

**TOWN OF LAKEVILLE
SENIOR CENTER ADDITION FEASIBILITY STUDY COMMITTEE
September 13, 2023 – 5:00 PM
Lakeville Senior Center
1 Dear Crossing, Lakeville, MA**

On September 13, 2023, the Senior Center Addition Feasibility Study Committee held a meeting at 5:00 PM at the Senior Center. The meeting was called to order by Chairman Lia Fabian. Members present were Lia Fabian, Ari Sky; Nathan Darling; Lori Fahey; Paul Nee; and Katie Desrosiers. Not Present was Member Deveney Boyadjian. Also present was Rafal Toczko, Principal Architect at RTA, Mary Gauthier, Friends of the COA group, and COA Council Members and Friends of the COA group: Charlene Montleon, Joanne Bowes, and Nancy Richmond. LakeCAM was recording the meeting for broadcast.

Possible Vote to Approve Committee Minutes of July 19, 2023

Upon a motion made by Member Darling and seconded by Member Desrosiers, it was:

VOTED: To approve the committee minutes of July 19, 2023.
Unanimous Approval

Review Draft Feasibility Study Material from OPM

The committee discussed the Owner's Project Manager's feasibility study material. Chairman Fabian questioned whether there needed to be a correction relating to the septic system and grease trap. Member Darling stated that they had talked about the septic expansion, but they will need to know the design load of the spaces they are looking at. He added that the septic tank itself is in a Zone A. The field is outside of that zone, and any repairs that need to be done will have to go before the Board of Health.

Member Darling noted that they talked about fire protection also. He said that if they add square footage that hits a 7500 sq ft threshold, it will require an updated installation of the sprinkler system. Member Darling added that the report listed the generator as being the same age as the building, and that would be updated to reflect the newer generator, which is three (3) years old.

Chairman Fabian pointed out that the report mentioned well water, but the building has Town water. She also questioned whether the age of the HVAC system was correct. Member Fahey pointed out that on the first page, the HVAC system is listed as eighteen (18) years old, but it is twenty (20) years old.

Chairman Fabian stated that it was important for the committee to read through the report and identify anything that needed to be amended so that the OPM would have all of the information when working on the final copy. Mr. Toczko stated that he would amend the document for the next meeting.

Discuss Feedback from Stakeholder Meetings

While waiting for some of the stakeholders to arrive, Chairman Fabian asked Member Fahey, who also serves as Director of the Senior Center, to explain how she put together a group of folks who actively use the Senior Center and participate in programming. Member Fahey said she put together a group of folks who have a real interest in the Senior Center. She said that these ladies are part of the COA Board and/or the Friends of the Council on Aging group. They participate in the programming; they volunteer; they are instructors; they do a lot of fundraising; and they participate in exercise classes and a lot of events. Member Fahey said that they are aware of how the Senior Center operates on a daily basis.

Member Fahey said that at the last meeting, Member Darling asked her to check with other Senior Centers to see what we are not able to do because of lack of space. She said that they do not have space for a food pantry. She would like to bring back the Brown Bag program, but she doesn't have the space needed. Chairman Fabian stated that she and others have had discussions about senior day care or supportive day care, but this would require additional space and an increase in the Senior Center budget. She added that the entire town would need to make a commitment to provide the resources for a day program, and this could be something that is on a 3-5 year plan.

Discuss Potential Service Configurations and Programming Options

Mr. Toczko introduced himself to the stakeholder group and noted that he works with Jorge Figueiredo, who had met with the stakeholders/advisory group during two meetings on August 16, 2023, and August 30, 2023. Mr. Figueiredo had met with the group to go over building use, program deficiencies, and program use. Mr. Toczko used a screen to aid in a presentation on the potential service configurations and programming options.

Mr. Toczko highlighted what the group would like to see, based on the August meetings. He stated that some items were cosmetic in nature, and some were big ticket items that would require an addition to the building. Mr. Toczko displayed schematics that showed a small and a larger addition and the areas where the two (2) additions could be built.

The larger addition is 2140 sq ft and can house all the needed spaces. The smaller addition on the schematic is 800 sq ft. Member Fahey stated that after discussing it with the subcommittee, they didn't think the smaller addition would add what they needed.

Mr. Toczko added that the subcommittee discussed a large square room as opposed to a rectangle. He advised that a rectangle would be about 25-30 feet away from the tennis courts, which is already tight. It provides circulation around the building and a healthy buffer between the tennis courts and the fences. A square room would push the walls closer to the tennis courts. It is achievable, but they would have to make some changes to the sector.

Mr. Toczko stated that the next steps would involve getting the committee's feedback and adjusting the floor plans accordingly. They would then develop the two (2) schemes to the next level and come up with construction estimates for three options. Option one would be a renovation of the existing building with improvements in lighting, fire protection, plumbing, aesthetics, and

miscellaneous items. Option two would include the smaller addition, and option three would include the larger addition.

Ms. Fahey stated that she is working with Jose, from LakeCam on the new sound system, so perhaps that could be excluded from the feasibility study. She said she does not feel that they need extra space for the kitchen. It can be reconfigured to make it more workable. She stated that the subcommittee agreed that they preferred a large square room rather than a rectangle but she just heard Mr. Toczko's reasoning of why a rectangle may be preferred.

Schedule Next Meeting

Next Meeting scheduled for Wednesday October 18, 2023 at 5:30 PM.

Adjournment

Chairman Fabian adjourned the meeting at 6:03 PM.

List of documents provided at the meeting

- July 19, 2023 minutes
- Schematic renderings from OPM