

Sterling Senior Center Design and Building Committee

Butterick Municipal Building - COA Room

March 21, 2013 - 6:30 pm

MINUTES

Present: Maureen Cranson, Richard Maki, Peter Watson (L-8:55 pm), Weymouth Whitney. Ex Officio: Karen Phillips. OPM: Frank Kennedy. **Absent:** Jack Chandler and Ron Cote. Ex Officio: Terri Ackerman. OPM Tim Singleton.

Open Meeting: Co-Chairman Cranson opened the meeting at 6:37 pm.

Minutes: The minutes of March 11, 2013 were approved with correction of "MIAA" to read "MIIA". Motion by Whitney and second by Watson. YEA = 4, NAY = 0, ABS = 0.

Public Comments: None.

Review of Finance Committee Stance: The FinCom decided to place an Article (currently #13) on the ATM Warrant stating the level of funding and size of structure they would support. The "sum of \$1,900,000" was recommended to "fund the architectural design, Owner's Project Manager and any and all other costs to construct a new Senior/Community Center..." The Article Summary states, "The above sum provides for the construction of an approximately 5,300 square foot facility at \$275 per square foot." And, continues with language identifying additional conditions including, "...all costs associated with furnishings and equipment will be provided for by fundraising, donations and/or grants as available."

The Building Committee discussed the ramifications of the FinCom Article and considered its impact upon the functionality of a future senior center. Some members felt that a 5,300 SF building would not be significantly larger than the currently used area of ~3,600 SF and that potentially two function areas would be deleted from the present plan. Ms. Cranson reported that one FinCom member had recently asked for further information about the Committee-proposed 6,450 SF plan (previously provided to FinCom) and that a regional newspaper had an article that contained some important errors describing project details.

Audience member Kevin Beaupre suggested the Committee seek a compromise position on the construction cost, specifically \$2,200,000. The Committee discussed his proposal and reached a consensus that the minimum size and cost remain as described in Article #12 (\$2,500,000). Article #14, which speaks to furnishings and other equipment, will be left on the ATM Warrant to provide the public with an understanding of potential future funding requests, but may be withdrawn at the May, 2013 ATM.

The Committee voted to request FinCom members to meet with the Building Committee in an attempt to resolve the current impasse. Vote: YEA = 4, NAY = 0. Motion made by Mr. Whitney and second by Ms. Cranson.

Community Meeting: The Committee discussed the publicity effort for the April 3rd community meetings to be held in the COA room at 2:00 pm and 7:00 pm for the purpose of enlightening residents about the senior center project.

Mr. Kennedy projected an extensive *PowerPoint* presentation that showed numerous pictures of other senior centers in the Commonwealth. Using approximately one dozen communities, Mr. Kennedy identified design and functional features that contributed to the successes of other centers. A partial list of features shown included multi-purpose meeting space, dining facilities, libraries, conference rooms, computer rooms, gift shops, billiards rooms, and health suites. Alternative architectural details were shown with vaulted ceilings, extensive window vistas, single and multiple levels, entry portals and reception areas.

The Committee made several recommendations to Mr. Kennedy including reducing the number of images of some facilities and amending some descriptions throughout the presentation. The *PowerPoint* will serve as an introduction to the public regarding what modern centers look like as well as some of the senior and community functions, services and facilities they typically include.

Next Steps:

- Get more local pictures for Mr. Kennedy - all
- Develop links to Mr. Kennedy's website – Phillips
- Meeting announcements – cable – Maki
- Investigate a webpage – Phillips
- Record one of the April Community Meetings – Maki

Adjournment: The meeting adjourned at 9:37 pm following a successful motion by Mr. Whitney, second by Mr. Maki.

Respectfully submitted by,

Richard H. Maki

Richard H. Maki, Clerk