

**Town of Southborough, Massachusetts  
Community Center Exploration Committee  
Tuesday September 19<sup>th</sup>, 2023 5:15 PM  
Virtual Zoom Meeting**

**Members Present:**

Nikki Mauro  
Tim Fling  
Susan Heilman  
Bill Harrington  
Jason Malinowski  
Janey Maney (arrived at 5:25 after minutes vote)

**Ex-Officio Members Present:**

Ryan Donovan  
Tim Davis  
Pamela Lafrancois

**Absent:**

Jen Hansen

I. Call Meeting to Order

Jason Malinowski called the Community Center Exploration Committee meeting to order at 5:17 pm

II. Approval of Meeting Minutes from May 18, 2023

Jason moved to approve, Bill seconded, Approved by a 6-0-0 roll call vote

III. Chair/Member Updates

a. Neary Building Committee Update

- i. Neary group hired a project manager- Scansco
- ii. Put out a request for a design firm- to be selected by Dec 5.
- iii. Any presentations to town committee, will be done in early 2025
- iv. Superintendent is appreciative of the collaboration between town groups and interests

IV. Presentation from DRA for questions and answers. No voting.

Re: stand alone building options and Finn School Repurpose

Courtney Southwick- Project Manager DRA

James Barrett- Principal from DRA

Justine Duschamps- DRA

Progress Update for Southborough CCEC- Space Needs and Feasibility Study (See presentation)

Courtney-

- 1. Looked at all the buildings previously (*South Union, Senior Center, Neary, Library, Town Hall, DPW, Woodward*)
- 2. Looking at adaptive reuse for Mary Finn Elementary School

- 48 a. Low Intensity- finishes, paint, light fixtures  
49 b. Medium Intensity- new doors, changing some walls  
50 c. High Intensity- structural improvements  
51 3. New Construction costs based on previous study  
52 Mary Finn- existing conditions (list from presentation)  
53 - AHERA looks at things like asbestos  
54 - Building is in fair/good condition all around (doesn't need repair)  
55 - Gym is in excellent condition  
56 - Envelope (outside of the building) is in great condition  
57 - Library is in good condition  
58 - Cafeterium has some acoustic issues, space under floor is a crawl space with some ventilation  
59 - Multiple entrances is useful

60 Challenges listed

61 Cost Considerations listed based on level of renovation and/or new construction costs

62

63 Jim

64 Precedent Work for renovations:

- 65 1. Case Study 1- Windsor Senior Center- Low Intensity, with a few small window changes, some  
66 ADA accommodations  
67 2. Case Study 2- Duxbury Free Library- High Intensity  
68 3. Case Study 3- Tolland Public Library- Medium Intensity  
69 4. Case Study 4- Scranton Memorial Library- High/Medium Intensity- Approaches Net Zero  
70 efficiency (many solar arrays)

71

72 Courtney-

73 Finn already has ADA updates

74 Additional parking sets up multiple main entrances

75 Yellow is shared space- gym and cafeteria

76 Purple- Library

77 Green- Recreation departmentt

78 Orange- Senior center

79 Pink- Southborough Youth and Family Services

80 Lt purple- Facilities

81 TLT= toilet

82

83 Option 1a-includes library, senior, rec, SY&FS

- 84 - Rec center connection to the gym (outside or long way around inside)

85

86 Option 1b- doesn't include library, includes more town offices and more communal space

87

88 Option 1c- Highest intensity, more open spaces, includes library, senior, rec, separate library entrance,  
89 separate rec entrance and better connectivity to gym and common spaces

90

91 Questions

92 TimF- can you replace the courtyard/nook with a building? C- No, there are building/mechanical issues

93 Pam- likes the plan for Senior Center entrance. Can it look like a residential/living room place? J- yes

94 Ryan- likes the parking included. Wants to keep in mind the staffing of the children's spaces and where  
95 they are located. Likes 1a better than 1c for the library.

96 TimD- is concerned about the location of the rec center and thinks it would be better to be more  
97 proximal to the senior center area as opposed to the library area.  
98 Susan- asked about keeping basketball area- flexibility in design  
99 TimF- Can parking lot E be shifted closer to building- Courtney- yes  
100 TimF- have we thought about covering the courtyard space? Not really, very expensive, not really  
101 suggested.

- 102
- 103 V. Discussion of next steps based on DRA Presentation and Follow-Up Meetings  
104 DRA will send out presentation and packet of information  
105 Jason will put together a list of questions to send to DRA  
106 Committee will meet to discuss in a few weeks  
107 Library will give info to their board to discuss  
108
- 109 VI. Public Comment  
110 None  
111
- 112 VII. Other business that may properly come before the Committee  
113 Jason will send a poll for next meeting  
114
- 115 VIII. Adjournment  
116 Jason made a motion at 6:39 pm to adjourn. TimF seconded. It was voted 7-0-0 by  
117 roll call to adjourn.  
118

119 Minutes recorded by Susan Heilman and submitted for approval 10/19/23