

COMMUNITY CENTER BUILDING COMMITTEE

MEETING AGENDA

6:00 PM THURSDAY, JULY 24, 2025

VILLAGE ELEMENTARY SCHOOL

- **Public Comments**
- **Approval of Minutes of July 10, 2025**
- **Walkthrough of Village Elementary School (VES) with BH&A**
- **Discussion of VES with BH&A**
- **Action Items and Next Meeting Date**

COMMUNITY CENTER BUILDING COMMITTEE
MEETING MINUTES

6:00 PM THURSDAY, JULY 24, 2025

VILLAGE ELEMENTARY SCHOOL

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

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

Absent: Brianna Scott

Others Present: Joel Bargmann (Principal, Bargmann Hendrie & Archetype, Inc. [BH&A]), Christine Brown (Budget Committee Secretary), Heather Bridges Campbell (Budget Committee Chair), Michael Modern (Parks and Recreation Board Chair)

Call to Order

Chair Olsen called the meeting to order.

A. Public Comments

There were no public comments to report.

B. Approval of the July 10th Committee Meeting Minutes

Raimondi moved that the minutes from the July 10th meeting of the Community Center Building Committee (CCBC) be accepted as distributed; Gould seconded, and the motion passed without objection: Vote: 6-0.

C. Walk-Through of Village Elementary School (VES) with BH&A

Murray and Bargmann led the committee members and guests through VES. Rooms/areas toured were as follows:

1. Gymnasium: Comments concerning the gymnasium included the following:
 - a. Only existing gymnasium onsite;
 - b. Not full-size for adult sports;

- c. Good space for alternate programming/activities (i.e.: indoor pickleball, dance/exercise classes, etc.); and
 - d. Goal is to increase the number of gymnasiums available for Parks and Recreation activities as well as other York entities.
- 2. Kitchen: Comments concerning the kitchen included the following:
 - a. Large space which is more than three times the size of the existing kitchen at the Center for Active Living (CAL);
 - b. Both a walk-in freezer and a walk-in cooler are onsite;
 - c. A lot more equipment available than at CAL;
 - d. Opportunity for new programming (cooking classes, etc.); and
 - e. Space could serve both CAL needs as well as a coffee bar/snack bar.
- 3. Cafeteria: Comments concerning the cafeteria included the following:
 - a. Could gain space by removing small closets/storage space;
 - b. Could use entrance into cafeteria space as a CAL entrance; and
 - c. More than double the seating/dining capacity as exists at CAL.
- 4. Circulation Spaces/Hallways: Comments concerning the circulation spaces included the following:
 - a. Different floorings throughout the facility;
 - b. Several hallways have “cubby spaces” and/or closets/storage rooms which could be used or removed as needed;
 - c. Current configuration of rooms/spaces results in a large number of maze-like corridors; and
 - d. The standard percentage of circulation space for community centers is 20% and VES has about double that amount.
- 5. Library: Comments concerning the library included the following:
 - a. Good sized room that could be converted easily into a multipurpose room;
 - b. Like many of the rooms, the ceiling and lighting would probably need to be replaced; and
 - c. Rebates from utility companies exist for the replacement of existing lights for energy-efficient ones.
- 6. Classrooms: Comments concerning the classrooms included the following:

- a. Several rooms have no outside windows nor lighting (i.e.: 113);
 - b. Rooms 121 & 123 which could be converted into an exercise room has an exterior door;
 - c. The 130-138 wing of rooms could be converted into a large fitness center;
 - d. Many rooms could be converted into staff office spaces (i.e.: 131, 133, 135);
 - e. Several rooms are “rooms within rooms” which could be reconverted into a large space;
 - f. Many classrooms have a single-stall bathroom;
 - g. Room 145 has tiered platforms for musical classes;
 - h. Room 146 is not ADA-compliant;
 - i. Rooms 154 & 156 could be converted into the Adult Education space with its own exterior entrance;
 - j. Ceiling tiles could be removed in rooms to allow for higher ceilings if needed;
 - k. Programmable hallway lockers could be installed to alleviate the need for a locker room in the main facility;
 - l. Rooms on the south end of the building are hydrocooled and heated;
 - m. To address the ADA-compliance issue of the two levels between the older section of VES and the newer one, a ramp could be added near Room 101;
 - n. The community center’s main entrance could be on the “backside” (east side) of the building with a reception desk in the foyer and Room 127 being converted into a child-care “drop-off) room; and
7. Exterior: Comments concerning the exterior of VES included the following:
- a. The frontside of VES could be reconfigured for additional parking spaces;
 - b. Additional parking spaces are needed regardless of whether a new gymnasium and/or a pool are added to the site;
 - c. Green spaces could be added to increase the curb appeal of the front of the building;

- d. Emergency access, including fire, EMS, and police, needs to be considered in the reconfiguration of VES;
- e. The grade difference between the existing building and the proposed location of the new pool and/or gymnasium needs to be addressed; and
- f. The existing playground on the northside will probably need to be relocated to facilitate the new pool/gymnasium complex or an additional parking lot.

D. Discussion of VES with BH&A

Following the walk-through of VES the committee and guests met with Bargmann in the cafeteria to discuss the conversion of VES into the proposed York Community Center. Topics included the following:

- 1. Bargmann said that the facility would need to be updated to current code specifications since the purpose of the facility is changing from a school to a community center;
- 2. Bargmann noted that about 40% of the facility is circulation space which needs to be addressed to allow for a more clearly zoned building;
- 3. He stated that there are several options concerning the repurposing of VES: using the current site plan with minimal updates and added in the additional spaces (i.e.: pool and gymnasium) or a more extensive update including reconfiguring existing spaces into more useable ones and replacing mechanical and electrical components. Regardless, he said that it was essential to give the voters the current costs to complete the project now versus the costs involved if the project was completed piecemeal over a longer period of time;
- 4. Murray questioned Bargmann if he has all of the components he needs from the committee to create a plan for the facility;
- 5. Gould cited the Kittery Community Center project as an example of how the narrative needs to be controlled so that there won't be a need to go back to the voters for additional funds in a few years;
- 6. Raimondi distributed a copy of the York School Department's Five-Year Capital Plan for VES which included over \$2.7 million in proposed improvements and replacements;

7. Palmer queried Bargmann as to the difference in costs between building a new structure or renovating an existing building; Bargmann responded that there isn't much difference in prices. Raimondi reported that he received the following "per square foot" costs for construction projects from a Massachusetts construction company: a light to moderate renovation: \$200-300 per square foot; extensive renovation: \$400-600 per square foot; and a "full gut" renovation: over \$600 per square foot;
8. CCBD members discussed if all 42,000 square feet needs to be for community center purposes only or if some could be used for other entities (i.e.: a pre-K program, child-care facilities, Adult Education, etc.) that could generate operating funds. Campbell volunteered to speak with the School Committee Chair concerning possible programming in the new facility. Palmer, Murray and Olsen are to meet with School Committee representatives at 3 pm on Monday, July 28;
9. Murray stated that he estimates that between 600-1000 persons would use the facility daily;
10. Bargmann stated that an operations/project manager would be selected for the project once the project has received voter approval;
11. Murray informed Bargmann that the proposed pool in the Feasibility Study report may need to be redesigned to incorporate additional needs, such as a competitive pool, bleachers and zero-entry access;
12. Palmer asked Bargmann if BH&A is working with the School Committee on its proposed consolidation plan; Bargmann responded that the School Committee is meeting on August 6 to award the contract;
13. The process of getting the project ready for voter approval in May of 2026 was discussed. Gould stated that the Capital Planning Committee would need to have a proposal in October. Campbell noted that all of the costs for capital items needs to be in the proposal. Olsen discussed the possibility of a 20–30-year bond or a blended bond for the project; and
14. CCBD members reiterated the importance of working with the School Committee in developing a comprehensive town plan proposal for both projects. Gould and Cohen both stated the importance of developing community partners for the project, (e.g.: the York Soccer Club, the York

Hospital, etc.). Murray proposed that the Communication Subcommittee develop a presentation similar to the One Reading project.

E. BH&A Contract

Gould moved that BH&A be contracted at a cost of up to \$40,000 to develop a proposal for the new project with the following deadlines: September 4: draft proposal for the CCBD meeting; week of September 7: hosting charette to receive public input; September 18: redeveloped proposal for the CCBD meeting; and early-mid October: completed presentation for the Capital Planning Committee. Raimondi seconded the motion, and the motion passed without objection: Vote: 7-0.

F. Action Items and Next Meeting Date

1. The main action items are
 - a. Olsen, Murray and Palmer to meet with representatives from the York School Committee;
 - b. Communication Subcommittee to develop website updates and work on presentation similar to the Reading One Project campaign; and
 - c. CCBD members to assist BH&A on the development of the project proposal.
2. The next regularly scheduled meeting will be Thursday, August 7 at 6 pm at the Grant House.

Adjourn

Raimondi moved that meeting be adjourned; Gould seconded, and the motion passed without objection: Vote: 7-0.

At 7:42 pm Chair Bill Olsen adjourned the meeting.

Respectfully submitted,
Gregory Schwab
Secretary