



Gary Christenson, Mayor

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Municipal Building Committee – City Hall Redevelopment  
Malden Senior Center  
Tuesday, September 11, 2018 at 4 PM

Committee Members in Attendance			Others in attendance		
✓	Gary Christenson, Chair	Mayor	✓	Nelson Miller	Bldg. Commissioner
✓	Ron Hogan	Mayor's Appt.	✓	Mike Carroll	Hill Int. (OPM)
ABSENT	Debbie Burke	Mayor's Appt.	✓	Andy Felix	Hill Int.
✓	Eric Rubin	Pub. Facilities Dir.	ABSENT	Joe Naughton	Hill Int.
✓	Barbara Murphy	2016 Council Pres.	ABSENT	Joe Marshall	Flansburgh (Architect)
✓	Craig Spadafora	Council Pres. Appt.	✓	Jorge Cruz	Flansburgh
✓	Ryan O'Malley	Ward 4 Councillor	✓	Brian Hores	Flansburgh
ABSENT	Kathleen Manning Hall	Clerk <i>Non-voting mem.</i>	ABSENT	Bruce Danzer	Lab[3.2] (Int. Designer)
			✓	Debbie DeMaria	City Council

## MINUTES

- 1. Roll Call of Committee members.** Meeting called to order at 4:06 PM. Clerk called the roll and there was a sufficient quorum.
- 2. Review and Approval of August 28, 2018 Minutes.** *Motion by Ron Hogan to approve the Minutes of August 28, 2018, seconded by Eric Rubin. Minutes of August 28, 2018 were approved unanimously.*
- 3. Schedule Updates.** Nothing substantial to report on the schedule. The new key steps are to review the reconciled cost estimates with the MBC at the next meeting; this is a critical component as it will drive whether we look to value engineer or secure additional funding.
- 4. Continued Discussion on Design Development.** The Committee reviewed updated schematics showing various options for counter colors, with the office storefronts having been changed to clear glass with a grey backing. The Committee preferred this storefront approach. There was then discussion around the counter color, with some preferring the lighter option and others the darker. The Committee ultimately agreed to go with the darker option; a material that had a lot of blue in it to provide a punch of color.

- a. **Council Chamber** – Main discussion here was around the lighting. The Committee had concerns with the lighting option presented and questioned whether it was too busy, too high maintenance, and something that might date itself quickly. Flansburgh was instructed to present additional options at the next meeting.
  - b. **Roof Deck** – The Committee reviewed a plan for the roof deck, which involved modular tables that could be put together to create a ‘conference room feel.’ This was supplemented by raised planters throughout. Substantial discussion was had around the floor for the roof deck, which is a raised floor over a rubber roof. The architect presented both a 2x2 IPE wood option, and concrete pavers. The Committee liked the warmth of the wood but was concerned about how it ages. No decision was made and the issue will continue to be explored.
5. **New Business.** Ron Hogan requested approval to pay the following bills: Flansburgh Architects in the amount of \$38,250 for services through July. Hill International in the amount of \$3,730 for July services. Flansburgh Architects in the amount of \$76,500 for April through June services. All are within budget. *Motion to approve payment was made by Eric Rubin, seconded by Barbara Murphy and was passed unanimously.*
6. **Next Steps.** Next meeting review lighting options for the Chamber and review budget numbers.
7. **Next Meetings:**
- a. Tuesday, September 25, 2018 at 4 PM at the Mayor’s Office, 17 Pleasant Street, 4<sup>th</sup> Floor.

Motion to adjourn at 5:08 PM by Ron Hogan and seconded by Eric Rubin. All in favor, meeting adjourned.