

Sterling Senior Center Design and Building Committee

Butterick Municipal Building - COA Room

November 29, 2012 6:30 pm

MINUTES

Present: Jack Chandler, Ronald Cote, Maureen Cranson, Richard Maki, Peter Watson, Weymouth Whitney. Ex Officio: Terri Ackerman and Karen Phillips.

Absent: Carl Strate.

Opening of Meeting: Co-Chairman Cranson opened the meeting at 6:30 pm.

Minutes: The minutes of November 7, 2012 were approved as amended under Announcements and following "registered" to insert; "to use the senior center".
Vote: YEA = 5, NAY = 0, ABS = 1.

Discussion of Article 2 at Special Town Meeting: The Committee discussed the concerns raised during the STM which were mainly centered around an uncertain and/or high cost and size of the building. The Committee agreed that the public needs more clarity before their support can be expected at the ATM. Several individuals have approached Committee members and offered their services as the project moves forward. Their expertise is in the construction trades and they will be invited to participate at an appropriate point in the future.

Next Steps: The Committee will begin developing a generalized floor plan that will detail the devoted room usage and ultimately generate a reasonable estimate of the cost of construction. Use of local and other architectural engineers will be investigated as well as methods to minimize the cost of preparing preliminary plans. Limited funding may be available via the COA to accomplish this task.

OPM bids: A subcommittee will continue to review the OPM candidates and has tentatively agreed to interview three applicants. They will meet to identify the applicants on December 5, 2012 at 6:30 pm in the COA Room of the Butterick Building.

Construction Lawyer: Chandler and Mr. Patrick Fox visited a construction lawyer to better understand their role in the building process. Chandler reported that if the Town's attorney is not capable of reviewing construction documents and contracts associated with the design and construction of the senior center, the Committee may wish to hire an attorney specializing in that field.

Phillips informed the Committee about a senior center feasibility study performed in 2005 by the Montachusets Regional Planning Commission for a total of \$24,000.

At the time, two buildings were investigated, the former church in the Town center and the Sterling Inn. The approximate floor space available in the former church was 6,800 sf and that of the Inn was 6,855 sf (1st floor) and another 5,690 sf on the second floor. Following submission of the formal report, the Selectmen decided to pursue neither option. The Committee can read the entire report that was included in documents prepared for the Site Selection Committee in 2011 and posted online.

During Brainstorming Next Steps, Ackerman introduced the potential for significant state funding of a regionalized senior center with the Town of West Boylston. Other than possible state funding, numerous issues were identified leading the Committee to set the regionalization concept aside. Also, several years ago the potential of a senior center, senior housing and the nursing facility on Dana Hill Road was explored. It was eventually abandoned when ownership of the nursing home facility changed.

Selectmen's Presentation: The Committee modified the *PowerPoint* presentation for the Sterling BOS on December 5, 2012 at 8:10 pm. Barbara Foster and Maureen Cranson will update the BOS on the status of recommendations contained in the final report presented by the Site Selection Committee.

Adjournment: The Committee adjourned at 8:16 pm following a motion by Chandler and seconded by Watson. Vote: YEA = 6, NAY = 0.

Respectfully submitted,

Richard H. Maki

Richard H. Maki, Clerk