Posted on 1.2.2020 at 3:45pm by JAD Revised 1.3.2020

SELECT BOARD
AGENDA

Tuesday, January 7, 2020
7:00pm
Town Hall Meeting Room
13 Ayer Road, Harvard, MA 01451

Alice von Loesecke (Chair), Stu Sklar, Lucy Wallace, Kara McGuire Minar, Rich Maiore

1) Call Meeting to Order – **Alice von Loesecke**

2) Energy Advisory Committee appointments: Ellen Leicher voting member & associate Peter Kelly–Joseph (7:00)

3) Open Space Committee at large interview: Jo-Anne Crystoff & appointments (7:10)

4) Presentation by Fire Chief Rick Sicard on the fire station study (7:20)

5) Presentation by the Capital Planning & Investment Committee on their recommendations (7:50)

6) Approve minutes from 12/3 (8:20)

7) Public Communication (8:25)

8) Town Administrator report – miscellaneous issues & discussion items (8:30)

9) Review and discuss study on Hildreth House connector and building upgrade (8:40)

10) Action/Discussion Items: (9:00)

- ***a) Finalize annual license renewals***
- ***b) Discuss and provide updates on Select Board related tasks of Master Plan***

11) Select Board Reports

NEXT SCHEDULED MEETING
Town Hall Meeting Room
January 21, 2019
7:00pm

DAI DiGIORGIO ASSOCIATES INCORPORATED
529 MAIN STREET · SUITE 3303 · BOSTON , MA 02129 · TEL (617) 723-7100 · FAX (617) 723-9113
A LiRo Group Company

Town of Harvard
Hildreth House Phase II
Cost Estimation Narrative (DRAFT)
DAI # 19-278-2094

December 31, 2019

EXECUTIVE SUMMARY:

- The goal of the assignment is to prepare an order of magnitude cost estimate for a connector between the existing Hildreth House and the new Phase II community building, the cost of installing an automatic fire suppression system, and the potential cost to upgrade the structural system.
- The connector includes the extension of the vestibule from the Phase II building, an accessible ramp designed per Massachusetts Architectural Access Board 521CMR Chapter 24. The ramp is designed to reconcile the 36" difference in elevation.
- Work in the existing Hildreth House is limited to enclosing a small portion of porch, installing a fire suppression system, and adding insulation in the attic.
  - The porch is modified in the fall and winter months to become a new vestibule with removable glazed (Plexiglas) panels to cover the existing openings and a new door with side lights.
  - The existing flooring and ceiling of the porch to remain the same.
  - This new vestibule is not a conditioned space. It acts as a transition between the connector and interior of Hildreth House and protects the staff from the elements in the winter. The new panels can be removed during the spring and summer.
  - Insulate underside of roof in the attic with spray foam insulation.
- The team reviewed the different levels and intensity of structural upgrade per the provisions of the International Existing Building Code 2009 (IEBC 2009) and its appendices.

STRUCTURAL SYSTEM:

- The connector is structurally isolated from Hildreth House and Phase II building by "structural isolation joint" to avoid triggering Level III structural upgrade.
- The connector is still completely covered between Hildreth House and Phase II building
- Wood frame construction with concrete footing, foundation, floor slab and ramp

ARCHITECTURAL:

- Connector- Materials and Systems:
  - Doors - Stile and Rail Wood Doors
  - Windows – Double Hung Aluminum Wood Clad Windows
  - Siding: Eastern White Cedar Siding
  - Asphalt Roof Shingles to match existing Hildreth House
  - Flooring: Luxury vinyl tiles (LVT) – light grey colored weathered looking wood in corridors
  - Ceilings – GWB
- Connector serves as egress from Phase II building.

FIRE SUPPRESSION SYSTEM:

- It is an extension of the Phase II project, including pump and emergency generator. Allowances are made to increase the capacities of the pump and emergency generator. Water pressure testing is needed to finalize capacity of fire pump, and length of service for emergency power is needed to determine size of tank and capacity of emergency generator.
- The fire service line is an underground connection to the Hildreth House.
- New piping and risers to be exposed due to limited ceiling heights and avoid changing the character of the interior spaces.

MECHANCIAL/PLUMBING /ELECTRICAL SYSTEMS:

- Building services of the connector to be tied to the Phase II building.
- Electric heat for connector.

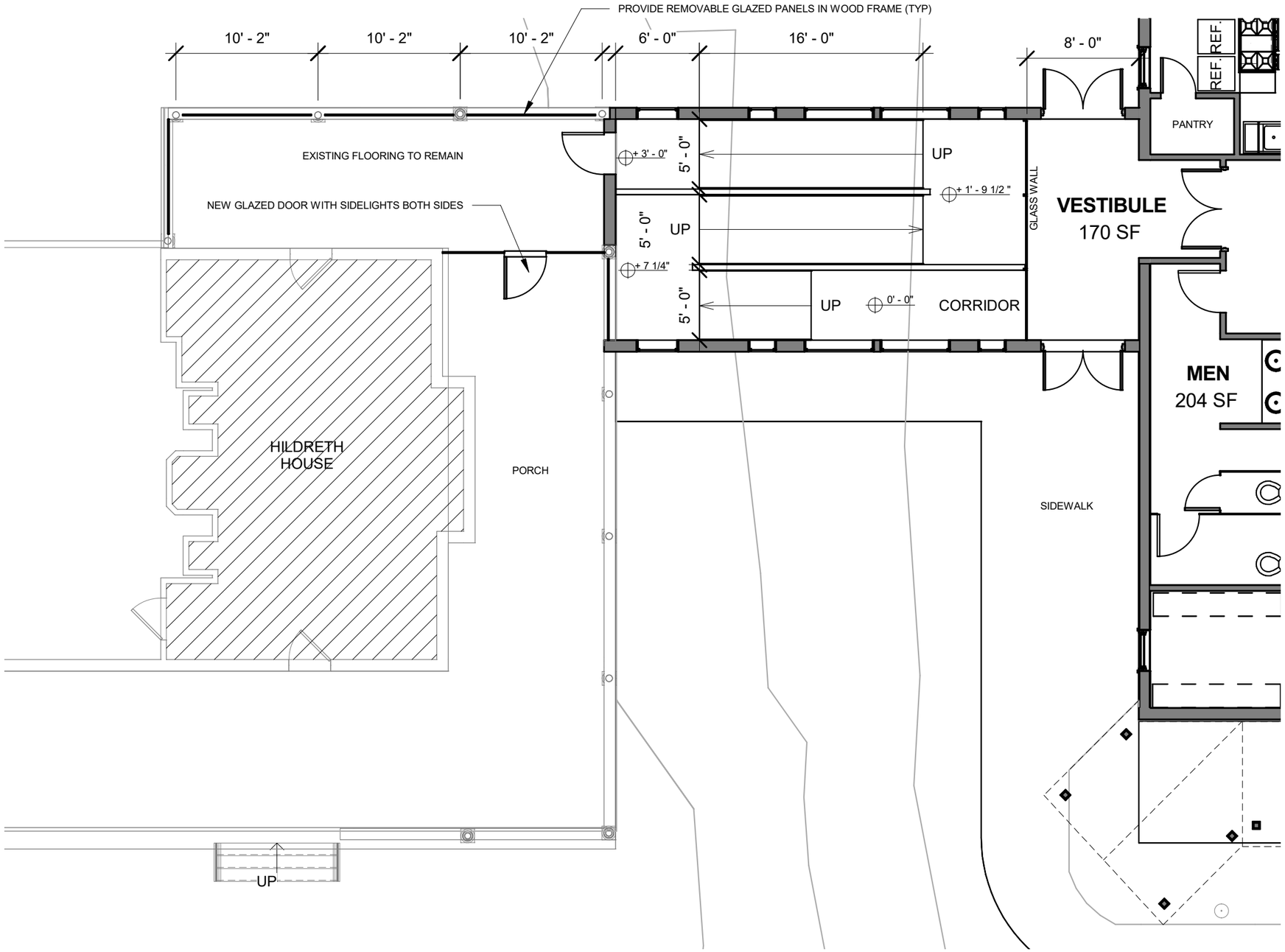
ASSUMPTIONS OF THE BUDGET:

- Construction to be simultaneous with Phase II project: first quarter 2021.
- Prevailing wage.
- Geotechnical report has not been done- rock excavation, hazardous waste removal, dewatering, soil conditions, potential contamination, and depth of ledge.
- Current property survey is not available- site utilities relocations and depth of ledge to be confirmed.
- Excludes asbestos abatement and hazardous waste removal.
- Percentages use for building permit fee, general liability insurance and bonds, builders contingency, escalation, performance and payment bonds are the same as the Phase II budget.
- If the connector is not part of Phase II construction, there will be additional bidding, additional cost due to escalation, mobilization and reconfiguring the Phase II vestibule and roof.
- Structural associated assumptions:
    - Includes allowance to reinforce the existing wood floor joists if some need to be cored thru to install the fire sprinkler pipes.
    - Dead loads from the new fire sprinkler pipes do not trigger a lateral load analysis of the overall building.

ATTACHMENTS:

- Proposed plan of the connector dated December 31, 2019
- Order of Magnitude cost dated December 31, 2019

- End of Narrative-



1 FIRST FLOOR
1/8" = 1'-0"

12/31/19

TOWN OF HARVARD
15 ELM STREET, MA 01454

ENCLOSED RAMP OPTION

DAI DiGIORGIO ASSOCIATES INCORPORATED
A LiRo Group Company

19-157-2094

COST BREAKDOWN SUMMARY
ORDER OF MAGNITUDE BUDGET
COMMUNITY CENTER CONNECTOR & UPGRADE
15 ELM STREET
HARVARD, MA 01454

DRAFT

1/2/20 Project No. 19-157-2094

DIVISION	DESCRIPTION OF WORK	CONNECTOR	UPGRADE
01000	GENERAL CONDITIONS	$ 32,000	$ 15,000
02000	SITEWORK	$ 15,000	$ 2,000
	SELECTIVE DEMOLITION	$ 5,000	$ -
03000	CONCRETE	$ 16,800	$ -
04000	MASONRY - (NIC)	$ -	$ -
05000	STRUCTURAL STEEL, JOISTS AND DECK - (NIC)	$ -	$ -
	MISC METALS	$ 6,000	$ -
06000	WOOD & PLASTICS	$ 27,000	$ -
07000	THERMAL & MOISTURE PROTECTION	$ 21,500	$ 6,500
08000	DOORS & WINDOWS	$ 42,600	$ -
09000	FINISHES	$ 13,000	$ -
10000	SPECIALTIES	$ 500	$ -
11000	EQUIPMENT - (NIC)	$ -	$ -
12000	FURNISHINGS	$ 500	$ -
13000	SPECIAL CONSTRUCTION - (NIC)	$ -	$ -
14000	CONVEYING SYSTEMS - (NIC)	$ -	$ -
15000	FIRE PROTECTION SPRINKLER SYSTEM	$ 4,000	$ 70,000
15400	PLUMBING SYSTEMS - (NIC)	$ -	$ -
15500	HVAC SYSTEMS	$ 26,000	$ -
16000	ELECTRICAL SYSTEMS	$ 20,000	$ -
	ALLOWANCE: LEDGE REMOVAL	$ 20,000	$ 10,000
	ALLOWANCE: EMERGENCY GENERATOR	$ -	$ -
	ALLOWANCE: FIRE PUMP	$ 10,000	$ 10,000
	ALLOWANCE: LANDSCAPING	$ -	$ -
	SUPERVISION, MANAGEMENT & ADMINISTRATION (INCLUDED W/GEN CONDITIONS)	$ -	$ -
	BLDG PERMIT FEE, GEN LIABILITY INSURANCE & BONDS	$ 3,705	$ 1,618
	SUBTOTAL	$ 263,605	$ 115,118
	BUILDER'S CONTINGENCY (20%)	$ 26,360	$ 11,512
	ESCALATION (4%)	$ 11,599	$ 5,065
	BUILDER'S FEE (5.0%)	$ 14,498	$ 6,331
	SUB TOTAL	$ 316,062	$ 138,027
	ADD FOR PERFORMANCE AND PAYMENT BOND	$ 3,272	$ 1,429
	TOTAL BUDGET	$ 319,334	$ 139,456