

Ludlow Senior Center Building Committee  
Minutes – March 23, 2017

RECEIVED  
TOWN CLERK'S OFFICE  
2017 JUN -9 P 1:57  
TOWN OF LUDLOW

Meeting called to order at 5:35pm by Richard Moskal followed by roll call.

- I. **Roll call present:** Bill Rooney, Richard Moskal, Steve Santos, Jodi Zepke, Michael Szlosek, Fred Lafayette and Matt Goncalves.
- II. **Vote on past minutes:** Bill Rooney made a motion to accept minutes from 1/11/17, 1/26/17, and 3/2/17. Seconded by Michael Szlosek. All in favor – motion carried. Minutes from 2/16/17 were tabled due incomplete.
- III. **Site visit discussion:** Many members visited 4 different new Senior Centers in the area; Agawam, Westfield, Chicopee and Holyoke. There was a discussion about the differences of each building but also the difference in the communities. Mr. Rooney brought up the size of the communities and Ms. Zepke reported that Ludlow has the highest daily count out of all the Centers. Ms. Zepke also reported that each director reported the buildings were not big enough. Ms. Zepke wants to be sure that Ludlow has enough space and the building is best for the community. The new building will be for the entire community not just the seniors. The discussion continued about size, money and services. Mr. Santos reminded that it is about the services we wish to offer.
- IV. **Feasibility Study Review:** Ms. Zepke explained the feasibility concept plan. She took the committee through room by room and explained the reasoning for each space. Ms. Zepke reported that the design is not perfect but that the plan encompassing all that is needed to take the Senior Center into the future and to provide for the community. Mr. Szlosek asked about merging the dining room and the media room. Ms. Zepke explained why the need for both spaces. Mr. Rooney asked about adding the Board of Health and Veteran's agent to the new space. Ms. Zepke reported that you will have to add square footage which increases the cost of the building. Ms. Zepke went on to explain that every inch of the building is utilized and able to be multi-purpose. There was discussion about sharing space and Ms. Zepke pointed out that none of the other Centers share space. Ms. Zepke explained that it is her hopes to partner with the BOH to have a nursed at the new Center and be able to find part of the position but to have the entire department is not feasible. Mr. Santos asked if anyone had spoken to the BOH about moving? There was also a discussion about being an emergency shelter. Ms. Zepke reported that the new building could be a comfort shelter but that by claiming to be an "emergency shelter" there would have to be many other additions and codes to be met. It is a hope that the building will have a generator and be able to be utilized during an emergency. The cost per square foot also came up and did Veterans Park school. Once again Ms. Zepke brought up the time line and cost to renovate. Mr. Goncalves reported that he spoke DH Sullivan who renovates

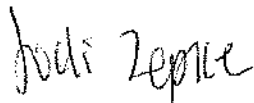
and the current cost is \$420 a square foot. That also increase 2.7% a year. Mr. Goncalves reported that he feels that is on the low side as well. Do we have a new plan or settle on something else? A lot of discussion on this matter. There was also a question of process...the process to renovate and how does it affect the reimbursement from the schools? Mr. Lafayeet said it is a game of fact checking and moving forward. He reported that sharing space is not our concern and yes we do need to look at tax impact. We also need to set a firm price and move on. Mr. Rooney asked about meeting with Justin Larivee (Building Inspector) to talk about renovations etc. It was decided that we need to take a look at Vets Park to see if it is a viable option. Mr. Moskal to call Todd Gazda (school superintendent) to set up a walk through of Vets Park with Mike Bertini (maintenance) and Justin Larivee.

V. **Old business/new business:** Mr. Moskal to contact Justin Larivee and Todd Gazda about a walk through of Veterans Park Elementary.

VI. **Topic of next agenda:** Numbers and costs.

**Motion made by Mr. Goncalves to adjourn at 7:17pm; seconded by Mr. Szlosek. All in favor – motion carried.**

**Respectfully Submitted,**



**Jodi Zepke**  
**Secretary**