

Senior Center Building Committee Meeting Minutes
January 3, 2024

In Attendance: Bobbi Grant, Rita Vail, Gary Weiner, Carol Keeney, Don Collins, John Matthews, Mike Fedora, Mike Doran, Cliff Bombard, Becky Moriarty (ex-officio)

Guests: Chris Wante, edmStudio, Doug Gallow, Lifespan Design via ZOOM, John Flynn via Zoom

Don Collins called the meeting to order at 11:09 AM.

Minutes from 12/4/23. John M motion to approve. Carol seconded. All in favor.

Septic Quotes

Gary: Three vendors were solicited for quotes for septic. Brian Pranka (\$575 quote), Chris Lempke, Matt Bracci (\$1500 quote). Gary recommends Brian Pranka for the job based on the price.

Gary moves that committee accepts Brian Pranka for the Title V inspection. Rita seconded. All in favor. Gary will follow up and coordinate scheduling of septic pumping with Billy Bond and Brian Pranka for inspection.

Design Review: Chris and Doug

Chris: Summarized the last meeting of the building committee highlighting the major areas that the committee stressed when moving forward. This includes the importance of flow and function of the space, storage, offices, etc. Talked about priority areas.

Heard from the committee that no one is in favor of a diagonal addition, but rather an expansion that goes off the rear of the building. Café discussion moved up on the list. Designing for the future is just as important as current needs.

The potential for moving the front door is a possibility and worth exploring.

Chris will walk through the plans in a very specific order.

Highest cost and highest impact plan will be presented first and work back from there. There are 4 options to look at.

Everything the committee looks at today is fluid and flexible and the pros and cons of each design will be addressed.

Chris would like to leave the meeting today with a singular direction from the committee. Meaning, Chris would like the committee to choose a plan, knowing that the plan shown could still need tweaks and changes, but ideally the committee will agree with one concept.

Chris went through designs with the committee using a power point presentation.

Doug talked about the designs that were presented.

Doug referenced the existing floorplan. The entrance to the building is small and tight that goes into a lobby that isn't a lobby, it is just a small arrival place. Restrooms area very tight. Restrooms don't meet today's code and ADA requirements. The corridor widths are narrow. Storage, flow, office space, etc. All issues with the current space.

Doug talked about the first design/Option A. Vestibule was moved in this design. Sliding doors, deeper and larger vestibule. Opening is 5 feet, could be 6 feet. Important to arrive in an arrival place, not a place that you feel like you are in the way. A lobby lounge was created and included a café. The boutique needed its own square footage. An office wing was created with privacy in mind. Personal services rooms, staff offices. Janitors, closet, restroom with a shower and storage are all included in the

office wing. The great room would undergo a large renovation that would include having to move the current partition wall, which can be a large dollar amount. Great room extended to the back of the building. The kitchen was expanded. Discussion of hallways and walkways and relocation of the library/lounge. Updates to bathrooms and brought them up to code and made the restrooms like airport bathrooms. Two group bathrooms are included in this design. Library with fireplace, bookshelves, and a nice place for people to sit and gather. Conference room off the back of the building. The billiard room moved back and just slightly larger. Multipurpose room 1 could be utilized by the memory café. It's close to the front of the building and restrooms. A pantry was added to the front of the building with easy staff access. 12538 square feet (7036 original square footage.) 675 sq ft storage

Chris showed a Conceptual Massing diagram as to how option A would impact the building and discussed.

Gary asked what the distance is from the existing building line to the back of the addition? Chris explained that it is about 45 feet. Chris explained that with this design option there is still part of the building that is very close to the setback line. Discussion about the tree line between the senior center and the police department. Chris explained that the building will not impact the tree line. Gary asked about great room expansion. It is 26 feet. The great room expansion would require conservation involvement due to the wetlands in the back. Also, gas and electric enter the building in that same corner. The utility lines would be impacted with any development off the back of the building.

Option B: Option A relocated/replaced the partition wall in the great room. Option B does not make any changes to the current great room. Craft room and boutique were moved to the back of the building. There would be no renovations to the great room. Restroom design is the same as with Option A. The library/lounge could be enclosed space if needed. Most everything else stayed the same in this design. The design loses the windows on the large side of the great room. Carol asked if there could be skylights to bring natural light into that space. Chris said there are design options for natural light. Carol asked if both options have the same square footage for everything? Both plans would have the same amount of expanded storage. 675 sq ft storage

Option C: Lessened the overall square footage and impact of the building. Moved the lounge area back to the front of the building. Most everything else stayed the same as compared to Option B. Removed the café. The library is lost in this design. It can be closed in if requested. 12,260 square feet. 800 sq ft storage.

The storage square footage number is calculated by the designated rooms that are used for storage, not necessarily cabinets within rooms.

Bobbi asked about the pantry being out of the way and not close to the outreach office. Discussion.

A code count hasn't been completed for the bathroom count. Exceeding the minimum code requirements for toilets is favorable.

Don: Billiard room needs 5 feet clearance around the tables. Could the billiard room be made smaller? Discussion about the size of the room.

Option D: doesn't move the vestibule and the entrance. The kitchen expanded and storage closet expanded. Auto telescoping doors at the entrance. Reconfigure the office suite. Boutique is much

smaller. Restrooms are the same central location as the previous options. No changes to the great room. 11,580 sq feet. Storage 725 sq ft. This design keeps most of the current spaces and current layout.

Mike D. asked if doing an addition would make the Hampden senior center the largest in the area. Discussion and comments that there are others in the area that are larger.

Gary asked about rough dollar numbers. Chris does not have any dollar amounts calculated at this time. John M. really likes option A, but thinks the cost would be too high not for the cost. Option D doesn't have as much as we need, but is better cost-wise.

Carol worries about Option D being "squished".

Mike F. asked about the washer dryer and Chris explained that it would be in the janitor's closet.

Doug explained that expansions like this will generally bring in more members.

Gary asked about the numbers again and what the cost will look like because it impacts the decisions. The project must be sold to the town. There was a general and generic discussion of costs with no solid numbers available.

John F. asked how the building could be kept open during construction. Chris explained that design decisions should not be made based on keeping the building open. John F is asking for a harder dollar number before moving forward. A capital project like this would impact other projects in town.

Gary: asked Chris what the amount of time a shut down would be? And how would programs be impacted? Discussion.

Don thinks a shut down would be devastating because Wilbraham is opening and if people start going there, will they come back?

Rita commented that the billiard room has increased in size and is that necessary? Rita also asked if it is possible to have the same number of toilets with only one bathroom as opposed to two in the center on the plan.

Doug explained that the billiard room does not have to get bigger, counter space was added and better seating. Doug remembers hearing from billiard players that the current room is tight. The additional 40 square feet could be removed.

Discussion about the bathrooms. John M does not want to cut space from the bathrooms.

John M gave his comments on the designs. Likes Option C.

Bobbi likes the vestibule being moved and asked about the front porch. In Option D there is personal service 1 & 2 on the outside. Bobbi likes the design of that space. The janitor closet could be moved to a personal service room.

Becky commented on wanting to keep bookcases in the library/lounge area. She would like to have a café and talked about the options for relocating programs within town in the event the building must be closed for several weeks/months.

Rita commented on a new storage area in multipurpose 1 and if the sq footage is the same as the current. Chris: The new closet area is bigger than the current.

Mike F. commented on the construction aspect of the building due to noise and safety issues and there should be thoughts about moving programs to another location while construction is taking place. There is an increase in cost if the contractors must work around the building being open.

Square Footage Review:

Existing: 7,036 sq ft, storage 440

Option A: 12,538, storage 675

Option B: 12,576, storage 675

Option C: 12,260 storage 800

Option D: 11,580 storage 725

More discussion about costs compared to the feasibility study.

Gary likes Option C... keeping the great room and not moving the partition. Offers the least disruption. Does like Option A but doesn't know if it is all necessary.

Discussion about how this will be presented to the town at the town meeting.

Poll of each committee member:

John M: Option C

Carol: Option C, she does not like D

Mike F: Option C, doesn't like loss of library

Don: Option C

Gary: Option C

Mike D: C only if café area and one multipurpose could be a theater and library

Cliff: will settle for C if we can add café and change lounge

Bobbi: Option C but need library and a fireplace that creates a nice ambiance.

Rita: defers to the group. Rita would have liked to see the plans side by side and doesn't have all her questions answered.

Becky: Option B

Further discussion about option B and the potential for increasing the proposed storage. Becky explained that she likes Option B with additional storage because it has the library and the lounge already included.

The committee agrees that Option B combination with C (for storage).

John M made a motion to go with the hybrid of B/C (for additional storage). Carol Seconded. All in favor.

Chris and Doug will work on the next plan to present to the committee. Chris will also start to work with exterior design.

Shuffleboard courts will be eliminated.

Chris will return in a couple of weeks with a new plan.

Gary asked for the proposed drawing to be superimposed onto the current building plan.

Monday January 22nd next meeting at 11:00.

Bobbi asked a question about the peaks in the roof as shown on the drawing. Chris explained that the next set of drawings will be more detailed.

Rita motion to adjourn. Bobbi seconded. All in favor.

Meeting adjourned at 1:34PM.

Next meeting: 1/22/23 at 11:00 AM

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

ZOOM Recording:

<https://us06web.zoom.us/rec/share/NrG6VwA1O8GmZLcLoJQ6bil1V5Zh.nzJM9BK2dloMYpxXEZjNvFOFDnbMchldqrfC.60LpWCqrxJ8SzPno>

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