

Community Center Meeting Minutes

P.Stockwell , Clerk

Date: 3/29/23

Time: 6 PM

Location: Meeting Rm 1 Town Hall

Purpose: To Select Top RFQ Proposals

Attendees: Andrew Golas – Town Administrator, Karyn Riopel - Chair, Pat Stockwell - Clerk, Donald Konopacki, Patsy Rydlak, Michael Zereski, Hank Camosse

Chair Karyn Riopel called the meeting to order.

Karyn suggested going around the table to have each person indicate their top choice.

Andrew recommended each person indicate their top 3.

Karyn mentioned a 7th packet having been included by Underover, Inc. and all agreed it should be eliminated from contention due to the lack of effort put into the proposal.

Karyn recorded the selections which included DBVW Architects, Gorman, Richardson, Lewis Architects and Catlin Architecture as the top 3. However, there was discussion about being able to choose as many as we wanted to come back for interviews.

Icon Architecture was not chosen by anyone and thus eliminated.

Pat and Karyn suggested adding a 4th choice, T2 Architecture.

BH+A Inc. was also eliminated.

There was some brief discussion about various pros and cons of contenders.

There was additional brief discussion about the Town Hall addition likely being insufficient, possibly for space but definitely regarding parking and access. Besides the Arts & Activities Center site Andrew also mentioned a 3rd site, possibly 107 Dresser Hill Rd, but this requires purchasing the property in addition to either renovating or building new.

Hank asked for feedback about the importance of building a LEED or green certified building. There was mixed response regarding cost vs payback. Andrew mentioned all Charlton buildings requiring Massachusetts Stretch Energy Code which are designed to result in cost-effective construction more energy efficient than that built to the base energy code. So this would be a higher standard than base but not as strict as LEED.

Don mentioned that it would be valuable for everyone to tour the Arts & Activities Center and get a sense of the strengths and deficiencies of the property. He is willing to do a tour. Andrew recommended scheduling a future meeting with architects in the Senior Center followed by a tour at the Arts & Activities Center.

Next Meeting:

Monday, April 24th 1PM-5PM to interview all 4 companies

Motion to adjourn by Karyn, seconded by Michael Zereski. Motion passed 6-0.