Capital Budget Committee
Tuesday, February 2, 2016

Members present:
Bob Springett, Kate Cannie, Brooks Gernerd, Robyn Hunter, Gordon Kinder, Andrew Phelan, and Mark Sarro.

Chairman Springett called the meeting to order at 7:00AM in the Selectmen's Meeting Room.

1. The Committee approved the meeting minutes of January 19, 2016.

2. The Committee reviewed the status of the FY17 capital requests, the request spreadsheet, the fleet inventory, and draft Blue Book recommendations.

    a. The Dover-Sherborn Regional School Committee will clarify its FY17 request for $40,000 for carpeting in the high school library. Ms. Gernerd will follow up with the RSC.

    b. The Parks and Recreation Commission will keep, rather than sell, the large tractor mower requested for replacement in FY17. The existing mower will be kept as a backup and/or for parts, since it is more valuable in that capacity relative to its trade-in value. The backup mower will not be replaced when it is no longer useable.

3. Town Administrator David Ramsay and Building Supervisor Karl Warnick clarified the Selectmen's FY17 request for $15,000 for a handrail at the Town Library. The rail would be custom-made to run from the top platform down the ramp to the lower stone wall. It would match the existing handrails installed approximately 10 years ago. It would be expected to last indefinitely with little or no maintenance but paint. The Selectmen will revise their narrative request for consistency with the request amount and timing.

4. Don Mills of Mills Whitaker Architects joined Mr. Ramsay and Mr. Warnick to clarify the Selectmen's FY17 request for $90,000 to repair/replace a stairway at Caryl Community Center.

    a. The proposal is to repair the foundation wall, repoint the surrounding wall, remove the interior and exterior stairs and door, and make related changes. The stairway is crumbling and the foundation wall has water damage.

    b. The cafeteria has two means of entry and exit other than the stairway in question. That meets code, but both are interior passages on either side of the kitchen. The stairway is the only direct means of entry/exit between the cafeteria and the outside.

    c. The estimated cost includes: installing a window in place of the door, replacing interior doorframes and doors to swing out of the room, illuminated exit signs, and drywall/painting infilled areas, as well as design fees, all trades at prevailing wages, and contingencies.

    d. Procedurally, this work cannot be combined with the current bathroom renovation to save cost. There would not be material cost savings to combining this work with future work to the boilers and controls due to lack of overlapping trades.

    e. An accessibility study is being conducted to identify expected changes and cost of making the building ADA compliant.

    Attached exhibits: (1) Floor plan and (2) Cost estimate dated 22 October 2015.

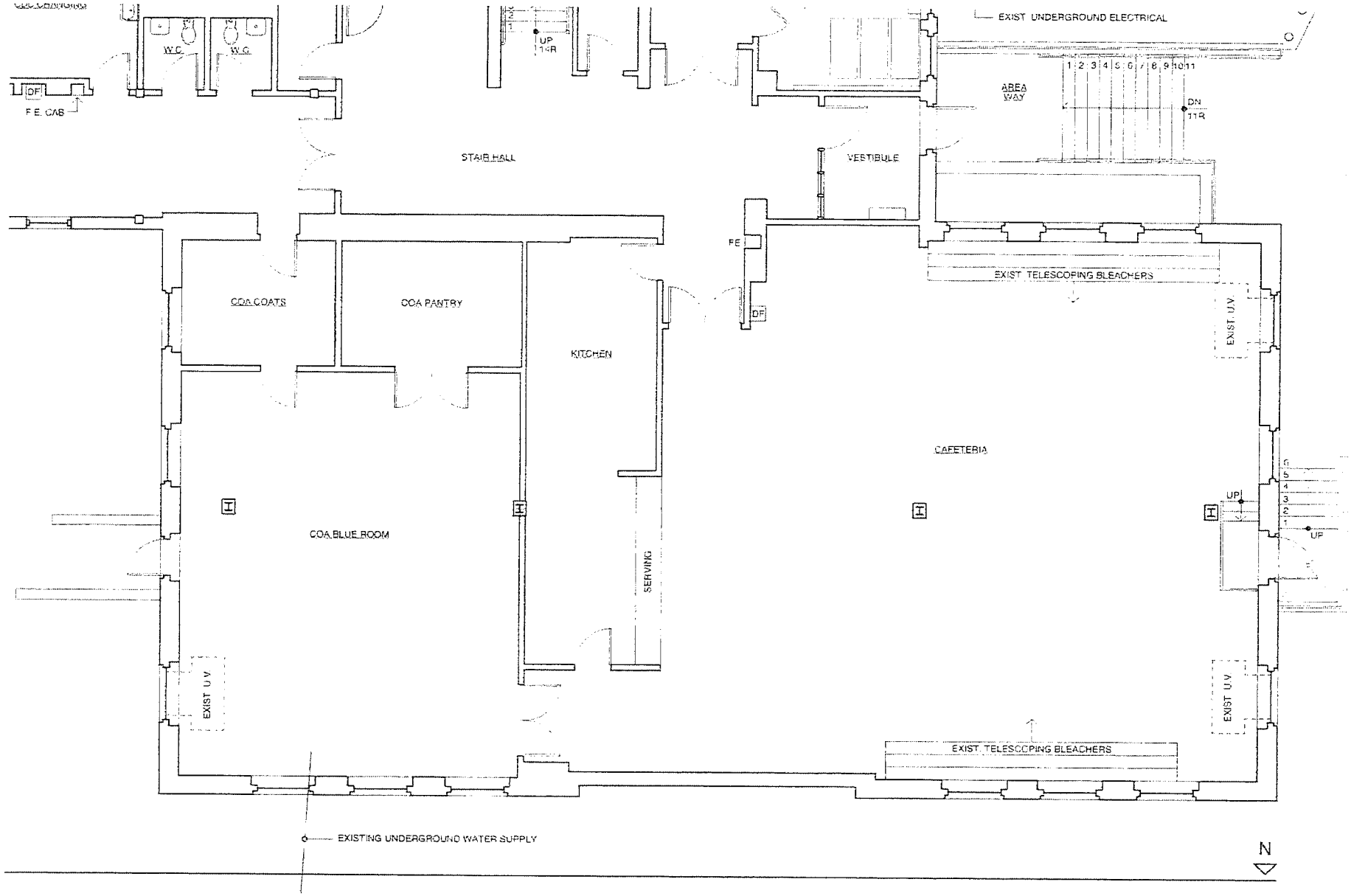
5. Upon a motion duly made and seconded, the Committee voted unanimously to recommend $15,000 for an outside handrail at the Town Library.

6. Before voting on the Selectmen's $90,000 request, the Committee agreed to request the estimated cost of making any necessary repairs to the foundation wall and stairs if the exterior door were to remain in place. Ms. Hunter will follow up with Mr. Ramsay.

The next meeting will be at 7AM on Tuesday, March 1.

The meeting was adjourned at 8:25AM.

Respectfully submitted,
Mark Sarro


EXIST UNDERGROUND ELECTRICAL
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DF
F.E. CAB
UP
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STAIR HALL
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1 2 3 4 5 6 7 8 9 10 11
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EXIST. TELESCOPING BLEACHERS
EXIST. U.V.
COA COATS
COA PANTRY
KITCHEN
CAFETERIA
UP
UP
COA BLUE ROOM
SERVING
EXIST U.V.
EXIST U.V.
EXIST. TELESCOPING BLEACHERS
EXISTING UNDERGROUND WATER SUPPLY
N

Dover Caryl Community Center
Removal of Dining Room Exterior Exit
Mills Whitaker Architects / 22 October 2015

Project Criteria and Assumptions:

1. Estimated costs are conceptual based on field review, prior to design.
2. Project will be executed by a qualified General Contractor.
3. Project will follow public bidding regulations and prevailing wage rates.
4. The Town will provide site fill and driveway paving (no cost included).
5. Interior egress door between COA and Dining will provide second exit.
6. Architect (+ Engineers) will provide designer services as required.
7. Cost escalation assumes the project will be completed during FY 2017.

Cost	Description
$5,200	02 EXISTING CONDITIONS: Remove wood lean-to shed covering, stone areaway walls and concrete areaway stairs. Remove exit door in exterior wall. Remove interior stair, landing and guardrail to exit door. Remove double door & frame to COA room. Excavate exterior to expose foundation wall at leaks (areaway and side entry).
$20,000	04 MASONRY: Infill foundation wall and restore former window opening at exit door. Repair brick masonry at connections of lean-to enclosure to exterior wall. Repoint exterior walls in area of work.
$2,000	06 WOOD & PLASTICS: Provide blocking at reconstructed window opening and reconfigured exit door opening to COA room. Provide window trim.
$6,000	07 THERMAL & MOISTURE: Provide exterior waterproofing at leaking walls of areaway stair and side entrance. Provide sealants at window and door frames. Provide insulation in wall infill at interior stair demolition area.
$9,750	08 OPENINGS: Provide sliding window to match adjacent units. Provide hollow metal frame and double egress door (pair of door leaves swinging in opposite directions). Provide egress hardware, including local alarm at door exiting Dining to COA.
$7,000	09 FINISHES: Provide drywall infill at former exit stair. Paint infilled areas, window trim, door frame and egress doors. Provide vinyl composition tile patching at floor area.
$3,800	26 ELECTRICAL: Remove illuminated exit sign at areaway door. Provide two illuminated exit signs, one on each side of egress door. Provide illuminated exit sign at exterior door leading from COA from front entrance walk. (Egress alarm battery operated.)
$53,750	**Subtotal of Conceptual Costs**
$8,063	Pre-Design Pricing Contingency (15%)
$3,091	Assumed Cost Escalation (5%)
$64,903	**Conceptual Construction Budget**

	Related Project Components
$7,788	Conceptual Construction Contingency (12%)
$15,500	Designer Services: Architect (11.5), Structural (2.5), Electrical (1.5)
$1,250	Project Expenses (printing, advertising, mileage)
$89,442	**Preliminary Project Budget**