

Senior Center Building Committee Meeting Minutes
February 27, 2023

In Attendance: John Matthews, Bobbi Grant, Duane Mosier, Mike Fedora, Rita Vail, Gary Weiner, Carol Keeney, John Flynn, Don Collins, Cliff Bombard, Becky Moriarty

Guests: Claudia Kapinos, Mike Doran, Arne Arneson

Duane called the meeting to order at 11:00 AM

Minutes from 2/13/23. John Matthews motion to approve with correction. Rita Vail seconded. All in favor.

Correction to previous minutes. On page 2 bullet 4 within discussion regarding sprinkler system: correction made to read, "pump house will need to be included".

Advisory Meeting Update: Becky Moriarty and Cliff Bombard attended the Advisory Meeting and asked for a placeholder on the ATM warrant for design services. Advantage to asking at ATM is the ability to explain the project to the towns people and have discussion.

Handout regarding costs and scope of service provided by edm

- John Flynn – the town might be looking to relocate the Hampden Public Library over to the land where the senior center is located. Senior Center Building Committee should address this idea with the BOS.
- Discussion of the TWB facility and the potential for that building to be used for the Hampden Town House and the Hampden Library. Discussion of the lease on TWB.
- When the senior center was built it was required to be used for older adults only for the first 5 years.
- John Matthews made a motion that the building committee get a letter and notes together and send to the Hampden Board of Selectmen that we (the senior center building committee) are not considering the addition of the library to our design. After reviewing the logistics of the footprint of the addition as well as parking and access considerations, this site is not favorable for the addition of the library. Seconded by Rita Vail and all voted in favor.

Comments and Questions:

- Reviewing document from edm: looking at potential for \$800/sq ft. Unknown square footage of addition. Potential for 3,000 square feet.
- Scope of services can be constructed for a schematic design (25% of overall design costs); roughly \$90-\$100K based on edm rough numbers.
- Discussion of numbers and calculations based on information provided by edm as an estimate/potential.
- Discussion of sprinkler costs. Not all in favor of the sprinkler system. Comments about a "dry system".
- Comments about funding the warrant article at the annual town meeting (ATM). Authorization to borrow the initial money and then it would roll into the bond that would impact the town a few years down the road. Currently costs to borrow are high. Treasurer would need the authorization to borrow from town vote at ATM. The town can borrow from itself. Money could also come out of the stabilization fund.
- Soft costs discussion and what is included in that category.

- Needs Assessment: was one completed prior to the feasibility study being done? Yes, there was discussion with staff regarding needs for an addition.
- Committee needs there to be a design team on board to fine tune the design to move this group and the project forward.
- 3.31 sq ft per person occupancy is the number used by the architect for feasibility design.
- Gary presented the scope of services used by the town for the fire department. To be reviewed by the committee to look at as far as what the town seeks when going out to bid for services.
- Becky requested Scope of Services from the Wilbraham Senior Center. Documents will be forwarded to Becky, and she will present to the committee. Becky will also reach out to other senior centers across the state that have been involved with an addition as opposed to brand new construction for scope of service on smaller project.
- The current senior center is serving the needs of the community very well. The staff struggles with certain things, but the staff does a great job managing.
- The town is currently in good fiscal shape per Town Accountant. Discussion of town financial standing and what the FY24 budget is looking like.

Public Comment:

- Mike Doran: based on the needs roughly 3,000 square foot expansion. Is there thought in all of this for future, future development?

Next Meeting Objective:

- Read through the scope of services from Hampden Fire and from Wilbraham Senior Center and any other senior centers to get a scope of services in order for this project and submit to the BOS for advertising.
- Community Survey? Are we still thinking it would be a good idea? Yes. Everyone will come up with some questions and bring to the next meeting. Becky discussed a survey from Pioneer Valley Planning Commission and will gather more information about that survey.
- Thoughts of putting something in the newsletter to talk about the building committee and where the project is. Cliff volunteered to write an article for the Scribe.

Next Meeting March 13th

Next Meetings:

March 13th

March 27th

April 10th (Advisory Hearing)

April 24th

May 8th (Town Meeting)

May 22nd

Motion adjourned at 12:17PM

Respectfully Submitted for the Secretary: Rebecca C. Moriarty, Executive Director (Ex-Officio)