

FISP Committee

Meeting Date and Time: December 15, 2016 at 7:00pm

Members Present: John Hadley, Chair, Jay Duggan, Ray Bricault, Chris Rucho, Robert Chisholm, and Siobhan Bohannon

Members Not Present: Marcia Cairns, Pat Crowley, Barur Rajeshkumar, and Phil Mallet

Mr. Hadley called the meeting to order at 7:00 pm.

1. Senior Center Design: Architect John Catlin was present to discuss the size of the senior center. He stated that the building size is invariably determined by the amount of funds available. He presented a chart showing the sizes and per square foot (SF) size of recently constructed senior centers in Massachusetts. He stated the average size of a new center is approx. 7,000 SF which means that program area sizes are smaller. He stated that with the projected growth in the population of seniors over the next 3 to 4 years, using the state's standard per SF area, a building in the 11,000 SF range would assure an average SF per person size, but that would be an artificial number. He said a 10,000 SF size would be much better. He urged the committee to not push a larger size unless they are certain the size is fundable. Bob Chisholm stated the Council on Aging (COA) feels a 8,500 net SF size is needed. With adding the standard 20% increase for hallways and circulation areas, that would lead to a gross size of 10,200SF. A very rough cost estimate would involve \$400 per SF and a construction cost of \$4,080,000, plus adding 30% for soft costs plus an additional \$122,400 for OPM costs; leading to a total project estimate of \$5,426,400. Catlin stated, however, that this size building would be a candidate for a two story building with an elevator, which would lead to a very efficient layout with reduced hallway lengths and related cost savings. The committee agreed that the Town should design the building for the size needed, not for the size we feel we can get voter support for. Catlin stated that if funding is a concern, the Town should start to have fundraising initiatives beginning as soon as possible, and that \$800,000 to \$900,000 is very feasible to be raised in this type of community. He also reminded the committee that when seeking design and engineering funds from the Town in early 2017, you would not include the last 25% of the architect or OPM fees as those would be assigned to the later construction budget, which would be requested along with the construction funds. COA Director Lisa Viklund asked Catlin if he ever had problems with a 2 story center. He stated he had not. That they all worked well. He stated it creates a healthy building as seniors typically use the stairs quite often – which is “stealth” exercise. There was much discussion about what project costs might be supported by the voters. Ray Bricault asked Bob

- Chisholm why a 9,000 SF building would not be considered adequate. He stated that the Town Offices building is approx. 9,000 SF and he could not fathom a building of this size not being large enough for a senior center; especially given the current center in the leased space is only 3,500SF. Bob stated that several of the centers recently built in the area were built and then very quickly determined to be too small given the increased usage rate by the seniors of that community. He cited the Sterling center as an example. Bob Chisholm moved and Siobhan Bohnson seconded to move forward with a schematic design of 10,500 SF. Vote: All yes. Motion passed. Catlin stated he would have the revised plan and costs in three weeks. He stated given the local architecture in the site area, he will attempt to give the exterior a New England traditional residential feel.
2. Site Work Quotes: The committee reviewed the site work quotes from the contractor, and from the Town's local contractors. The information was confusing, and clarity could not be achieved despite calling Tony DiLuzio to discuss the numbers. It was agreed to meet again next week and to have Tony DiLuzio submit clarified information prior to the meeting to allow the committee to make a decision about who will be doing the various sections of site work.
 3. Next Meeting: The next meetings were agreed to be Tuesday, December 20, 2016 at 7:00pm, and then again on Jan 5, 2017 at 7:00pm. Anita Scheipers stated Tony DiLuzio had suggested that moving forward the standard meeting night be the second week of each month to ensure that invoices be reviewed and processed in a timely manner in compliance with the contract mandated payment cycles.
 4. Jay Duggan moved and Ray Bricault seconded to adjourn the meeting. Vote: All yes. Motion approved. Meeting adjourned at 8:37pm.

Respectfully Submitted: Anita Scheipers

Date Approved: _____