

Sherman Senior Center Building Committee

Minutes July 29, 2025 Meeting

7:00 PM Mallory Town Hall

Committee in Attendance: Don Lowe, Frank Barth, Joan Laucius, Karen Cardillo, Laura Jagodzinski, Carol Sperling, Dave Seegers, JodiAnn Eure, Tim Beatty

Presenters: Maura Newell Juan, Seventy2 Architects; John Kuck, Hawley Construction; Charles Van Zanten Hawley Construction

Audience: Joel Bruzinski, Andrea Maloney, TJ Fazzone, Kris Fazzone, Sue Moga, Suzette Berger, Kim Thomson, Jeanne McRoberts, Kathy Fazzone.

Meeting was called to order at 7:05PM. Minutes of the previous meeting were approved by unanimous consent.

Maura Newell Juan presented the site map, the floor plan and two exterior building plans. Maura explained the location of the building site in relation to the community gardens and the soccer fields. She then walked through the interior floor plan for the audience. A question of enough storage space was addressed noting by Maura that there was plenty of storage space – cabinets in each room and a full walk up attic with adequate stairs. She then moved on to the exterior plans. The first plan included 5 decorative dormers and steel accents at the portico. The second plan did not include the dormers but included wood timbers at the portico instead of steel. This option was discussed at our previous meeting as a cost savings alternative.

A discussion by Kris Fazzone and TJ Fazzone ensued regarding the Park & Rec (P & R) position on an office in the new Senior Community Center. They said that the P&R board voted unanimously that they did not want to have an office in the new building but would prefer to be in the current Senior Center. They also inquired about a previous drawing that they saw with 2 restrooms accessible from outside. They wanted to know why that drawing no longer existed. We noted that the building required more restrooms facilities for seniors and we needed the space for that and our concern for incremental on-going maintenance cost, risks and Senior Center Director/Coordinator having to deal with outdoor restroom problems.

John Kuck and Charles Van Zanten, Hawley Construction provided cost updates on the site work, building and savings. The reiterated from last meeting the cost savings by making modest changes to the building, The building location on the site will change slightly to allow for less fill needed, thus saving more money. Savings discussed are listed below:

Portico: \$30K plus \$SK (material changes)

Gravel parking lot (lower lot): \$28K

Transoms: \$26K (above windows)

Vestibule: \$40K (remove 2 sides of glass)

Cabinetry under windows: \$55K can do modular furniture instead

Materials: \$19K by moving the building lower on the lot thus not needing any fill.
Retaining wall: \$15K grade vs. retaining wall.

Maura Newell Juan explained the difference between hard and soft costs. Hard costs are all building material costs and soft costs are generally architecture and engineering fees, interior costs such as furniture, professional kitchen, AV equipment, etc. Maura estimated the soft costs to be approximately \$500,000.00 for this project.

JodiAnn Eure addressed the committee about the Communications Group and their activities. She insured that all communications would be available on the Town Website page "Sherman Senior Community Center Building Committee. This is where interested parties can find the most up to date information. She will also update a Facebook page as some people like to get their information there. The Town website page will include Frequently Asked Questions. These questions will be added to and answers will be fine-tuned as time moves on. Our go live date is August 1st and we plan to have some information up on the Town website on that date.

Frequently Asked Questions (FAQ's). We have chosen to provide FAQ's to communicate information about the project. The first 15 or so were sent to the committee and all agreed were good and ready to publish. Laura is working on several more.

No other related business was introduced.

Next meeting August 12, 2025 7:00 PM

Mallory Town Hall

Meeting Adjourned 7:55 PM

Respectfully submitted,

Karen Cardillo
Chairperson