

COMMUNITY CENTER BUILDING COMMITTEE

MEETING AGENDA

6:00 PM THURSDAY, JULY 10, 2025

GRANT HOUSE

- **Public Comments**
- **Approval of Minutes of June 19, 2025**
- **Reconfiguration of Village Elementary School (VES)**
- **Bargmann, Hendrie & Archetype (BH&A) Proposal**
- **Action Items and next meeting date**

COMMUNITY CENTER BUILDING COMMITTEE
MEETING MINUTES

6:00 PM THURSDAY, JULY 10, 2025

GRANT HOUSE

6:00 PM – Regular Community Center Building Committee (started at 6:07 p.m.)

Present: David Cohen, Greg Fyfe, Adam Gould, Bill Olsen, Richard Raimondi, Gregory Schwab, Peter Murray (ex-officio), Robert Palmer (ex officio),

Absent: Brianna Scott, Jacqueline Crafts (alternate)

Others Present: None

Call to Order

Chair Olsen called the meeting to order.

A. Public Comments

There were no public comments to report.

B. Approval of the June 5th Committee Meeting Minutes

Raimondi moved and Cohen seconded that the minutes from the June 19th meeting of the Community Center Building Committee (CCBC) be accepted as distributed. Vote: 6-0, motion passes.

C. Reconfiguration of Village Elementary School (VES)

Olsen reported that the CCBC was denied access to VES for this meeting. Murray and Olsen will contact York school administration personnel in order to obtain access for the July 24th CCBC meeting.

Olsen also stated that he was in contact with Lisa Robertson, York Adult Education Director, and Lynn Shaheen, York Adult Education Executive Assistant and that both were very excited to have the Adult Education program be housed in the new community center.

CCBC members considered the reconfiguration of VES into the York Community Center. Discussion included the following ideas:

1. Raimondi commended Murray on his preliminary layout of the proposed community center based upon the existing ground plan of VES. He plotted Murray's draft into a large-scale drawing which was examined by CCBC members. He noted that he moved the gym and pool to be "side-by-side" instead of "in-a-line" as was in the Feasibility Study report. This would allow for easier access to the existing building, quicker access to the parking lot and better security. It was noted that the playground would need to be moved to perhaps the southside of the facility;
2. Murray reported that he assigned rooms/spaces for all essential programs/services/activities as was discussed at the June 5th CCBC meeting. This included items not planned for in the Feasibility Report, such as spaces for arts and crafts, a quiet room, and Sohler Park shop space. Furthermore, he said that the VES is in good shape and very useable with minimal changes/renovations for a majority of the proposed uses;
3. Cohen stated that it was important that the CCBC's proposal include everything, including the pool and the additional gym. Palmer agreed that we don't want to have to go before the voters for additional funds within a few years of the approval of the project;
4. Renovation expenses would include code updates (HVAC, ADA, safety glass, sprinkler system, etc.), tile flooring throughout the hallways, exercise room equipment, and carpeting in some rooms (quiet room/library, offices, etc.). Raimondi reported that he could contact business associates in Massachusetts to get an estimate of per/square foot renovation costs;
5. The CCBC discussed existing utilities at VES, including the air systems, water and sewage capacity;
6. Members discussed the proposed pool facility in terms of the size of the pool(s), number of lanes, "zero entry" access, need for bleachers, use by swim teams, separate filtration systems for each pool, revenue generation, security needs, and the materials needed for the pool facility;
7. Members discussed the need for bleachers in the new gymnasium and for a first-aid station/space in the facility;
8. Committee members talked over the use of a construction manager and a project manager for the community center. Raimondi and Cohen volunteered to investigate local managers. Palmer stated that the town hall project used

- Wright-Ryan as the construction management company and Olin Williams as the project superintendent and that the Select Board was very pleased with the results;
9. CCBC members discussed strategies on the best way to present the proposal to the voters (a single warrant article with the proposed school project; a separated warrant article that includes all aspects of the community center project or separate warrant articles: one for renovation of VES, one for the pool project, and one for the new gymnasium); and
 10. Cohen mentioned that he had been in contact with Hilary Leonhard, York Hospital Philanthropy Manager. He stated that she is very interested in working with the CCBC on the project.

D. Bargmann, Hendrie & Archetype (BH&A) Proposal

Murray distributed copies of the revised project development proposal from Bargmann, Hendrie & Archetype (BH&A) that included a cap of \$25,000 for its services. Committee members responses included the following:

- a. Needing clarification from BH&A as to scope of the services that it will provide;
- b. The turnaround time needed for completion of designs;
- c. The role that a project/construction manager would play in the project development;
- d. BH&A attending the July 24th CCBC meeting at VES,
- e. The York School Administration's intention of using BH&A for its proposed project,
- f. BH&A having a pool expert on staff;
- g. The need for a marketing proposal from BH&A that doesn't need editing, and
- h. Clarification as to the meaning of the statement regarding "not tying up VES" for the community center project.

E. Action Items and Next Meeting Date

1. The main action items are
 - a. Olsen and Murray will coordinate with York School Administration personnel and BH&A regarding having the next meeting at VES at 6 pm on Thursday, July 24; and

- b. Raimondi and Cohen will investigate local construction/project managers.

Adjourn

Raimondi moved that the meeting be adjourned; Gould seconded, and the motion passed without objection: Vote: 6-0.

At 7:35 PM Chair Bill Olsen adjourned the meeting.

Respectfully submitted,

Gregory Schwab

Secretary