



Town Manager
Mark W. Haddad

TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450-1237
Tel: (978) 448-1111
Fax: (978) 448-1115

Municipal Building Committee for Prescott School

Greg Sheldon, *Chair*
Anna Eliot, *Vice Chair*
Halsey Platt, *Clerk*
Gary Green, *Member*
Alison Manugian, *Member*
Becky Pine, *Member*
Lynwood V. Prest, *Member*

Public Engagement Subcommittee

Anna Eliot
Alison Manugian
Becky Pine

Research and Analysis Subcommittee

Gary Green
Halsey Platt
Lynwood V. Prest

Meeting Minutes for Research and Analysis Subcommittee

Meeting Date: March 5, 2015
Meeting Time: 8 a.m.
Meeting Location: Town Hall first floor meeting room, 173 Main Street, Groton
Members: Alison Manugian, Greg Sheldon, Gary Green, Lynwood Prest, Halsey Platt
Others: Alberta Erickson
Handouts: Agenda

Halsey Platt convened the meeting at 8:09 am. The group decided to postpone its review of the February 23, 2015 draft minutes.

There was some discussion of the Municipal Building Committee's meeting with the School Committee on March 4, 2015. Looking at the specific central office needs, Halsey Platt asked if the School District had anyone to advise them for their expected space needs. Alison Manugian commented that she did not think so. An electronic records conversion is planned so the central office may need less square feet than previously estimated.

The Superintendent's estimate of \$40,000 per year budgeted for lease payments was considered. Halsey Platt noted that commercial office space typically leases for \$12/square foot. Therefore, an office large enough to service the School District's needs might be rented to a commercial tenant for as much as \$120,000 per year. Alison Manugian commented that figuring windows for workers in cubicles can be an issue when setting out the layout.

The group discussed whether the School District would need an elevator. In approaching this question, the group ended up concluding that it is safe to assume that an elevator will be needed whether the elevator will be used by the School District, a community group or a commercial tenant.

Gary Green's Google form will be discussed at the full committee meeting on March 9, 2015. Lynwood Prest queried Gary Green about whether from his Finance Committee vantage point, is there excess money in the budget to pay for a renovation of the Prescott School building. Gary Green answered that the tax rates have been rising over the past several years. He stated that if the Town values the project, then it can be done, but the tricky part will be finding the necessary money while staying within the levy capacity.

Halsey Platt asked the group if it would be helpful to ask Joel Bargmann (author of the 2012 Bargmann Hendrie + Archetype, Inc. report) for an estimate to lay out the upper floor of Prescott for the School District's use. The estimate would assume that no walls would be moved. Such a quote might cost around \$1,000. Alison Manugian has the skills to perform a simple layout free of charge for the Committee and she volunteered to do so. Group members were appreciative of this offer. Alison Manugian has the Yanchenko layout and can work from that file.

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Alberta Erickson spoke up and reminded the subcommittee that the prior Prescott reuse committee had explored adding on a building in order to provide affordable housing. Also, the senior center might evolve into a senior/community center as younger seniors seem to prefer mixed age venues. Further, she mentioned that Nashoba Tech may be a resource. Halsey Platt suggested that possibly Nashoba Tech students could assist Lynwood Prest with the investigative demolition. Kristin Gentile is the Town's representative to Nashoba Tech and probably the person to contact when initial inquiries are being made.

Next meeting: March 16, 2015 at 8 am.

Regular subcommittee meetings are planned for every over Monday at 8 am at Town Hall.

Meeting adjourned at 9 am.

Notes by Fran Stanley