



TOWN OF MENDON

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Architectural and Engineering Study Committee

Minutes –January 30, 2019 Meeting

Attending:

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

Meeting called to order at 2:00PM.

1. Meeting with Catlin + Petrovick Architects PC

Michael Petrovick, AIA
John Catlin, AIA

Kevin started by introducing the committee members.

Mike & John brought a projector and screen. With lots of pictures both camera and drawn. Kevin, Amy and Earl and Sue have all visited one of their talks/lectures in the past. Both gentlemen are partners in their firm.

Their presentation was formed from an exercise Kevin previously set them; it is not what is to be built. John – every budget is a struggle/challenge.

They like the site. The wetland is a seasonal stream that is not shown on the state site. They try to avoid ramps. They would rather raise the ground up to the building. Very happy to hear about the possible walking trails to be set up as they feel walking trails are very important to elder adults.

They do not bid on every opportunity given them; for example: Did not bid on very large building because the owners wanted everything to be all on one floor. To their mind this would create too long hallways not suited to elder usage. The ones they have built are without hallways. They like stairs and they feel steps are a “stealth exercise.” Their stairs are 6” high.

They showed a possible build drawing with an addition that adds to both pieces of our existing buildings; keeps the ramp on one side and puts the main entrance on the opposite front corner. This is where the vestibule and information area would be. Would move the kitchen to the side where Amy's office and library area are so there could be direct access to the outside for service. Does have hallways that are wheelchair accessible. Egress shown is toward front of building toward street; approximately where computer sign-in currently is. Egress is not a ramp.

The new building would be even with our current active floor but have a walk-out basement with the ability to actually build a basement floor under the shown floor. They talked about a "Lulu"; very inexpensive elevator being used to get to the walk-out. Limited use. Also showed a large open stairway to the basement area using the 6" steps they referred to. This would give us the option to expand our center to the new basement. Current garage has to be modified; has to be a 2-hr rated garage because it is part of the active building. A janitor's closet with a mop sink is required. They do 3'6" doors. They looked at the basement as storage rather than individual storage in the various spaces as storage can be a very expensive item. Don't like the idea of a porte cochere as seniors have a tendency to knock them down, but did agree that a covering where people would be dropped off at the front door would be a good thing.

They don't feel we can keep the center open while they are building. John says insurance won't allow this. Says 12 to 16 months to do construction. Belmont rented some small 'buildings' to use while their center was being built.

Overview of new construction looks very nice with deck out back facing the woods. Attic could hide air and power inputs fairly inobtrusive. LEDs costs 20% of other lights. The optional additional 3,944sq ft new building, plus the existing 2,508sq ft would give us just over 6K sq ft total. They are running between \$425 to \$475/sq ft cost, though Michael stated that the additional square footage cost is approximately \$394 for a wood frame building; the least expensive cost we have been given so far. He thinks that we would be on the lower side as we are going to be a wooden building. They said the woman (Mary Bulso) who was the OPM for both the Library and Police Station sounds like a gem and we should definitely keep her for our project. (Kevin to forward her information to them.)

Kevin asked about cost of feasibility study – John said they are very reasonable but they can't tell us an amount until after they are chosen; said it is somewhere between \$5K thru \$100K; it's negotiable.

John says his job is to be an advocate for elders. They are not fancy but they don't low-ball anything. Expects this job would be around 10 months but we would not be able to use the center for the whole time. Belmont Friends raised over \$1M to help build their center. The builders used recycled tires for their "donation bricks." This makes for softer bricks so falls are less likely to break bones. Floors should have patterns – easier to negotiate. Kitchens are all stainless steel. They say code is stainless – not wooden. John said the reheat kitchen has the same code as a regular commercial kitchen.

Kevin reminded them that we want a homey feel to the center.

Steve stated that the main cost of the building is not the building of the building, it's the upkeep once built and we need to remember this when doing our fund-raising.

They gave us a fast overview of how they organized the jobs required to complete construction; they do things by color code. Said we should divide square feet by 15 to figure out how many people can be seated in an area.

When asked about the sprinkler system, they said the main holding tank would be a big plastic tank for sprinkler system that would live in some part of the basement.

Can't do non-computer 3-d models.

Kevin asked about their time-line starting March 1st. 8 weeks is their time-line for the study; shortest time given by any of the other bids.

2. Next Meeting: Reviewing all 4 bids February 6, 2019 at 2 p.m.

During the discussion afterward regarding not being able to stay in the building during construction; Amy put forth the idea that we might be able to make use of the Grand View for some of our current day-time activities. Kevin proposed that we look into the old police station that is to be torn down when the new police station build is completed.

NOTE: Earl Peralman left the meeting at 3:30 p.m.

The meeting adjourned at 4:00 p.m.

Approved on 2/6/19