



TOWN OF MENDON

Council on Aging
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Architectural and Engineering Study Committee

Minutes –January 16, 2019 Meeting

Attending:

- Committee members, Kevin Rudden, Mark Bucchino Sue Carlson, Diana Carter, Earl Pearlman, Amy Wilson Kent and Pat Vandenberg.
- , Mike Ammendolia absent.
- Guests: Allan Kent and Brenda Rienzo

Meeting called to order at 2:00PM.

1. Meeting with CBI Consulting LLC

Michael Teller, AIA – Principal-in-charge
Steve Watchorn. AIA – Project Manager & Project Architect

Kevin started by introducing the committee members to the CBI representatives.

Michael and Steve came with a power-point presentation and new/updated booklets for everyone. Michael informed us that he has been with CBI for the past 38 years and has 43 years as a practicing architect. Introduced Steve as having a Masters in Architecture and one in Planning. Steve will be guiding us through the planning. Steve was also the project manager for the Town Hall campus project in Mendon.

Steve stated that CBI does structural engineering in house. Have someone else who does energy modeling and efficiency. Also have a Mechanical Engineer in the group who does things like figuring out where the water for a sprinkler system would come from. CBI has a variety of groups/people with many specialties to call on. Have done work for many municipalities in Massachusetts. They also do OPM (Owners Project Management) which is required, and sits on our (owners) side. Encouraged us to call their references.

Their first question to us: What is your greatest challenge in planning for new facilities?

(Kevin) Money and support. Are we putting in everything we should be putting in to last for a certain amount of time?

#2: What are your frustrations when working with Architects? Kevin had worked with architects creating Mendon's new library and answered: Surprises – change orders needed. Other towns have a problem getting the architects to size the project to the size of the town.

Michael stated that this is how they do business – start by asking questions. They knew what good Senior Center design is, but do not expect to do cookie-cutter buildings. It is not about them and their egos. They listen and try to solve the exact problems you have. Their cost estimates are honest and usually 'exact' but not given until they have the project. Listening/Planning/Managing. They (CBI) are also Commissioning Agents: created by the state due to complex systems needed in the build; they understand and can explain complex systems before bidding happens.

Steve: They did the walk-thru and examined the area and listened to what people told them. Had actual overhead picture of the current site. (Actually got to find out where septic container and field are in relation to our current buildings). Kevin told them we would probably have to move the well. (See Site Considerations in their new booklet.) They have already had their civil engineers looking at this problem. The current well site would not allow any addition where current buildings are.

Everyone enthusiastic about cover to the ramp. They say they believe we understand that there is a cost for doing nothing. Needs to be presented as a cost when doing presentations.

The many pictures they took allowed us to see the sloping nature of the land.

We want to have storage off each room. Don't want large/long corridors. Talked about size changes needed in upcoming years. Need to understand the points we have and they are going to be our advocates for us. Can give us estimated costs for water and electricity etc.; services we have coming into the buildings and our interactions with our community.

They did a very good drawing of current buildings' spaces from memory. We are currently 2,500 sq. ft. If we double would still need to add space for additional bathrooms and other special spaces; , looking at around 5,000 sq. ft. Estimating all the things we would love to have would come to over 10K sq ft. They did give us an 'estimated' building cost of around \$495 per square foot based on their current information (Kevin is planning on checking this figure out). Brings cost to around \$5.1million for only site and addition – does not include soft costs or refurbishment of existing building. Talked about using heavy duty tiles instead of rug or wood as they have easy cleaning.

Had a picture of the combined building with major addition to left of current main building, which is the expensive part, that could be shrunk to give less sq feet if costs too high.

Switched back to Michael. If we keep the building in operation it is a phased project. Need to identify who else in town they need to coordinate with.

Need to protect the sub-bidders such as Electrical etc. We need to clearly define scope for each of sub-bidders. Detailed/Tight Set of Plans and Specs is our best option. They (CBI) will be on site every day when construction is being done.

Even though more than one of us asked about costs, they were not willing to give us even a wild guess of an amount for this study.

Michael stated that selections of architects needs to be based on value of the job they will do not fee. Negotiations take place after you have decided which architect is best qualified. Their job is to explain technical things to non-technical people and be our trusted advisor. They like to design just right.

2. Next Meeting:

Wednesday, January 21, 2019 at 2pm.

We will be interviewing BH + A on the same 3 subjects.

The meeting adjourned at 4:00 p.m.

Approved on 2/6/19