

Community Center Study Committee

**Community Center Study
Committee**

**Informational Update to Town
Meeting**

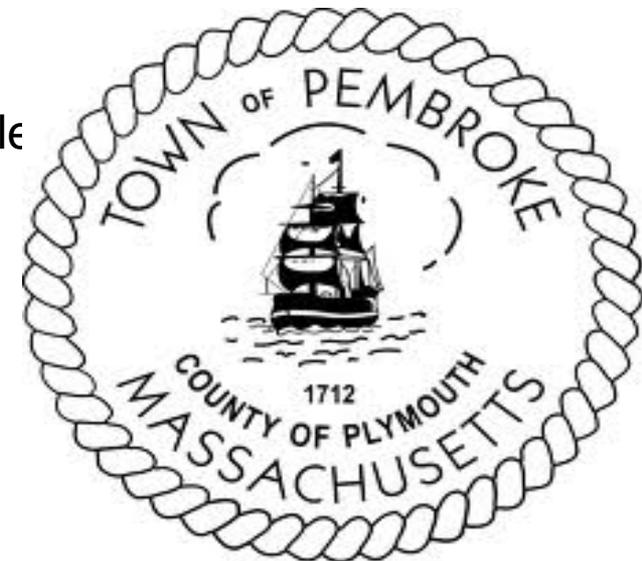
November 13, 2012



Presentation Objectives - Transparency, Communication, Involvement

Tonight our goal is to do the following:

- Inform the town as to progress that has been made by the Community Center Study Committee (CCSC) from April through November
- Use this forum as a communication tool, involving our key stakeholder – the townspeople in this process
- Review the current Committee structure and subcommittee structure that will allow this work to be done
- Review the Committees goals and the plan to complete prior to the April town meeting
- Provide an overview of how you can get involved
- Present next steps



Why Are We Doing This?

- Current Community Center was built in the 1930's to be used as a community school. Building is over 80 years old
- Addition was put onto the property in the 1950's
- Building was abandoned, boarded in early 1970's
- Building and Electrical Inspectors have issued an **Order of Conditions and Enforcement Order** due to the extreme deteriorating conditions of the facility
- Building has had a long history of maintenance and mechanical issues and is currently in need of significant repair to bring it to current building code: (EXAMPLES)
- Building is approximately 34,000 square feet and houses:
 - Center Preschool
 - Pembroke Hockey Bingo
 - Recreation Department and After School Programs
 - Pembroke Food Pantry
 - Commission on Disabilities Office
 - Community Christmas Organization
 - Various Adult and Youth Sports
- One of the highest used buildings from town residents. Residents age 4 to 90 use the Community Center

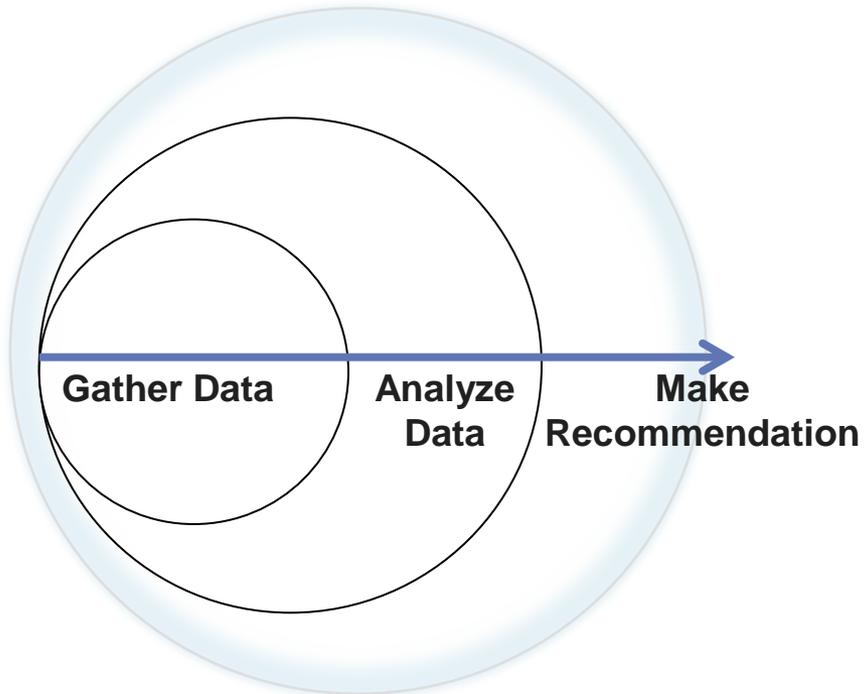
Need Examples of Significant maintenance issues

Why Does Anything Need to Be Done

The Building is in its 9th decade of life, and has exceeded its useful life. There are a long list of issues but the more serious issues are:

- ❖ Building Envelope is separating from the structure
- ❖ Building has materials that require special handling
- ❖ Severe water damage throughout the structure and is leaking into the walls
- ❖ Electrical issues
- ❖ General Infrastructure failures
 - ❖ Heating Systems are at failure
 - ❖ Non Compliant from an ADA perspective
 - ❖ Windows are either inefficient at best or at worst almost falling out of the property

As any of these items begin to be addressed the building would be required to meet current building codes requiring extensive renovation



- Committee Established by Board of Selectman **March 2012**
- Committee tasked to develop options **to renovate or reconstruct the Community Center Building** and review usage for civic, educational, and public/private development
- Committee **organized itself into three subcommittees**, Construction and Design, Administration and Finance, Community Relations
- Subcommittees began **due diligence** to understand use of facility, needs and wants of the community, and financial implications of options
- Committee began to explore **three options**:
 - Do Nothing/Small Refurbishment
 - Renovate
 - Rebuild
- **Final Recommendation to the Town at April Town Meeting**

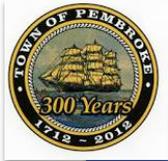
Committee Members

To help inform this decision members were required to apply for the committee and show their qualifications in the areas of Construction, Design, Engineering, Architecture, Real Estate Development, Real Estate Finance, Real Estate Business Strategy



Construction & Design

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



Finance and Administration

- Ralph Perrotto*
- Alan Peterson*
- Elizabeth Bates
- Patrick Chilcott
- Bob DeMarzo
- Greg Hanley
- Lew Stone
- Brian Van Riper



Community Relations

- Hank Galligan*
- Michael Virta*
- Ziggy Cytrynowski
- Mike Guimares
- Susan Roche
- Deborah Wall

* Indicates Chairman and Vice Chairman

* Selectman Boulter, Selectman Boyle, and Selectman Trabucco are non participating members of the committees

Next Steps - Get Involved this is your Community Center

- ✧ Determine program needs from community – to understand what the space needs will be going forward
- ✧ Gather and analyze costs, space options, and benefits of each option – Use all prior 2006 study data to save money for the town
- ✧ Perform 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
- ✧ **Get the public involved – participate in the public forums coming in 2013**
- ✧ No option will be removed without public hearing and input

