

Ludlow Senior Center Building Committee
Minutes – April 6, 2017

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Meeting called to order at 2:50pm by Richard Moskal followed by roll call.

Roll call present: Bill Rooney, Richard Moskal, Steve Santos, Jodi Zepke, and Matt Goncalves. Excused absents: Michael Szlosek and Fred Lafayette. Invited guests: Justin Larivee (Ludlow Building Inspector), Mike Bertini (school facility manager) and Melissa Knowles (Principle of Veteran's Park Elementary School).

Tour of Veteran's Park Elementary: The committee took a tour of the school. Mr. Rooney asked how many students attend the school. Ms. Knowles reported 385 (4th and 5th grades) and had up to 430 in the past but reported that enrollment has been decreasing. Mr. Larivee reported that the roof, boilers, fire suppression system and windows would all need to be replace and/or added in the event the building was to be renovated. He reported that most of the infrastructure would need attention. Mr. Rooney questioned a \$5+ million dollar price tag before the rest of the building would be touched. Mr. Larivee reported yes and another \$2 million to update the bathrooms, doors and counters. He reported that walls are all concrete as well so moving them would be very costly. Mr. Larivee went on to report that when a renovation is more than 30% of the assessed value the entire building will need to be brought up to code. He reported that school building is not very highly assessed. He reported that electric updates, fire upgrades and IEB codes would also have to be met. Mr. Larivee explained that if the school was to be renovated for a Senior Center, it would be considered an assembly building and therefore would need total updating. If the building was to be used for offices and/or storage it would not be an assembly building and therefore does not trigger all the required updates an assembly building would. Only minor fixes and updates would have to be done. Mr. Santos asked Mr. Larivee that if the building was to be used for offices and storage, it would be much less of a financial impact on taxpayers than if it was to be renovated. Mr. Larivee reported yes and that the building has use outside of spending millions of dollars to renovate it.

Ms. Knowles explained the different wings and how they were set up. It was concluded that the classrooms could be turned into offices. It was also concluded that it is not fiscal responsible to renovate Veteran's Park Elementary for a Senior Center.

Motion made by Matt Goncalves to adjourn at 3:30pm; seconded by Richard Moskal. All in favor – motion carried.

Respectfully Submitted,



Jodi Zepke
Secretary, Senior Center Building Committee