

Senior Center Building Committee Meeting for 7/16/2018

Present: Leslie Hennessey, Carol Constant, Ted Boulais, Rick Pio, Richard Ness, Linda Young, Mike Siddall Architect Tim Eagles from EDM, Bruce Forcier (representing the Selectboard) Kevin McAllister and Diane Mulvaney

Absent: Jeff Cyr.

Meeting began at 5:05pm.

Introductions made

Decision made to have an informal meeting with Architect to gather information about project. Ask questions as needed.

Bruce Forcier attended meeting for Jeff Cyr.

Tim Eagles of EDM presented concept design process. Discussed first meeting and programming "homework" assigned to L. Hennessey by Life Span Design Studios.

Tim took questions regarding the design: Analysis and systems used to decide room size needs and codes. Discussed process of how proposed square footage of building came about. Tim reviewed with the committee the 4 schemes that were proposed and why they were not chosen.

Linda Young asked EDM to add a column to the programming sheet for existing room size. Time Eagles will provide this information

Diane Mulvaney would like a to see a formula for senior center spacing. We will need to explain to the community why, for example, the library is a certain size.

Richard Ness and Mike Siddall asked why Woodlawn site was picked? Linda Young had a question about the land the water department offered.

Questions about site choice. Committee wants listing of sites and why not chosen. Committee members agreed the public will ask these questions and we need to have answers. Leslie requested to write a brief summary and send by email to committee.

Tim Eagles suggests OPM should be hired soon. The OPM will ensure management of the project. T.E. also told committee we need to decide if the proposal (conceptual design) is workable.

Kevin McAllister asked to see early designs

Tim Eagles explained site design. Challenges to locate the building on the existing site with most parking available. Tim Eagles reviewed early schemes, explained racetrack design. Efficient for spacing? Ideal layout for Senior Center

Site has challenges: Ballpark and playground and private residence

Diane Mulvaney questioned whether the Ballfield was an Article 97. Used the building of the Plains School as an example. (black Stevens conservation land) and therefore not able to be used. Suggested town atty is questioned about designation of the ballfield for verification. .

Linda Young asked why Leaping Springs Reservoir was not chosen as a possible site. Leslie Hennessey explained the challenges with that site; infrastructure needed, not centrally located, access to center would mean cars through 2 neighborhoods. Linda Young stated the Director of Water Department told her there was some infrastructure on the site. This was not known at time of site discussion.

Diane Mulvaney commented that the back of building faces neighboring homes. This could cause concern for neighbors. T.E. reviewed look of back of building- consideration of design.

Parking questions: 118 spaces, with 14 reserved for staff, leave 104 for members. Is this enough? Leslie Hennessey discussed the use of overflow parking possibilities. Committee asked questions about the ownership for the land.

Questions return to Parking - Is there a formula analysis to determine parking space needs.
Question if there is a code .

Tim Eagles: Parking summary chart reviewed. No municipal regulations for building

Question asked about variables of the site if the baseball field was relocated. Mike Siddall asked if the site would present less challenges.

Tim Eagles stated everything would change if the ballfield could be relocated. The configuration of the building could be changed, increase of parking, the existing building could remain while construction of a new center goes on.

Mike Siddall asks can the baseball field be moved?

Bruce Forcier says it would need to be replicated somewhere else and would need the involvement of the state.

Mike Siddall and Richard Ness believes this in not a difficult process and suggests we need to have an evaluate of this parcel of land and find out how we can relocate the ballfield.

Suggestion made for Mike Sullivan to speak to Ed Ryan, Town Atty, to get written affirmation that the Ballfield is an article 97 and how would we begin the process to relocate the ballfield to use the entire parcel of land for the senior center. Leslie Hennessey is asked to speak to Mike Sullivan about this matter.

Questions about the building and code for assembly. Restroom code is 125 people per toilet. Linda Young and other committee members question if the conceptual plan has enough restrooms.

Tim Eagles believes it does.

Questions about room size and number of people in rooms. How did the early senior center committee get to room size.

Questions about kitchen size. Crabtree and McGrath were consulted for kitchen design

Next steps:

- OPM – Tim Eagles can suggest OPMs
- Site surveyed
- Leslie Hennessey will email copies and building budget and conceptual designs to SCBC. Leslie will scan copy of programming worksheet to SCBC members.
- Leslie Hennessey to request RFQ for OPM from Jennifer Wolowicz. Leslie will email RFQ to SCBC members to review.
- Need for a Surveyor- RFQ – What is the scope for the surveyor.
- Selectboard verification of SCBC Charge: Expenses,
- Leslie Hennessey to provide written summary of reviewed sites. .

Next meetings.

Wednesday's 5pm discussed as possible reoccurring meeting time/day

SCBC will meet after Jennifer Wolowicz provides the RFQ.

Mike Siddall asked what is the timeline for the project. Bruce Forcier projects 2020 for construction. Best case scenario. OPM will give us the timeline.

Questions about the \$600,000 and the SCBC's decision-making abilities.

Question for Leslie Hennessey about speaking to other senior center directors about the process. Leslie will reach out to Kathy Bowler- former director of Holyoke.

2 dates for future meetings: July 25th or August 1st. Dependent on timeline for RFQ for OPM

Adjourned at 7:03pm

Respectfully submitted,

Leslie Hennessey