

Town of Kingston
Senior Center Building Committee
Meeting Minutes
September 10, 2008

1. The Meeting was opened by Vice Chairman, Jack Burrey, at 7:05pm. in Room 203. Other members present were Muriel Boyce, Phil Burnham, Dave Colter, Ron Gleason, and Linda Felix (arrival -7:45pm.) Absent was Chairman Paul Gallagher.

2. Jack Burrey asked what Minutes for approval were still pending and the Secretary mentioned that they were the Minutes of July 23rd, August 6th, and August 13th, all in 2008. **Motions were made by** Ron Gleason and **seconded** by Linda Felix to approve the July 23rd Minutes, **made by** Phil Burnham and **seconded** by Muriel Boyce to approve the August 6th Minutes, **and made by** Dave Colter and **seconded** by Phil Burnham to approve the August 13th Minutes, and they were unanimously **so Voted** by those members present.

3. Jack then handed out copies to the members of an August 22nd bill from Catlin Architecture regarding Architectural Services for the proposed Senior Center, showing a Total Fee of \$276,639 for individual Design, Construction, and Biding Phases. The actual current fee due at this time for the above items is \$35,271.47, plus mileage of \$61.60, bringing the Total Amount Fee due at this time to \$35,333.07. **(A copy of total bill is attached to these Minutes for reference.)** A **Motion** was made by Jack Burrey and **seconded** by Ron Gleason to approve this bill, an open discussion ensued on the individual items listed on the bill, and was **followed by a Vote of the members present to pay** the bill as submitted and the Members present signed the bill for payment and the bill was submitted to the Selectmen's Office on 9-11-08.

4. Ron Gleason again mentioned the possible need for a Sprinkler System in the Senior Center and also commented on the presentation made by the people from Catlin Architecture to the Conservation Commission the evening before on September 9th; some of the items being subjects discussed to be included in the Mitigation process going forward. It was noted that parking spaces could be down to 54 parking spaces with new layout but maybe any overflow parking could be accommodated by the parking area in the Municipal Parking Area

itself. Ron further stated that the Conservation Commission Members were very supportive, including the Chairman, Gary Langenbach.

5. Jack Burrey mentioned that he thought Gary Langenbach was concerned about the replication of the area that was taken from the vernal pool set-back and said that Gary mentioned there is a difference between a 100 ft. no disturb buffer zone to verbal pools and a 25 ft. no disturb buffer zone protection to wetlands and explained the difference.

6. Also, a discussion ensued regarding working with Paul Basler, Superintendent of the Highway Department, on the different areas of rubbish/debris in and around the land being proposed for the Senior Center site. It was felt that the money we have for the building of the new Senior Center should not be used to pay for cleaning and getting rid of the trash on these grounds. It was mentioned that perhaps the Chairman, Paul Gallagher, would be getting in touch with Paul Basler on this whole matter.

7. Ron Gleason repeated the statement again, that Heidi Sokol and John Catlin of Catlin Architecture stated earlier, that the reason we should be granted a waiver to work in a restricted area, and also on our cleaning up any more of the above mentioned debris and the cost to remove same as part of the Mitigation process, is because of our having removed a great deal of it already and the reason being for the waiver is that the statement made above is, in and of itself, an overwhelming benefit to the Community.

8. Ron Gleason stated he spoke to Heidi Sokol last Thursday about actually needing a Sprinkler System and she stated that she's not sure we should try to pursue this question any more just to see what the final answer would be, which we believe to be "yes, we do need to have one". She may discuss it further with the Fire Chief if the opportunity arises. Ron is just going to let it be for now.

9. Jack Burrey mentioned we need an exact number to get water to the Center, valuing and tapping into a Town water line.

10. No date was set for the next SCBC Meeting.

11. There being no other business to come before the Committee, a **Motion** was made by Jack Burrey and **seconded** by Linda Felix to close the meeting, it being 7:55pm. and it was **so Voted**.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ruthann Cassidy".

Ruthann Cassidy, Secretary

Att.

Catlin
Architecture

August 22, 2008
Catlin Architecture Project # 28005
Invoice # 28005-1

Mr. Paul Gallagher
Chairman: Building Committee
26 Evergreen Street
Kingston, MA 02364

RE: Architectural Services
Kingston Adult Community Center

Fee \$ 276,639

Phase	Total Fee	% Fee	% Complete	Total
Schematic Design	\$ 41,496	15%	85%	\$ 35,271.47
Design Development	\$ 55,328	20%	0%	\$ -
Construction Documents	\$ 110,656	40%	0%	\$ -
Biding & Negotiation	\$ 13,832	5%	0%	\$ -
Construction Administration	\$ 55,328	20.0%	0%	\$ -
Total Fee	\$ 276,639			
CURRENT			13%	\$ 35,271.47
Less Previous Amount Billed				\$ -
TOTAL CURRENT FEE DUE				\$ 35,271.47

Mileage 112 miles \$ 0.55 \$61.60

TOTAL AMOUNT DUE \$35,333.07

JC

APPROVED SEPT 10, 2008 to Granite Street • Quincy, MA 02169 • 617 772-440

[Handwritten signature]
Meredith Payne

[Handwritten signature]
Paul Hession
Linda M. Kelly