house) lighting
 - Want to build a superstructure into the roofing design to hold lights, etc. Recommend looking for second-hand fixtures and equipment, plus cabling (special wiring needs for the equipment). Considerations re roof height and what is fixed to it -- personnel power/access to set the fixtures ... but also concerns for vandalism

- Consider going with what have, without specialized fixtures and equipment. Bands usually bring their own speakers.
 - Important to have enough power to plug it in
 - We supply the sound and light person to run the equipment
 - **Question**: *what about sound for performers like Winchendon Winds or local plays, readings, etc. ???*

4. Electrical service overview

- Lighting area include, as a minimum:
 - Theatrical lighting
 - Tree lighting - decorative, around the theater, to frame the theater
 - Street lighting on Ingleside Drive
- (See Willow Park, Salem MA as a lighting example)
- Sound should be on a separate service from lights. 200 amps. Therefore 3 phase power, two for lights and one for sound
 - Current power is single phase. The upgrade would require three new wires; an \$80,000 upgrade to the pole and then distributed under the road to the amphitheater - \$200,000
 - Single phase might work; it has two legs (?); don't know the minimum requirements
 - Need 100 amp dedicated circuit for bands to plug into
- Will continue this conversation to meet park needs
 - Need to get dual pricing - for single and three-phase - and ask the estimator for an option/opinion
 - Wiring will be a mix of underground and above ground. Need to be smart but limit the amount of underground wiring.
 - Re responsibility for the line from Maple Street to the property - National GRID will take care up to the meter, but will charge for this
 - Will price all electric from the pole as underground
 - Install site lighting when everything is dug up -- so it may be later (?)

5. Theatrical lighting, sound, and projection overview

- Equipment includes: sound, light and projection
- Advice and perspective was received from the ART sound department (theater, Cambridge MA) and Cailte Kelly (music performance)
- Need to be most mindful of the electrical loads on the stage
- Sound and light are very expensive, even used equipment. Fixtures and cables could cost \$100,000. Abacus will share the details with us, but are not recommending this due to the cost

- Projection screen with a frame so it doesn't flutter in wind and on a wheeled cart that accords out. Projector also on wheels
 - Looking for a Winchendon solution for fixtures and equipment
6. Cost and cost estimating overview
- Questions about landscaping, work on the road (Ingleside Drive) and site electrical - and all critical cost considerations and may not be possible - to be determined.
 - Ask cost estimators to separate repaving the road and traffic circle as an alternative
 - Get price for removal of the house as a option
 - Anticipate a lack of funds -- and the need to find other sources for:
 - Repaving the drive -- get an estimate that can be used for other funding sources
 - Site electric utility
 - Lights along the road for safety
7. Schedule, Next steps, Presentations (Town meeting, etc.)
- Steps:
 - Put together the package for cost estimator: document from civil, structural, electrical. It will take several weeks to do this
 - Get cost estimate report
 - Meet with the subcommittee to confirm the package to bring to Robinson--Broadhurst
 - If on budget, meet with Robinson-Broadhurst
 - If above budget, either re-engineer and cut, or meet with Robinson-Broadhurst to get clarity on funding
 - Then meet with the Board of Selectmen and a community forum
 - Phase 2 of Abacus work - likely Spring 2021
 - Construction documents and administration to design and bid the project

Adjourned 3:40 p.m.

Approved: October 7, 2020