



TOWN OF MENDON

**Council on Aging
62 Providence Street
Mendon, Massachusetts 01756
Telephone: 508-478-6175
Fax: 508-473-7036
Email: coa@mendonma.gov**

Architectural and Engineering Study Committee

Minutes –January 9, 2019 Meeting

Attending:

- Committee members, Kevin Rudden, Sue Carlson, Diana Carter, Earl Pearlman, Amy Wilson Kent and Pat Vandenberg.
- Mark Bucchino, Mike Ammendolia absent.
- Guests: Allan Kent and Brenda Rienzo

Meeting called to order at 2:00PM.

1. Meeting with Clark & Green, Inc.

Kevin initiated our meeting by asking the two gentlemen from Clark & Green to introduce themselves:

Steve McAlister – Architect
Brian Bordonaro – Architect in Training

Steve brought a 3-page hand-out; the first page was a rough site diagram; the other two pages were drawing ideas of how the combined current and addition to the Senior Center might look.

Kevin said we were currently looking for three things:

1. Ideas
2. Cost
3. Schedule.

Steve went over the first drawing showing how they might use the current Senior Center buildings as is and attach an addition mostly to the left (as you are looking at the building from Providence Street) of the current buildings. There was a bit of discussion about what we liked and didn't like about the drawing. Then Brian described what his drawing (3rd page), which showed a combined rectangular building which might need the original buildings torn down. People liked the 'car port' he showed that would allow people to get out of their cars and enter the center without getting wet or snowed on.

Steve said we are currently in the Feasibility Study stage of our build and one of the main components we need is to attract a larger 'audience' from the town to support our project.

Kevin specified that everything done has to be up-to-code to last at least 50 years. Projecting 50 years in the future Mendon could have 3,000 elder citizens and the Senior Center could get 300 people wanting to use the facilities. We currently can handle only 30 to 50 people.

Earl emphasized that the Senior Center is a home away from home. We need to keep the homeyness of the current Center. He also emphasized that the current building needs to be kept 'open' during creation of the new/combined building.

Steve said that prior to the Kickoff Meeting their people would do a thorough evaluation and redocument the site. They would tell us things they found out about the site. In response to Kevin's question about how often they would let us know about what they found Steve replied -relatively often. Part of the Feasibility issues would include limitations: Can't go toward roadway; limited by stream.

They would need to know from us what are the community needs and programs, such as number of people to be accommodated in spaces. Together we would develop a program that gives Clark & Green a basis for the design. They need to know what they are building and why.

As part of our need to attract a larger 'audience' from the town to support our project, we need to figure out a way to reduce the tax burden. People are currently looking at a higher taxes due to the Police Station build – which has to be done before our project can be launched. We need to figure out how to make our project appealing to people in spite of the costs. We need to get out and 'sell' this project to all parts of Mendon: BOS, Finance, and any other 'board' that might be involved as well as the citizens of Mendon who have to pay for it all. We need to educate everyone on the advantages and improvements to the community. Also need to have something we take to Town Meeting.

Steve said one thing is that everyone should please remember is that Clark & Green builds "Mendon buildings" not flashy ones. He also mentioned that they may be able to create a 3D model we could show at the various presentations.

Kevin asked why they were attracted to our building. Steve is interested in social useful stuff, that is where his passion is. Thinks this project is a growing need for our community. Important building site and important social groups.

Kevin also asked Steve how much he estimated Clark & Green would want to do the Field Investigation through presentations to the various groups. Steve said \$40K, but when Kevin asked about \$30K, he didn't seem upset.

We thanked them for their time. Kevin told them we would be meeting with other architects the rest of January and planned to get together the first week in February to go to the Selectmen. We're hoping to have approval for this first phase sometime in February and look at March 1st to start implementing.

1st week in February 2019 we will pick someone, maybe same people, to create build documents. Say it takes them 6 months to create build documents we then send out for bid. If we're lucky may get started building in 2021 and finish in 2022.

2. Review and Approval of minutes of meetings: 11/13/18; 11/28/18; and 12/6/18.

11/13 - motion by Earl seconded by Diana

11/28 – motion by Earl and seconded by Sue

12/6 – motion by Diana and seconded by Earl

All Minutes accepted.

3. Next Meeting:

Wednesday, January 14, 2019 at 2pm.

We will be interviewing CBI on the same 3 subjects.

The meeting adjourned at 4:00 p.m.

Approved on 2/6/19