

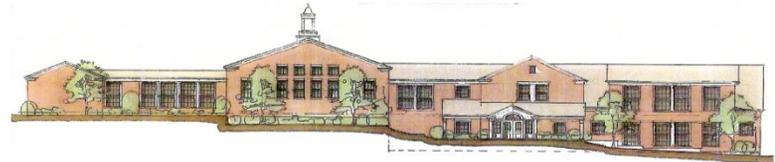
# Community Center Study Committee

**Renovate, Addition or New**



**EXISTING BUILDING**

**Informational Update to Town Meeting**



**POTENTIAL ADDITION**

**April 23, 2013**



**POTENTIAL NEW BUILDING**

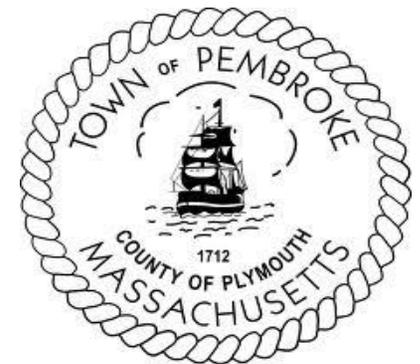
**Main Street Architects**

**“Bringing The Community Together”**

# Presentation Objectives – Transparency, Communication, Involvement

## Tonight our goal is to do the following:

- Inform the town as to the progress that has been made by the Community Center Study Committee (CCSC) since the last update in November
- Use this forum as a communication tool, involving our key stakeholder . the townspeople . in this process
- Review the Committee's goals and work plan to complete analysis
- Provide an overview of how you can get involved
- Present next steps
- **Unfortunately not allowed to answer questions due to time constraints**



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# Community Center Study Committee

Community Center Study Committee Established by the Board of Selectman in **March 2012** to recommend whether the Center Building should be renovated or rebuilt.

- “ Committee tasked to assess, study and research options **to renovate or reconstruct the Community Center Building** and to review usages for civic, educational, and public/private development.
- “ **Sub-committee working groups;**
  - “ Construction and Design-to evaluate current conditions and research construction costs
  - “ Administration and Finance-to research funding alternatives and develop a funding plan.
  - “ Community Relations . to establish community sentiment, inform the community and research current and future program needs.
- “ Subcommittees began **due diligence** to understand use of facility, needs and wants of the community, and financial implications of options

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# Community Members

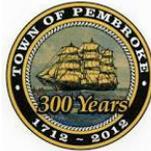
To identify appropriate participants members were required to apply for the committee and show their qualifications in one of the following areas; Construction, Design, Engineering, Architecture, Real Estate Development, Real Estate Finance, Real Estate Business Strategy



Construction &  
Design

## Members

- " Anthony Marino\*, \*\*
- " Ralph Cappola\*
- " Paul Gransaul
- " Bob Lee
- " Leo Marino
- " John McCue
- " Alan Peterson
- " Mike Suckow
- " George Verry\*\*
- " Mike Virta
- " Gary Young
- " Nick Zechello\*\*



Finance and  
Administration

## Members

- " Ralph Perrotto\*
- " Alan Peterson\*
- " Elizabeth Bates
- " Patrick Chilcott
- " Bob DeMarzo
- " Greg Hanley
- " Lew Stone
- " Brian Van Riper
- " Arthur Boyle
- " Dan Trabucco
- " Bill Boulter



Community  
Relations

## Members

- " Hank Galligan\*
- " Michael Virta\*
- " Ziggy Cytrynowski
- " Mike Guimares
- " Susan Roche
- " Lew Stone
- " Deborah Wall

\* Indicates Chairman and Vice Chairman

\*\*Current Town Inspectors

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# Update since last meeting

## Milestones since last meeting:

- Community relations had a public forum
- Construction and Design recommended demolition of building
- Construction and Design had a public forum
- Community relations finalized its second survey
- Trip by members to Middleboro YMCA
- Finance and Admin meetings on financing the project and possible partnership opportunities and benefits

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# Community Relations Public Forum

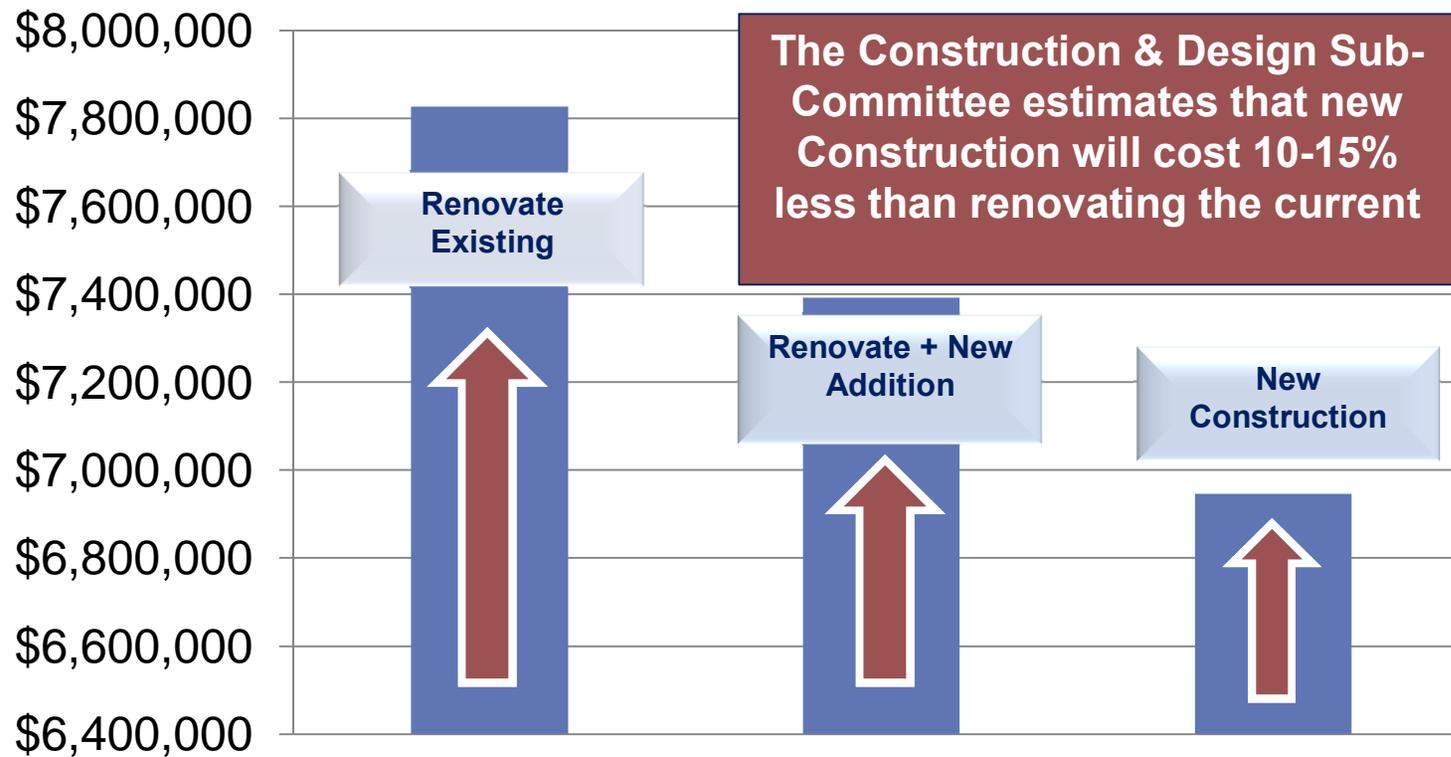
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# Construction and Design Recommendation

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# Conceptual Cost Estimates – 3 Alternatives

## 35,000 Square Foot Building



**Furnishings, equipment and design costs have not been determined**

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# Construction and Design Public Forum

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# Community Relations Second Survey

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# Trip to Middleboro YMCA

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# Finance and Admin -



1. Town Debt Status is Positive
2. Town has a significant amount of retiring debt (library and schools)
3. Bond Rating is Good. Interest Rates at 2.8%
4. Federal & State Grants/Loan Guarantees Available
5. CPA funding possibilities
6. Public/Private Partnership. Request for Information Issued
7. Capital Campaigning---Friends of ã .

**“We are seeking the greatest possible asset value for the town with the least possible tax bill impact.”**

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# Next Steps – Get Involved

- Determine program needs from community input . to understand what the space and use needs will be in the future
- Gather and analyze costs, space options, and benefits of each option . Use all prior 2006 study data as starting point to save money and time
- Create a business case for each of the three potential solutions
  - Present all cost for all three options
  - Present problem fulfillment of all three options
  - Present Space Programming and Design
- Seeking volunteers for a %riends of the Community Center+to help with fund raising

**Get involved !!**

***Participate in the public forums coming in 2013***

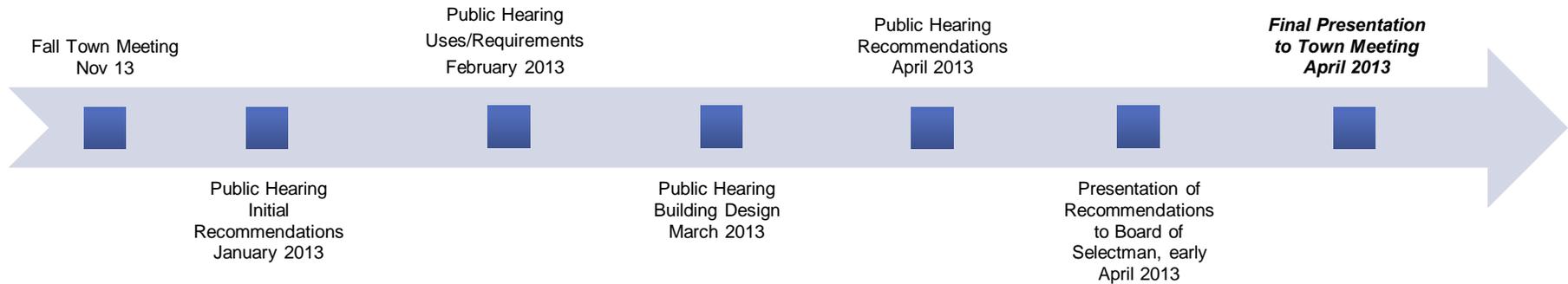
Email: [pccu@townofpembrokemass.org](mailto:pccu@townofpembrokemass.org)

Website: [www.townofpembrokemass.org/communitycenterstudycommittee.HTML](http://www.townofpembrokemass.org/communitycenterstudycommittee.HTML)

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# Next Steps – Get Involved

**Each sub-committee has monthly meetings  
which are open to the public**



***Get involved !!***

***Participate in the public hearings coming in 2013***

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