

SENIOR CENTER EXPANSION COMMITTEE MINUTES

Submitted by Lori Krinsky

Final Minutes for the meeting of May 7, 2008
7:10 a.m. in the Faulkner Room, Town Hall

Attending

Committee Members Present: Peter Ashton, Steve Baran, Ann Chang, Jean Fleming, Mike Gowing, Dore' Hunter, Herman Kabakoff, Paulina Knibbe, Lori Krinsky, Steve Ledoux, Gena Manalan, Barbara Tallone.

Steering Committee Members Absent: Heather Harer

Administrative

The minutes of the previous meetings were accepted.

Goals Chart: Knibbe presented a chart entitled: "Goal: Find the Value Proposition for Each of These Three Options. What Functionality Can We Provide at What Cost for What Length of Time?" The chart defined Function, Site, and Finance concerns for the three options of Remodel (2-5 years usage), Lease (5-10 years usage), and Build (10-20 years usage). Gowing, Hunter, Chang, and Angle are assigned to the Remodel option. Kabakoff and Tallone to the Lease option.

Remodel Option: Hunter describe the meeting with the Audubon Hill residents as "open," reasonable," "candid," and "encouraging." Walter Harrington is the main contact person there. Hunter said there doesn't seem to be any opposition at the moment to a potential change in the Senior Center's square footage.

Chang noted that Audubon Hill has some land adjacent to the Center that may be available through negotiation for additional parking. Residents also have continuing concerns about drainage and potholes on the main road that runs up to the complex. She also noted that there is room to expand the leaching field, which would be cheaper than hooking up to the sewer system's pump station in S. Acton. Chang will research the exact location of the septic tank.

Gowing accessed a construction industry publication that estimates building costs for various regions of the country. That resource indicates that a 2500 sq. ft. addition on a slab, which would be a 50% increase in space, would cost approximately \$375,000 to \$450,000. With the cost of an elevator standing at \$100,000, a multi story option is not in consideration at this time. In the future if we have a plan for a multi story facility at another site, we will do a cost comparison to build a similar structure on the current site.

Manalan presented an outline of the increased functionality at the center given a 2500 sq. ft. addition. Priority uses include exercise room, office for Outreach Coordinator, health clinic/consultation room, interior access to basement, and

reception space. Movable sound proof partitions for the large rooms were also recommended. Concerns include the addition of at least 40 more parking spaces, limited mobility parking, and covered drop off parking. Manalan noted that this level of expansion would serve to enhance the current offering of activities but not allow for expansion and would not serve as a long term solution.

Lease Option: The Function Team will attempt to determine the optimal range of space to look at for leasing. Manalan will share the function criteria list with the Leasing Team. Ledoux noted that we are unlikely to get a firm, realistic cost figure until the town opens it up to an official bid. Gowing noted that dedicated parking spaces should be part of the negotiations.

Survey Results: Krinsky presented the compilation of the Town Meeting Survey. Despite passing out hundreds of copies at Town Meeting, we collected only 36 completed surveys. Eight included written comments, and ten people volunteered to participate in a focus group. Details are available in a separate report.

Action Items:

Chang: research exact location of the septic tank at the Senior Center

Manalan: share function criteria list with Leasing Team

Meeting Schedule:

Wednesdays at 7:10 am in 204 in Town Hall

June 25, July 16