

Town of Kingston
Senior Center Building Committee
Meeting Minutes
June 11, 2008

1. The meeting was opened by Chairman Paul Gallagher at 7:30 pm. Members present were Muriel Boyce, Jack Burrey, Dave Colter, Linda Felix, Paul, and Ron Gleason. Absent was Phil Burnham.

2. Paul stated that he had met with John Catlin, Architect, and they went over the present proposed 2-story building and discussed ways that those plans could be rearranged, have the building fit the lot, without having to move it, and also consider removing the second floor in its entirety to fit the budget we have to work with. We would be using the first floor pretty much as it was with minor changes but saving much money by not having to provide elevators and staircases for a second floor and adding some 1st floor additional rooms that would be provided for in that drawing. We could put two additional rooms downstairs by removing the elevators and staircases and add some additional storage area. These changes would bring the original proposed sq. footage of the entire building down from 11,400 sq. ft. to 7,230 sq. ft. under a new proposed Floor Plan A or to 7,250 sq. ft. under proposed Floor Plan B, Single Level Options dated June 11, 2008 if we want to put on additional footage for extra storage space.

3. Paul continued on his discussion of the above and was very up front as to the whys and wherefores of the necessities to make these changes, the need for a total agreement of the members to get this project moving forward, with the monies we have available to us, and with costs rising every day for building a project of this size, we need to move sooner than later on this project now. Some things we have paid for already and hopefully we will not pay again for some of those same charges as we make these proposed changes as shown on these new plans.

4. We will have to pay for all the new mechanical, electrical and structural changes now going to have to be done on the first floor. We have not included the cost of furniture yet either. Paul pointed out that there was another option that the sq. footage could be 8,725 sq. ft. and the difference would be the footage of the 'big room'—i.e., multi-purpose. There was also

discussion between Paul and John Catlin as to the reasons for a straight building vs. a turned building and the cost of a turned building makes the building larger in footage and the costs go up proportionately, like from a \$2.7 million plan to a \$3.3 million one. Paul continued that John can get us to the 7,250 Plan B.

5. Paul then went over some of the layout and footage of the rooms under this Plan B; namely, do we need a Outreach Room as well as a Health Room and Linda Felix explained that the Outreach Room is used more for the financial concerns of the Seniors, such as could they qualify for Heating assistance, Drug/Medicine assistance and conversations do involve divulging income and other personal matters, whereas the Health Room is for things such as Blood Pressure readings, Pedicures and other such personal matters but not money matters as described above. This will be taken under advisement.

6. Jack Burrey asked if we actually need the Terrace off the back of the building. Paul stated that Catlin has said that he has run into similar situations, where such might be too close to wetlands and went on to say that what others are doing is dropping in tall columns into the ground and then putting a deck on top of the columns and Paul said he has seen pictures and it does work fine.

7. At this juncture, Linda Felix asked if she could address the members and that she had done some research on Senior Centers in general but also that she was the Activities Coordinator at the Plymouth Senior Center. She continued that there is no doubt that we are all here as members of this Committee for the purpose of finding ways to build a Kingston Senior Center. She stated that she was put on this Committee as a voice of the Seniors and to see that the Seniors have a new good size building, as well as in the future. She put forth some plans of the Plymouth Senior Center, which is 7,000+ sq. ft. in size as well, although they had hoped for more. And already they are looking to rent more space. She explained the number of people attending the different functions and classes has expanded tremendously since the Plymouth Center opened. She pointed out on the Plymouth Center's plans the different class rooms and other areas and again it was brought out that combining the Health Room with the Outreach Room really is not compatible because of the different services they provide to the

Seniors, some more personal and confidential than others. A good size Conference Room for Seminars and Board Meetings is also necessary, and wondered if we had any thought to these rooms on these new plans being presented tonight. Paul stated that we will have rooms in our new plans for these as well as where we can put computers. He also went on to say that Plymouth's Senior Center is located in Cordage Park, where there is ample room for expansion, perhaps even to as many as 3 Centers, and whereby we may have to expand at some time, it is not planned for now. Linda continued that the Multi-Purpose Room in Plymouth now is already too small. And that their consideration for expanding is taking place after only being in the present building for a little over a year.

Paul thought that our new Plan B had about 300 more sq. ft. than Plymouth's building has now. He went on to state that he believed that Duxbury's Center was 13,000 sq. ft., Bourne's was 25,000 and it was done in phases, and Marshfield's has 13,000. Linda passed out a copy of a letter signed by the Town of Plymouth's Director of Elder Affairs confirming the statements put forth above by Linda. But Paul again stated that we don't have the same facilities and/or budgets available to us as Plymouth or some of the other towns mentioned above, and therefore we cannot proceed on the same site plans, room by room. Linda asked again if we will have plans for expansion or is this plan tonight a done deal. Paul stated that we have to decide on the standard straight positioned building or on a turned building, which will cost us more money. And if we have a population explosion of Senior Citizens by the year 2030, that's fine and we will deal with possible expansion then. He doesn't want to see us build something with the hope of renting part of it out, for that could be very 'ify' in this economy and we presently don't have the money to do it now.

8. Linda mentioned here that she would like to have a gentleman by the name of Emmett Schmarsow, Program Director for Councils on Aging for the Executive Office of Elder Affairs, come and talk with us but Paul was just afraid that he would tell us about doing something that we absolutely couldn't afford; Dave Colter added that he would probably not be able to convince us to change our minds, and Paul went on to say that the Town would no doubt not vote to give us what we would need to build anything but what we are proposing here tonight. Paul continued that we know we have a lot of Seniors who want a new Senior Center but we cannot offer all

the programs that Duxbury and Marshfield can offer. Those towns have more money and disposable income available to them. We have been sitting here for 4 years, ran into a lot of roadblocks, but now have a plan we can build and pay for. Ron Gleason stated that with the additional mechanical, electrical and construction costs of a larger building, it is just not feasible and we cannot afford to do it. Ron went on to say that what we have now far exceeds what we were told we could afford to build when we were talking a 11,700 sq. ft. building.

9. Paul went on to say that he explained how this project evolved from the beginning, and John Catlin now knows that anything bigger than 6,000 to 7,000 sq. ft. is not going to work on this present site.

10. Dave Colter asked to put forth a **Motion** to say that we proceed with the 7,250 sq. ft. Plan B, with some variations if necessary, on the present site that we have now, Ron Gleason **seconded the Motion but further discussion ensued.** Ron asked if anyone wanted to talk about the “straight on” vs. the “curved” or “turned” position of the building. Jack Burrey countered with that the turned building could create a higher fee/costs but the straight on one will also come with a cost but it should be cheaper. Muriel Boyce asked if there were any other possibilities of tweeking this Plan B and it was stated that “yes we can”. One thing mentioned was the Waiting Areas of the building would be nearer the parking lots.

11. At this point Paul listed off some pertinent points to ponder -

- * at 7,250 sq. ft. it certainly isn't a 'dream shattered----
- * and one thing he has learned is that the original building was more than what we needed ----
- * need to all sit down and figure out just what we can offer for classes and activities ----
- * he feels the Seniors will love the rooms, the crafts, the computers and just about all will take part in some if not all of the activities offered ----
- * he feels everyone is getting everything they wanted in a new Senior Center ----
- * it is everything we have to offer and then some ----
- * and most of all, he feels we built the best.

12. We now returned to the Motion mentioned above in item #10 above, put forth by Dave Colter and seconded by Ron Gleason and while there was a Vote of 4 for but with 2 abstentions that we proceed with the new 7,250 sq. ft. Plan B design , further discussion on this Motion again went forward . Linda Felix asked if there were any plans for the future for this building. Ron Gleason answered that there is only a little room for expansion. Paul Gallagher added that we would ask John Catlin to put on some framing that might support a second floor sometime in the future.

13. Paul further pointed out that now we will be faced with going closer to the wetlands, a second floor would only give us 3,000 more feet, which would have us with 7,000+ ft. on just a one story and maybe another 3,000 on a 2-story, and he added that we would have to be in very stable, surplus times to ever get a vote for a bigger building. Paul felt if we swayed away from this Plan B, and Mr. Emmett Schmarsow made some suggestions on different items, three or four weeks could go by and we might end up building a smaller building in the wrong place. After this further discussion, **Paul asked again if everyone wanted to go ahead with the Motion put forth in item #10 and item#12 above and the consensus was to take a Vote and it was a unanimous vote of 4 - 0 to move on Plan B.**

14. After the vote above, a general discussion took place among all the members on the pros and cons of the Plymouth Center's site plans vs. the proposed Plan B Kingston site plan just developed. At the end of these discussions, Paul advised Linda to call Emmett Schmarsow and invite him to come and discuss this matter with the Committee sometime within the next three weeks; i.e., either June 18, 25, or July 2. Paul asked Linda to let Ruthann know of his availability on which date and she would post a meeting for that date and so advise the Committee, one way or the other on each succeeding week.

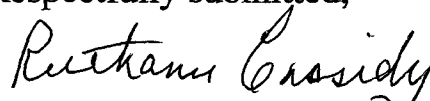
15. Ron Gleason mentioned here that we probably should have John Catlin come into one of our next upcoming meetings and discuss our moving forward on this Plan B now proposed. Paul went on to say that we have decided tonight to move forward on Plan B and we now leave the past behind us. We will talk about any new fees with Catlin and go over what should have and what should not have been done before and in that way we'll start with a clean slate as we move forward now.

16. Paul continued that this is going to be a very big asset to be proud of and the only real changes are we may have less classroom space, no costs for elevators and no need for staircases, which is a good thing. He closed this subject by stating that this is, Plan B, what we have now and Ron Gleason said we need to solve the drainage problems and again meet with the Conservation Commission at some point. It was mentioned that we have paid Catlin in full up to this point, and we now just need to have Catlin and Heidi, his Assistant, understand that we will have to start paying them again for any new services provided forward. It was mentioned did we want to get Kevin Donovan involved at this time and also ask Catlin who he wants us to work with, someone he uses already in order to move forward or do we want to move forward on an RFP but we must remember that this costs money. Ron Gleason said he thought we should ask Catlin his feeling on this whole matter, as well as going ahead with an RFP which takes time, something like 6 weeks or so. After speaking with Catlin, we would then ask Kevin Donovan about moving ahead with Catlin so we can keep moving straight ahead. Need to talk about the furniture costs involved at some point and Kevin would also want to know about any new engineering, site plans, and construction costs before we move forward on this new Plan B with John Catlin. Paul will get together with Kevin to share the best way to move ahead and then do a Notice of Intent. We also will be asking Catlin various questions we have on this plan as well as including the solving of the drainage problems and how we can proceed to get the building on a Plot Plan. Paul mentioned again that when and if Mr. Emmett Schmarsow comes before us, he should address the new proposed Plan B and help us with that new site plan.

17. At this point, a **Motion** was made by Ron Gleason and **seconded** by Linda Felix to approve the Minutes of May 21, 2008, and it was **so Voted**.

18. There being no other business to come before the Meeting, a **Motion** was made by Dave Colter and **seconded** by Linda Felix and it was **so Voted**, to close the meeting, it being 9:00 pm.

Respectfully submitted,



Ruthann Cassidy, Secretary