



## **TOWN OF MENDON**

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## **Architectural and Engineering Study Committee**

Minutes of July 25, 2019

Attending:

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

Started at 1:40pm; Amy Wilson Kent presiding.

Amy announced that Kevin had excused himself from the COA so we were going to need a new presiding officer.

While we waited for Mike Petrovick of Caitin & Petrovick Architects to arrive, people described their views of the various properties they 'interviewed'.

Very impressed with Irving's Senior Center. Holyoke was described as Very Substantial with a Scandinavian modern/traditional look. The acoustics in the library were excellent.

Mark Russo, one of the van drivers, has some great ideas; should invite?

We need someone to do the 'flow' between various Town and State departments. Mark suggested we reach out to the BOS as they would like approval of this project.

We need a good Timeline update as well as someone to speak to people and departments about what they would like added to the timeline.

We have paid the architect 2/3<sup>rd</sup> of the \$35K owed; \$21K which leaves \$13 to 14K still owing. We have \$17K left from the \$20K the town approved.

Brothers of the Brush very interested in Senior Center expansion. They have their meeting the last Tuesday of the month, 7/30/19. (Bruce Clifton suggested as contact by Ann.)

Finance Committee support also needed. Would like to have meeting to request more money before school starts. Expansion should be next big building project for Town.

Mike Petrovick arrived at 2:30PM after we snuck a look at the old layout with the changes we had requested.

We asked why Holyoke had a lot of sound absorbing materials? Mike told us that the library was right next to a noisy Bingo game.

Mike brought yet again revised plans. Amy agreed with Mike that we need a walk-out basement with elevator and stairs to upper floor. The plans showed portable stages with ramps. We want to have lots of Large glass windows in the back.

Current garage to become Food Pantry with multi-glass doors so room feels open.

Large 'meeting' room to hold 100 people. Other rooms on lower level to be game/pool rooms

We will need a large generator to run the whole building.

We will need a non-person elevator (dumb-waiter) to move packages from the lower level delivery area to the upper level kitchen. .We are going to need \$\$\$ this, year, next and the year after in order to get topography and lower-level changes done. Total cost ballpark is \$5-\$7 million.

We currently have good measurements and testing. Will need new well and septic systems as they need to be larger to accommodate more people in the Center.

There should be future discussion with gentleman in charge of possible low-income housing being built near the new center. so we can possibly build one well and one septic system to cover both.

Want completed design plan so we know how much of everything we need. Want lots of glass, no little windows. The FF&E – Furniture, Fixtures & Equipment need to be part of the budget.

Need photo-realistic rendering of ingrained rubber bricks which can be sought & signed by ‘people’ and used as part of the building. Another possible money-generating project would be window plaques.

Demolition of areas like the current garden require an area where current plants can be held until they can be replanted – “greenhouse” Friends need sales space with lots of glass on the first floor. It was suggested it go at entrance with glass wall facing out. Also a outside closet to hold shovels etc.

Need professional kitchen with specific spaces. We expect to have at least room for 54 people for lunch/ 9 tables. Total for first-floor activity space would be 125 people.

Need two big meeting spaces for community use.

A name suggested for the expanded SC was Mendon Council on Aging Health & Wellness Center.

Mike would like to have the final plan from us by September. As soon as final plan done, start figuring out what each room will need in the was of FF&E.

Need to raise money for the Green House.

Some equipment needed is Commercial HVAC with multiple systems, propane for the heating system, and ceiling fans in large rooms.

Building needs eye and other appeal; not too old or too modern.

Outside and site meetings should happen soon.

Adjourned around 4pm.