


| GROTON SENIOR CENTER – Working Group Meeting | | |
|----------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------|
| Town Hall | NOTES |  |
| November 27, 2017 – 2:00PM | | |
| ATTENDEES: | | |
| Name | Role | |
| John Amaral | Building Committee | jamaral@omniproperties.com |
| Dawn Dunbar | Town of Groton | ddunbar@townofgroton.org |
| Mark Haddad | Town of Groton, Town Manager | mhaddad@townofgroton.org |
| Kathy Shelp | Senior Center Director | kshelp@townofgroton.org |
| Steve Moore | NV5, Owner’s Project Manager | steve.moore@nv5.com |
| Italo Visco | NV5, Owner’s Project Manager | italo.visco@nv5.com |
| Gregg Yanchenko | Helene Karl Architects, Architect | hka2@npv.com |

The purpose of this meeting was to review a floor plan which was revised by HKA (the Architect) on 11/21/17 in an effort to reduce the overall building square footage. The revised design is currently at 10,905SF which is a result of reducing the overall SF by approximately 1,000SF.

The goal for this meeting was to finalize the program and building layout, given advice from the Chair of the Building Committee, with regard to the size of the proposed building. This analysis should aid the Building Committee in confidently authorizing HKA to release the design plans.

HKA removed approximately 4'-0" from both the front and the back of the building. Rooms/areas affected are listed below:

1. The Community Room lost some seating capacity - now seats (table) 72 people in lieu of 90 people.
2. The Ceramic Room lost some seating capacity - now seats 12 people in lieu of 18 people.
3. The Classroom still seats approximately 15 people, although without tables.
4. The Exercise Room is reduced by 150 SF.

The use of different table layouts, and potential expansion into the lobby addressed the Community Room issue.

Similarly, the Exercise Room was deemed to have sufficient open space per person for the expected class sizes. The addition of a pair of doors to the Meeting Room was seen as an additional benefit for program flexibility and visibility.

The proposed revision was to add back the 4'-0" slice to the rear of the building at the center bay; (i.e. the Classroom and Ceramics Room), while making further small reductions to the Exercise Room and the Kitchen which did not negatively affect their functions.

A discussion regarding the benefits of a port cochere lead to a request for a proposed design.

Note: Subsequently, in response to feedback at this meeting, HKA distributed a revised plan on 11/28/17 with an overall 10,914 GSF. The area of the Mechanical/Storage spaces on the 2nd floor is not included in this SF. These support spaces will be designed during the Schematic Design Phase.

The SD set is scheduled to be complete and released for team review and estimating by 12/21. HKA will create their own estimate, and NV5 will produce a third-party estimate by our consultant, V.J. Associates by early January.

Comparative cost numbers for the Addition/Renovation option versus the Build New option were seen as prudent to assist the Town in understanding any financial implications.

In addition, potential future expansion was seen as possible toward the South, depending on the resolution of the conservation restriction.