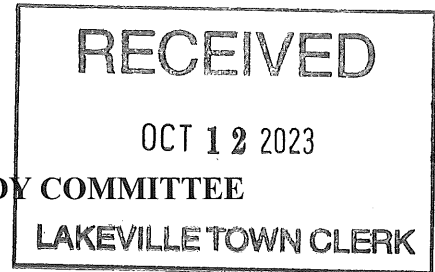


**TOWN OF LAKEVILLE
SENIOR CENTER ADDITION FEASIBILITY STUDY COMMITTEE**

**July 19, 2023 – 5:00 PM
Lakeville Senior Center
1 Dear Crossing, Lakeville, MA**



On July 19, 2023, the Senior Center Addition Feasibility Study Committee held their first meeting at 5:12 PM at the Senior Center. The meeting was called to order by Chairman Lia Fabian. Members present were Lia Fabian, Ari Sky; Nathan Darling; Lori Fahey; Paul Nee; and Deveney Boyadjian. Also present was Jorge Figueiredo, Owner's Project Manager (OPM) and Rafal Toczko, Principal Architect at RTA. LakeCAM was recording the meeting for broadcast.

Member Katie Desrosiers arrived at the meeting three minutes after it began, just as Mr. Toczko was beginning to summarize the Existing Conditions Report.

Meet with Owner's Project Manager and Discuss Initial Findings

Chairman Fabian stated that this is the first meeting since the committee received the report on the initial findings from the Owner's Project Manager. She turned the meeting over to the Owner's Project Manager Jorge Figueiredo and Principal Architect Rafal Toczko at RT Architecture Inc (RTA). Mr. Toczko stated that RTA visited the Senior Center, went over existing conditions, and prepared a draft of an existing conditions report. Mr. Toczko summarized the report, which he said focuses on the exterior and interior of the building, as well as the mechanical, electrical, and plumbing systems.

Mr. Figueiredo reported that overall, the building is in decent shape for its age. He noted the mechanical systems are approaching their life span. The exterior has some signs of water damage. He said that the report is a draft version, and they are still investigating some issues such as the septic system and the well.

Discuss Project Timeline and Process

Mr. Figueiredo said that the next step would be for the OPM to fine tune the report with their consultants. Afterwards, they will meet with Ms. Fahey and her staff to talk about programming needs. They will look at the current space and talk about possibly expanding it based on program requirements.

The committee discussed other people or groups that may be able to look at Senior Center programs and provide some feedback. Ms. Fahey suggested the COA Board and the "Friends Group". She said that both groups come to the Senior Center frequently; they know the current capacity; and they are part of the group that is asking for more programs and space. Mr. Darling recommended that Ms. Fahey reach out to other local communities to see what they are offering to seniors that Lakeville is not.

Chairman Fabian suggested that the Senior Center staff determine if all current space is being used efficiently and to full capacity. She asked if there are items in storage that could be cleared out and if the space that they have available for storage is adequate.

The committee discussed a timeline for the next steps. Ms. Fahey said she would like a few weeks to talk to the COA Board and the Friends Group. She said the Friends Group is meeting this Friday, but the COA Board will not meet until September 6th. Mr. Figueiredo offered to come to the COA Board meeting and Ms. Fahey said that would be great.

Mr. Figueiredo plans to bring schematic designs to a meeting after he meets with Ms. Fahey's staff and the Boards. The schematic designs will show what is currently part of the Senior Center and what is being proposed, whether it's an addition or renovation to spaces. Mr. Figueiredo will provide an estimate based on what is being proposed. He will add a separate line item, which will include upgrades or replacements of mechanical systems and fire protection systems if work to the exterior of the building is not approved.

Schedule Next Meeting

Next Meeting scheduled for Wednesday September 13, 2023 at 5:30 PM at the Senior Center.

Possible Vote to Approve Committee Minutes of May 16, 2023

Upon a motion made by Mr. Sky and seconded by Mr. Darling, it was:

VOTED: to approve the Senior Center Addition Feasibility Study Committee May 16, 2023 minutes with one correction of a Scrivener's error.
Six in favor, one abstention (Chairman Fabian)

Adjournment

Upon a motion made by Mr. Sky and seconded by Ms. Desrosiers, it was:

VOTED: to adjourn the meeting at 5:33 PM
Unanimous approval

List of documents provided at the meeting

Draft report of the initial findings