



MEETING MINUTES
Public Building Commission
Tuesday, September 11, 2018
Selectmen's Conference Room
7:00 pm

Committee Members Present: Carl Campagna; Larry Guilmette; Stephanie Holland; John Miller, User Member; Linda Hayes, User Member

Committee Members Absent: Ed DiSalvio, Chairperson; Stephen Shea

Also in Attendance: Jim Boudreau, Town Administrator; Nancy Holt, Finance Director; Joel Bargmann BH+A; Rachel Young BH+A; Steve Kirby, Vertex; Maura Curran, BOS; John Danehey, BOS Chairperson

The meeting was called to order at 7:00 pm by Carl Campagna.

NEW BUSINESS

Senior Center Project Update: Joel Bargmann

Joel reviewed the items he had presented at the last meeting.

Senior Center with the use all of A wing and demolishing B and C wings:

- 6 different floor levels
- Outside grading issues
- New roof needed
- Replace windows
- Mechanical systems replaced
- A wing, in existing condition would need handicap accessibility, new materials on floors and walls
- Classrooms would need to be gutted
- Boiler/ Heating Unit currently resides in B Wing

3 Options:

Option 1: Replace B wing at grade, make a connector to classrooms and Gym (Tear down B and C Wing)

Option 2: Renovate the two wings and do not connect them (Stand-alone Senior Center)

Option 3: Repurpose classrooms of A wing, use Gym and B wing (Position the Senior Center in existing building)

In the last meeting it was discussed adding a road or another way in and making two additional parking areas, however this would affect the proximity of the senior center and the gym because it puts a barrier between the two buildings.

There is a lot more space available in Gates than what we need for the Senior Center, it is driving the campus wide budget up to 21M - 27M.

Hazardous materials found in the building:

Asbestos was found in the flooring, ceiling, insulation and window glazing and PCSs are assumed.

A wing gym and connector:	\$ 40,000 (this could be higher)
A Wing classrooms	\$215,000
B Wing original Gates School	\$150,000
B and C additions	\$780,000

Total Estimated Abatements costs before GC markup: \$1,185,000 (if you keep the gym.)

Joel said that you still have to abate if you demolish the building.

Joel reviewed a Scituate Senior Center conceptual design:

Phase 2 Site Study: There are additional reports that Steve Kirby has available to those interested.

Option 1:

- In the A Wing demolish the girls and boys locker room
- Move SCTV, and give it its own entry
- Lobby can be reused for a better purpose
- Take down everything but the gym
- Stand-alone senior center
- Recreation parking and senior center separate, Senior center has an entry off the parking lot
- Can go through the building to access gym

Option 2:

- Connecting the Senior Center to the gym
- One parking lot
- Connects to a common lobby
- Senior center and Recreation would have their own entrances
- Senior center and gym would have elevators

The total cost would be between \$16M – 18M

Cost Breakdown:

Senior Center:	\$7,020,000
Gym Renovation:	\$3,250,000
SCTV & Veterans	\$1,000,000
Site Work	\$1,500,000
Demo & Abatement	\$3,800,000

Joel said that connecting the buildings will add approximately \$.5M - \$1M because you would have to raise the level of the old Gates Building.

Joel felt that we are right on schedule, the plan was to make the final decision in the month of September.

Maura Curran, BOS asked if you could connect the two buildings with a covered walkway to lower costs, Joel said yes, and added that one building is 5 feet higher.

Larry asked what the cost was for upgrading the utilities and was it included in the \$1.5 M number (Site Work); Joel said it was.

Larry also asked about the soil borings cost, Joel said it is a in the multiplier and it is a range.

Carl said why the gym renovation was included in this project (since it is housing other departments), Joel said they were asked to include it in this project. Jim Boudreau said the costs can be extracted out at a later date.

Stephanie thought it was easier to go from building to building if the buildings were connected.

Linda didn't know if it was necessary to connect the buildings.

Anthony Antonello, Advisory Committee, asked about the appropriation, he felt the money was for a senior center and he thought that a lot of time and money was being spent on the Gates.

Jim said the appropriation was for a senior center on the Gates site and to tie the center into the existing building. He added that we have to deal with building no matter what direction we go in.

The appropriation should only be used for the senior center Anthony said.

Nancy Holt entered the meeting at 7:29 PM

Larry said the senior center was the primary driver, now we are basically the stewards of that building unless the Town wants to tear it down or abandon it we have to consider using it.

Gordon Price, 48 Mann Lot Road, said that he didn't think we can do anything on that site unless we address the old Gates building. It is really a necessity. He further said that he liked Joel's presentation and he felt that a short walk to the gym, if they were not connected, would be workable.

Carl asked about the reuse of the B Wing , but Joel said to reuse the B Wing was not practical because of the different levels.

Linda Hayes asked if there was a structural benefit in connecting the buildings, Joel said not really.

The Commission further discussed the options of a covered walkway with a stand-alone Senior center vs. a connected Senior center.

Larry said that he knew the retrofitting into the Gates building would be difficult and expensive and that the building is functionally obsolete. His opinion is to rebuild the gym, and the senior center as a stand-alone building in the same proximity as the gym.

Larry asked Linda what the gym would be used for pickle ball for example. Linda said a fitness center and possibly pick ball could be inside Senior Center itself. The gym could be used for other purposes for the seniors.

Carl said the two buildings (gym and senior center) will not be used at the same time and it might be more efficient to have a stand-alone senior center.

Carl asked how it would be received by the Town to have the central part of Gates demolished. Jim said it was his proposal because of the cost of renovations. Jim added that it came up in Town meetings to try to save the building, but after looking into this option, the cost is too high.

Carl asked about saving the trees, and Joel said they would

Gordon Price confirmed that they are planning to have enough parking and room for expansion and Joel said yes.

Linda Hayes asked about potential for growth, and Joel said they would.

Maura Curran asked about the entrance facing westerly and if they would be able to create the façade from the original building.

John Miller said they might want the entrance to face north. Joel said they wanted green space in front of the building, but that we could look at that option in the next phrase.

Carl asked about Senior Center use and if it made sense to connect the buildings, Linda said not really, unless we had limited space.

Jim said the proximity of the gym and the senior center will allow Linda to open up whole new programs for the seniors. Connecting the buildings would make it more convenient, but he wasn't sure it is worth the additional money. It should be designed so you can do an enclosed or covered walkway between the buildings.

The Commission recommended that the architect go forward with the stand-alone design for the Senior Center with the option of a walkway connecting the two buildings for the next meeting.

John Danehey, BOS Chairperson, had walked in late and wanted to check to see if the plan was to locate the new proposed senior center at the same elevation, and asked if there would be an elevator in the senior center and the gym. A breezeway would not be that expensive, correct? Joel said it not be as expensive as connecting the building and that both buildings would have elevators.

There being no other business, Carl Campagna made a motion to adjourn the meeting at 7:50 PM, seconded by Stephanie Holland; Unanimous Vote (5-0)

Respectfully Submitted,
Lianne Cataldo (Recording Secretary)

Follow-up:

- The Commission recommended that the architect go forward with the stand-alone design for the Senior Center with the option of a walkway connecting the two buildings for the next meeting.

Referenced Materials

- PBC Agenda
- BH&A Site Analysis
- BH&A Conceptual Design Report