

Senior Center Building Committee Meeting Minutes  
February 13, 2023

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

Guests: Mike Doran, Chris Wante from Architect EDM, Doug Gallow (via ZOOM), Claudia Kapinos

Duane called the meeting to order at 11:01 AM

Introduction of Chris Wante, Architect from EDM, Doug Gallow, Lifespan designs (Ohio based – joined on ZOOM) Senior Center design expert

Chris: Three years ago, evaluated the current center, current activities, evaluated current and future needs. Evaluated systems, buildings, square footage, accessibility, etc. Proposed an addition with minor additions and changes within the current building. Explained that this was a high-level study – just an idea as to what could be done in the future. Explained the teams that worked on the feasibility study as far as site review, electrical review.

Doug: this is predesigning services, site work, etc. Should this move into a design project, there would be a much bigger dig into the real detailed designs, layout, etc. This design is in no way ready to go to construction.

Questions from the Committee:

- Were you aware of the property setbacks?
  - o Chris: EDM worked within the property lines and within the set back.
- On the new addition, the area on the design between the offices, there seems to be a large hallway and the lounge area there is an open space (triangle area at the end), could that be enclosed? The Lounge purpose? Is a lounge more useful at the entrance?

Chris: hallway size considers sight lines and gives people room to move around in the hall area. Opportunity for spaces where accidental interaction can take place. Benches along the way, etc. This plan is by no means the final plan, it would be readdressed if the project went into the design phase. This plan is 3 years old, and programs and services have changed.

Doug: some discussion about the current library and the proposed café. The second lounge space in the back corner: socialization, card games, senior center usage today is different than it was back 20-30 years ago. Now people come in and might enjoy a lounge space for reading or playing a pickup game. Two lounges in a senior center of this size makes sense. The reason for the size of the lounge area is based on the number of classrooms in the area as well as creates a space for chairs in the hall to allow for seating outside the personal services rooms. If this moved into a design phase, the committee would see the layout with furniture, etc.

Including the triangle area as indoor space would take away windows from the outside of the expanded pool room. Or it's pitched down too far and creates non-usable space. Budget has also changed significantly over the last 3 years.

- Question from committee: Could there be another design that goes in a different direction as opposed to the one that we are looking at based on the setbacks and wetlands?
- Question from committee: Is there a formula based on number of older adults and how much square footage to build for that sized community?
  - o Doug: no, there is no formula. Many factors come into the discussion as to the size of the building. Creating quality experiences is important. All communities are different based on their population and the programs that are being offered.
- Question from committee: Building Code, sprinklers, and restrooms.
  - o Chris: Requirement: over 7500 square feet requires a full sprinkler system.
- Question from committee regarding green buildings: solar panels, heat pumps, etc.
  - o Chris: town directive. There was discussion about HVAC, but not in the minute details. That would be something that would be looked at in the next steps of building an addition. LEED and green are heavily looked at in the next phase of design. Discussion about LEED, MassSAVE, and functionality of the building. EDM is well versed in sustainability.
    - Page 15: construction costs. There is a line showing the sprinkler system potential costs. Pump house included. More details would be looked at going forward.
    - EDM just completed South Hadley Senior Center. They do not have another senior center on the docket currently.
- Question from the Committee: Lobby area
  - o The goal when the committee was formed, was to meet the needs of the senior center. The idea of the lounge that was mentioned seemed to be “wasted space”. A rectangular addition seems to make more sense than the angled building.
    - Doug: typical corridors are made 8 feet wide. Would be addressed in a more detailed design if the project moves forward. Multiple lounges are becoming more popular.
- Chris: high level floor plan, rough costs is what the feasibility study is. Go back to the town and ask to get more into the specifics and where do we go from here. Does the town have a plan as to where the town is looking to go from here?
- Doug: two things were looked at very seriously. How much of the current building could be contained and could parts of the building continue to function. Structurally are there any limitations to an addition. What does the roof line look like or how can it be accommodated based on the design of the current building. This design is not the only plan that can be looked at. The next phase would take at least a year.
- Question from the Committee: schematic study would like to move to town meeting. Is there a ballpark number that we would need to ask the town to look at for town meeting?
  - o Chris can follow up with a range.
- Group discussion: about set back, wetlands, and does this have to go to the Board of Appeals?
- Comment: existing parking lot could work differently.
  - o Doug: parking lots need to accommodate pedestrians and most designs do not take that into consideration. The design that was presented contains sidewalks for safety and more spaces.
- Chris: next steps. Town to appropriate funds for the next steps. Another revised programming effort, what has changed since the last design was done, then there would be a look at what the design could be and provide 3-5 different floor plan layouts. Committee would work together to come up with the best design out of several options.

- Doug: a discussion is never started with how many rooms do you want; it is always what do you want to do in the building. The space is then created around the needs and the flow and operation of the building.
- Committee Member Question: Budget is the issue. Is there a way to look at current costs and square footage? Is it possible to have a general idea as to what the cost would be going forward? Chris to follow up.
- Is there state funding available? EDM looks at energy grants/funding.
- Committee Member Comment: do the areas satisfy the needs of the staff and the older adults that use the facility?
- Committee Member Comment: Expansion of the great room closet. Is that extra money that doesn't need to be spent? Storage areas are a huge concern.
  - o Doug: three things you must have: good parking, good storage, good bathrooms.

Thanks to Chris and Doug for joining the meeting.

Minutes from 1/23/23. John Matthews motion to approve. Gary Weiner seconded. All in favor.

Wetlands Updates: Gary Weiner and one other wetland specialist went out to look at the area. Handout provided. Flagged the area outside the building. Diagram shows the wetlands and the 25-foot no disturb line and the 100-foot line. Any southerly addition would technically not require conservation requirements. Request for Determination (RDA) can be filed. Wetland does not need to be re-delineated at this time.

Public Comment: Mike Doran: agree to do a straight, square addition instead of going out on an angle.

To prepare for the next meeting: timeframe and budget at the next meeting, Scope of services will take time to create.

Becky to request a placeholder on the Annual Town Meeting Warrant for engineering and architectural services. Potentially \$300-\$400K for the design services.

A Title V survey would be requested at the time of the design/build.  
Scope of Services from the Highway Department to use as a boiler plate.

Next Meetings:

February 27<sup>th</sup>

March 13<sup>th</sup>

March 27<sup>th</sup>

April 10<sup>th</sup> (Advisory Hearing)

April 24<sup>th</sup>

May 8<sup>th</sup> (Town Meeting)

May 22<sup>nd</sup>

Motion adjourned at 12:37PM

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