

Minutes of Ad-Hoc Community Center Committee
September 4, 2014, 7 pm
Suffield Town Hall Lower Conference Room

Present:

Leeayn Burke, Beth Chafetz, Krystal Holmes, Wendy LaMontagne, Patrick McMahon, Joe Sangiovanni, Michael Stevens John Ireland was present representing Silver Petrucelli and John Metzger of GPS Consultanting. Michael Stevens called the meeting to order at 7 pm.

No Public Comment Received. In addition no correspondence received.

Discussed TRC report on PCB and Lead findings in soil.

Continued the discussion about environmental hazards and discussed the limits or ranges for hazard levels for buildings that children occupy. There doesn't seem to be a standard answer for all hazards. The group discussion was that perhaps abatement should be done to the same standard as an elementary school.

- There is mold present in the building, there isn't a national standard abatement level but most molds can be removed with a bleach type solution.
- Asbestos needs to be contained and removed.
- Lead can also be abated.

Beth Chafetz is going to call Larry Plano with the school district and discuss the limits for environmental hazards at Spaulding.

Discussed progress of needs assessment.

John Metzger of GPS Consulting provided an a brief powerpoint overview of his current report, the final report should be complete in a few weeks. The following is a brief summary:

- John conducted numerous interviews and a focus group to identified the needs of the community
 - People want more preschool programs, more adult wellness programs and more gym space.
- Wendy and John visited the community center in Old Saybrook CT to look at their facility which is also a converted school building. Got a lot of useful information from the visit.
 - John identified that a facility should have adequate storage and larger rooms instead of smaller rooms.
- John also identified that a community center should be operated solely by P&R and that there shouldn't be shared space.
- John included a slide that asked who is the decision maker on the project, Ad-Hoc, P&R or other?

- BSS can be a viable space as long as the proper modifications are made to the building. John is working to complete the business plan P&R / operation budget. His final report will be complete in a few weeks.

Discussed the concept design.

Architect, John Ireland of Silver Petrucelli presented revised design options for Bridge Street School to be renovated into a useable community center. Since the last meeting the square footage of the building was reviewed and the basement square footage amended, to remove the furnace room space.

- Construction numbers have been reworked with the new square footage and also more standard features.
- A sprinkler system is not required by current building codes so that is not included in the current concept.
- Confirmed that walls can be removed between classrooms.
- Elevators will be present in the building.
- Drainage would feed into the storm drains.
- There is a 10% design contingency included in the estimates.
- Soft costs need to be reviewed by the permanent building commission.

The group discussed each of the revised options, all of which included the gym addition. The pros and cons were looked at for each design choice. The group is being mindful in its considerations to have common spaces like locker rooms / bathrooms easily accessible from the gym and also the main building and situated in a manner that one area could be closed off while still allowing access to that common space. This is also important for possible expansion in the future.

The group touched on how this project would be funded moving forward, this will be reviewed in more detail once the final construction estimates are together.

Important considerations in this proposal:

- It should be a community center and not just a Parks and Recreation center, the group thinks this is the more popular option
- Be sure the concept allows for future growth potential, like for a pool.
- Review potential retail space options
- Be sure operating costs can be offset by increased program revenue

Next Steps:

- Provide an update to BOF next Monday, 9/11
- Provide an update to BOS September 17

- Come to agreement on preferred design concept

The meeting was adjourned at 9:35 pm.

Next Meeting is Thursday, September 12, 2014 at 6 pm, Suffield Town Hall, Lower Conference Room

Minutes prepared by Krystal Holmes