

## FISP Committee

Meeting Date and Time: August 16, 2016 at 7:00pm

Members Present: John Hadley, Chair, Siobhan Bohnson, Chris Rucho, Barur Rajeshkumar, Robert Chisholm, Jay Dugan, Phil Mallet

Members Not Present: Pat Crowley, John DiPietro, Marcia Cairns, Ray Bricault

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

### 1. Architect Interviews:

- A. Sterling Associates: Firm Principle Bill Sterling presented his team of engineers, and interior designers that would participate in the development of the senior center design if awarded the contract. Mr. Sterling gave a brief PowerPoint presentation which identified senior centers in Massachusetts which he has designed the construction or renovation of within the past ten years. These communities included Newburyport, Georgetown, Templeton, Wellesley and Malden. He opined that our community would need a center of approximately 8,500 sf based on current and future numbers of seniors. He agreed that while the state office of elder affairs advises to plan for five to six sf per senior, most communities cannot afford a facility that large. He stated Newburyport had created a large center based on future projected needs and is renting out one half of that facility for extra income until such time that the center needs the full space. He advised that to attract younger seniors, a community should not call the facility a "senior center", but rather name it with a more active or vibrant title. He stated the average per square foot cost that he is seeing now for construction is \$450. He stated he and his team could easily complete the conceptual design within eight weeks. He stated that his firm could develop a full design and bid documents in a minimum of six months from the time of a contract award in the future.
- B. Reinhardt and Associates, Inc.: John MacMillan and his director of engineering stated they are a larger architectural and engineering design firm, and able to do more in house work allowing for a more cohesive and collaborative design process. John stated he has used modular construction in some smaller communities for senior centers to allow for reduced costs. The lower costs are due to not having to pay prevailing wage rates for the off-site modular piece construction. Only labor associated with installation and final fit-out on site would require prevailing wages be paid. PSimalr projects

they have completed for other towns include Holland, Westminster, West Springfield, Belchertown, Rehoboth and Groton. He stated his research on the senior population in West Boylston shows a 10% drop in numbers over the next 20 years, so he urged the town to be careful in determining the actual square footage needed. He stated he is currently seeing a per square foot construction cost of \$260 with a 5% construction contingency, not including site costs. He stressed the other soft costs would add another 20% to the project. He stated the schematic plan phase would take about six weeks, and full design and construction documents would take about 6 months.

2. Next meetings: Interview of Catlin + Petrovick before the Selectmen's meeting on August 17, 2016 at 6:00pm. It was agreed to add discussion and vote of the special election date to the August 17<sup>th</sup> agenda.
3. Chris Rucho moved and Phil Mallet seconded to adjourn the meeting. Vote: All yes. Motion approved. Meeting adjourned at 8:20pm.

Respectfully Submitted: Anita Scheipers



Date Approved: 9/13/2016