



TOWN OF GROTON

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Municipal Building Committee for Prescott School

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

Town Manager
Mark W. Haddad

Date: July 21, 2015
Location: Prescott School first floor meeting room, 145 Main Street, Groton
Members: Alison Manugian, Halsey Platt, Gary Green, Anna Eliot, Greg Sheldon, Becky Pine
Others: Sue Lotz, Pierre Comtois (Nashoba Publishing), Mary Jennings, Bruce Easom
Handouts: Agenda, draft minutes from June 9, June 23 and July 7th, Management Plan (Manugian)

Meeting called to order at 7:04 pm. Draft minutes reviewed.

Halsey Platt moved to approve the June 9, 2015 draft minutes as presented. Alison Manugian seconded and the motion carried 5:0 (Lynwood Prest and Becky Pine absent).

Alison Manugian moved to approve the June 23, 2015 draft minutes as presented. Anna Eliot seconded and the motion carried 4:0 (Halsey Platt abstained; Lynwood Prest and Becky Pine absent).

Alison Manugian moved to approve the July 7, 2015 draft minutes as presented. Alison Manugian seconded and the motion carried 4:0 (Alison Manugian abstained; Lynwood Prest and Becky Pine absent).

Greg Sheldon thanked Anna Eliot and Michael Bouchard for their work in gathering information on the Town's utilization of meeting space and descriptions of available municipal space.

Becky Pine entered the meeting.

Greg Sheldon has spoken with Kathy Shelp and confirmed the August 4th meeting. 6:30 pm tour to be given to Kathy Shelp and Council on Aging's Planning Committee before the 7 pm meeting.

Greg Sheldon spoke with Sally Smith and Brad Smith at the Grange about the community kitchen idea and how to avoid competition and instead complement one another with respective building purposes. The Grange hopes to have their plans for a community kitchen more firmed up by the fall.

Halsey Platt gathered a \$3,500 estimate for the costs for updating the commercial cost estimates by Daedalus. If Town wants to spend this money, then Annika Nilsson-Ripps and Halsey Platt can draw up a preliminary scope of work. Halsey Platt referenced an approximately \$3.3 million dollar renovation plan that was shared with him by the Town Manager in January 2015. Unclear what that number for renovation would cover.

Chair of the Finance Committee Gary Green was consulted by the Greg Sheldon regarding willingness of the Town to use Daedalus to refine that cost estimate. A transfer from the reserve fund would be considered by the Finance Committee.

Greg Sheldon spoke with Greg Yanchenko who was generous with his time and knowledge as he explained the renovation plans that he had contemplated. The Yanchenko plan for \$1.7 million spent on renovation would have been 10% cheaper for prevailing wages and the total reflects the fact that Yanchenko would have absorbed the architectural costs (15% savings?). The Yanchenko plan would have been without basement renovation and without elevator. An elevator would cost around \$300,000 per Greg Yanchenko.

Group discussed timing for Daedalus commercial cost estimate. Perhaps Town Meeting will be asked for the \$3,500. If the money is drawn from an out of cycle CPC application, then that needs to be a consideration. Bruce Easom noted that the amount of money requested would be very small in the scheme of things. Halsey Platt observed that the Board of Selectmen may want to be the group to decide on the source for the funds.

Management Plan Discussion

Becky Pine explored the out of sequence CPC application steps for this Committee if it wants to make an application. Greg Sheldon spoke with State Senator Donahue who offered the services of her office to help the Town apply for any state grants.

Alison Manugian started a review of the management plan for a renovated Prescott School building. Regarding operation of the facility and who will operate it, she questioned whether this item is in this Committee's purview given that there presently is no nonprofit asking to be selected for this task. Also, it appears that the management of the building would need to start out as a municipal responsibility in any event.

Mary Jennings commented that timing is a consideration. There is no nonprofit in place now, but if the Town looks to phase in nonprofit management in the future, then a nonprofit may come forward and there may be time for that group to form and enter into an agreement with the Town. Greg Sheldon asked for a more in-depth look at the pros and cons of each management entity.

Gary Green spoke on the committee's charge to have a plan versus a vision for Prescott. He stated that if this Committee cannot find a 501(c)(3), then it is not supplying a plan but rather a vision. Perhaps we need to go back to the Town Manager and the Board of Selectmen. Becky Pine suggested that perhaps the group should wait to see how the Council on Aging will weigh in on its needs and whether they would operate out the building.

Anna Eliot reminded the group that mixed use and private commercial uses can offset the cost and effort of providing the community uses. In particular, the owners of Blackbird Café have expressed interest in opening up a café or restaurant using 4,000 to 5,000 square feet.

Alison Manugian reviewed her management plan which estimated \$160,000 in operating costs to be offset by about \$170,000 in revenue. She stated her assumptions in the handout. For example, for tenant sub-metering, she assumed that the tenants would pay this cost directly when leasing up. Halsey Platt asked about the on-call maintenance person and the accounting costs. Becky Pine commented that the Town might continue to do snow removal, landscaping and other exterior work.

The School District would offer \$50,000 annually in rent as this is its available budget for central administration offices.

Halsey Platt says that this plan seems conservative on revenue and asked what a high end of revenue would look like. Alison Manugian will work on this answer.

Some uses bring a dependable stream of revenue (for example, a state department, Planet Gymnastics, Blackbird Café, etc.). If the Senior Center moves to Prescott, then the approximately \$30,000 spent on upkeep of the building could be budgeted as revenue for the management plan.

Greg Sheldon suggested that two plans be drawn up one with the senior center and one without. Halsey Platt said that we need to give Annika Nilsson-Ripps a reasonably clear plan as guidance.

Gary Green asked what the School District's gym rental schedules and revenue. Is the Tuomi Center always rented out, asked Anna Eliot? Is there sufficient demand in town for gym space to preserve it as a gymnasium in a renovated Prescott building?

Meeting adjourned at 8:55 pm.

Notes by Fran Stanley.