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MANSFIELD
MASSACHUSETTS

**Municipal Building Committee Meeting Minutes
June 20, 2023**

Present:

Doug Annino, Chairman
Evan Epstein, Vice-Chairman
Chris Paquin, Member
Bob Barry, Member

Also Present:

Mike Ahern, OPM/Public Buildings
Josephine Madrazo, COA Director
Sherri Gurnon, Recreation Director
Chris Leard, Recreation Board Vice Chair
Neal Boldrighini, COA Board Chairman
Wendy Adams, Assistant COA Director
Rachel Young, Project Manager BH+A
Maureen Doherty, Select Board Representative

Not Present:

Joel Bargmann-Principal in Charge BH+A
Kevin Dumas, Town Manager
Mitch Bregnard, Recreation Board Chairman

Mr. Annino noted a quorum present and called the meeting to order at 5:40 pm.

1. Approval of meeting minutes from January 23, 2023.

Motion: Mr. Paquin made a motion to approve the meeting minutes dated January 23, 2023. (Paquin/Barry, Epstein abstains). **Vote is 3-0-1**

2. Invoices for Payment

Motion: Mr. Paquin made a motion to approve the invoices for BH+A in the present amount of \$40,250.00, additionally the previous invoices from BH+A and Martin Geotechnical that were approved by the chairman via conversation with Mr. Ahern ((Paquin/Barry). **Vote is 4-0-0**

3. Update on present budget and state grant funding

Mr. Ahern provided a detailed explanation of where the project budget presently stands with the completion of the 50% design development documents to date. He stated that after the town received the 175K grant reimbursement the account presently has about 205K remaining. Mr.

Annino stated that the MBC committee was charged with completing a 50% design for the new COA facility at 50 West Street and moving the project forward will require the support of the select board and finance committee.

4. Resident Questions and Comments; Comments by Select Board member Maureen Doherty

Maureen Doherty, Select Board member, wanted to say goodbye to the members of the building committee she has gotten to know so well over the years. She said she will be the select board liaison to the COA board moving forward. Mrs. Doherty is a strong proponent of moving this project forward and will be a valuable resource for the COA moving forward.

Mr. Annino asked that resident comments be reserved until after the presentation by Mrs. Young.

5. Update from BH+A on 50% Design Development phase completion.

Mrs. Young started by going over the various site features and site impacts to the existing site and noted the 90 new parking spaces along with utilizing the existing curb cut for best clearance. The project is incorporating a separate drop off area along with a porte-cochere and pickle ball courts. The radio tower will be relocated to the southwest corner of the site. The site will also contain a nature area, circuit trail and boat launch as highlights. Features for the COA include visual connectivity, multipurpose room, kitchen, and good circulation. Mrs. Young showed the proposed site plan along with floor plans, interior renderings and exterior elevations/renderings for the building.

6. Update on COA survey questions matrix

The survey questions matrix was shown in the top 10 most popular amenities along with the least popular Amenities. The survey ran the week of December 18, 2022 thru January 29, 2023 and received 252 responses with a completion rate of 89%.

7. Update on BH+A and recreation programming session completion

The recreation feasibility study to reuse the existing COA center when relocated from 255 Hope Street was discussed and offered 2 different options with option 1 being the most advantageous based on recreation needs. The study looked at the Mechanical, Electrical, Plumbing, Fire Protection systems along with the building envelope and accessibility codes. The committee accepted the option 1 floor plan.

8. Update on geotechnical survey and preliminary findings

Mr. Ahern explained that the site had some standard borings completed by a geotechnical engineer and the site showed significant filling has occurred on the site and the soils will certainly need significant soil improvements along with further investigation

9. Update on drainage study and findings

The site has many challenges and will need to be looked at closely when moved forward in the future. The site contains extensive amounts of fill and a high-water table. Presently the existing

stormwater system is partially discharging to the municipal infrastructure and to the river directly. The site will be considered a redevelopment site and will have to meet certain MASSDEP water standards.

10. Update on 50% design development project costs for both COA and Recreation

Mrs. Young explained that as part of the design development phase PM&C company was hired to provide a realistic cost estimates based on the current market conditions along with the escalations presently being seen in todays current markets. The costs are presently 15.2M for the COA facility with a construction start date of September 2024 along with a 4.3M cost for the conversion of existing 255 Hope Street COA center into a new recreation center along with building improvements consisting of a new roofing system.

11. Resident Questions and Comments

After the presentation by Mrs. Young the following comments, ideas and suggestions were stated by many of the residents that were in attendance. There should be a coat closet at the main entrance area that can accommodate many coats. There should be more woman bathrooms than men. See the need to add additional handicap parking spaces along with the need for a coordinated shuttle when a large event is planned if the 90 parking spaces that are presently planned isn't sufficient. This group of seniors should try to move forward with Facebook Friends Group and get all involved for support of funding the project. The recreation portion should be added to the total project cost and be done in conjunction with the COA project. Please remove pictures from the renderings and presentation that show people in crutches, walkers and wheelchairs. Team building should be considered with the towns 55+ age group and keep recreation as part of the overall project. Mrs. Doherty was asked as a selectwoman if she could get this important project on the upcoming select board agenda. Mr. Ahern stated he will ask the select board secretary if there is any room on the upcoming agenda and knows they are only meeting a few times in the coming months. The towns master plan stated this was a priority for the town to get completed for the residents.

12. Other Items for discussion Related to COA Facility

Motion: To approve the 50% design development project plans for both the COA facility at 50 West Street along with the option 1 recreation plan for the existing COA facility at 255 Hope Street. (Barry/Paquin) **Vote is 4-0.**

13. Upcoming meetings for MBC and select board for COA presentation

It was discussed that the next meeting should be to deliver the design to the select board and schedule a meeting with them to get a direction on moving this project forward.

14. Old/New Business


None

15. Any items not anticipated by the chair 48 hours prior to this meeting.

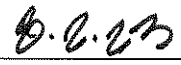
None

16. Adjournment

Motion: Adjourn the June 20, 2023 meeting at 8:15 pm (Barry/Epstein) Vote is 4-0.



Signature



Date