

The February 1, 2023, meeting of the Community Center Building Committee convened at 4:05 p.m.

Present for the Committee: Ms. Stein, Mr. Tucker (via phone) and Ms. Weinstein

Present for Staff: Tony Genovese (left at 4:20 pm)

Other: Mr. Matt Gallerani and Mr. David Stein, Architects with Silver Petrucelli & Associates; Mr. Aris Stalis with ARIS Land Studio

Minutes

The minutes of the January 11, 2023 meeting, were unanimously approved (Weinstein – Tucker).

Review of Construction Costs for Project

Community Center Interior

- Construction costs presented by Room, General Interior (including elevator & bathrooms) and entrance – cost is ~\$295/sf
- Options for add alternates (design now/build later) include café kitchen, folding partition and building entrance
- Construction costs range from ~\$1.2M to \$1.6M
- Adding in contingencies, general conditions, a/e fees and furniture brings the construction cost range to ~\$1.9M to \$2.4M (these categories represent ~35% of total costs)
- Costs can be finalized once get construction bids
- Proposal from JCC for current and past 2 years Woodbridge Fitness Center members was shared
 - Transition to JCC membership can happen soon
 - More people are using the Woodbridge Fitness Center than are indicated in the membership numbers submitted by the Recreation Department. Since they are not paying members, the JCC would work on membership based on their individual insurance plan coverage.
- Brief review of summary of issues/ideas raised during schematic design presentations. These will be reviewed more closely as building design and construction costs are finalized.

Community Center Outdoor Area

- The scope of the outdoor area transformation was divided into 4 phases with detailed/conservative cost estimates:
 - Phase 1 – New parking area, drop-off area, patio toward Grove
 - Phase 2 – Grove & patios around building
 - Phase 3 – Library amphitheater & reading garden
 - Phase 4 – Parking expansion & one-way roadway
- Range of costs for each phase depends upon materials used, plantings, etc.
- Total project costs range from \$1.9 M to \$3.2 M
- Can be done in phases

Presentation to BOS on Wednesday, February 8, 2023

- Refresher of project scope (send presentation in advance, plus estimated costs including summary of outdoor project by phase)
- Review budget \$ available for project and tie into Firehouse storage shed from budgetary and timing perspective; also have 2 years to use the grant funds (April, 2022 to April, 2024)
- Review timeline for creating construction documents, bid and award, construction time
- Motion to proceed with construction documents with final approval of design and construction \$ after receive bids (late June); and to send plans to SHPO for approval

- This will allow time to estimate the costs for security, wifi, phone, computer, AV and furniture which will be necessary for the building
- Motion to utilize \$2M of ARPA funds awarded to Town for outdoor area transformation for Phases 1 and 2 of the proposed plan.

NEXT MEETING IS WEDNESDAY, MARCH 15, 2023 @ 4 pm

Adjournment

The meeting adjourned at 5:58 p.m.

Respectfully submitted, Sandra Stein