

# DRAFT

Capital Facility Committee  
Town Hall  
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Michael Riley, *Chair*

Dave Gagliardi, *Vice Chair*  
Mike Rosa  
Mark Efstratiou  
Marty Conway

Paul Hayes  
Dan Burns  
John Bartlett  
Mary Riley

*March 2, 2022 @ 5:30pm*  
*Room #210 -Livestream by BATV*

**Present:**

Mike Riley  
David Gagliardi  
John Bartlett  
Mary Riley  
Mike Rosa  
Dan Burns  
Mark Efstratiou  
Marty Conway  
Paul Hayes

**Attendees:**

John Curran  
Bob Correnti  
Jean Bushnell  
David Grubb

**Pledge of Allegiance**

**Public Comment:**

None

**John Curran-** Spoke about Feasibility Study, asking Town meeting to approve- The committee needs to decide. The committee needs to approve the draft warrant article. To raise the amount to \$500,000

**Questions/comments from the board:**

**Mark Efstratiou-**Instead of repurposing the current Senior Center and then another site for the Rec Dept. We did it with the Parker and the High School, what would be the cost to renovate and that answers the “hey did you?” and the “what if’s” in the future.

**John Curran**-The feasibility study gives you several options

**Mark Efstratiou**-It is pretty obvious that the current Rec Department is not good for anything

**David Gagliardi**-I think it is a good idea to put the two options in there.

**John Bartlett**-Does it mean another building for the Rec Department?

**John Curran**-I am speaking for myself, I don't think the current location is practical. It is right next to the DPW

**Mike Rosa**-I agree the warrant article should stay the way it is to give us the most versatility moving forward. One of the things though, you are looking at the old COA building, and I know Jean has talked about all the different programs. I think we can all agree the building is not big enough. Would they look at other programs that Jean may want to expand into that could be done in that facility?

**John Curran**-That is why the way it is worded, current and future programs, it gives us the versatility like you said to put the RFP together to include exactly those items.

**Dan Burns**-The TM and I reviewed this earlier today and the goal was to make sure it had the greatest flexibility possible for the study. That way, we could look at all options and make sure that everything was being considered as the ultimate goal. We can come back, based on the study of which route we will take. I think that this should stay as is.

**Jean Bushnell**-I am fully supportive of both options being in the feasibility study. Listening to the voices of the Seniors, they really love the location. If there was a way of using the current location and enhancing it, we would really love to consider.

**David Gagliardi**-I make a motion to accept the draft warrant article as amended

Seconded by Mike Rosa

Paul Hayes

Dave Gagliardi

Mike Rosa

Dan Burns

Mike Riley

John Bartlett

Marty Conway

Mark Efstratiou

Mary Riley

All in Favor

**John Curran**-Continued to update with the attached document- Affordable Housing, Masonic, Old Ditson

**Bob Correnti**- Spoke about affordable housing in Billerica.

July 27<sup>th</sup> of this year we had 7,777 applications

October 25<sup>th</sup>, 8,550

January 10, 2022, we had 9,142

March 2<sup>nd</sup>, we had 9,632 applications.

7,319 are for family housing. 1,057 is for elderly, 1256 are for non-elderly disabled. It is a big number that keeps growing. Last summer the BHA with CPA funding we were able to acquire a duplex and that will be able to house 2 families.

Spoke about priorities for housing. It is pretty sad to have someone come into my office, and they tell me that they are homeless and living in their car and I have to tell them that it could take a couple of years. Family housing would take 10 years on the list. How do we solve this? I would like us to think outside the box with funding.

**Questions/comments from the board:**

**Mike Rosa**-What are the numbers of Veterans and Billerica people looking for housing?

**Bob Correnti**-Local Billerica is 750, Veterans would be a little of 225. Veterans have benefits all over the commonwealth and they would take priority on the list from you and I in Billerica.

**Mike Rosa**-The number you gave us of 9,632, a little over a year ago you came before us and the number than was just over 5000. It is a shocking number. The real important numbers are the veterans and the locals.

**Bob Correnti**-There are all kinds of rules and regulations. That is why it is important for the BHA, we can satisfy local. We can't control the outside. On the Housing Trust, we created an account AHA.

**Jean Bushnell**-I would like you to elaborate on the numbers of the elders and what number of those are local?

**Bob Correnti**-Close to 300

**Jean Bushnell**-I know with the senior population the lack housing in the Senior housing is a big driver in the escalation of behavioral health that we are seeing

**Bob Correnti**-You are absolutely right

**Dan Burns**-What we put here for putting funds aside for AARP. This is meant to get a jumpstart going. By putting money in an account and driving forward and addressing these numbers. Get the wheels turning. Partner with Habitat, they are going to build, and we aren't spending any money but at least that gets a couple of units going. Put some money aside for these other projects from the ARPA fund and see how we can make that grow Hopefully working with the facilities Committee we can make that into a successful project over time. We need to look at other communities, what have they done, what grants can we get, how can we leverage things and how can we start tackle down some of these numbers. This is nothing more than trying to get the wheels turning.

**Bob Correnti thanked the board**

**John Curran thanked that board and thanked Clancy Main for his hard work**

**Motion to Adjourn**

Dave Gagliardi-I make a motion to adjourn

Seconded by Mike Rosa

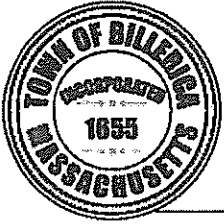
All in Favor:

Paul Hayes

Dave Gagliardi

Mike Rosa

Dan Burns  
Mike Riley  
John Bartlett  
Marty Conway  
Mark Efstratiou  
Mary Riley  
All in Favor



## MEMORANDUM

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**TO:** Capital Facilities Committee

**FROM:** John C. Curran, Town Manager *JCC*

**CC:** Clancy Main, Assistant Town Manager

**SUBJECT:** Feasibility Study (Inter-Generational Center), Affordable Housing, Masonic Lodge and Old Ditson and Vining Schools

**DATE:** March 2, 2022

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### Feasibility Study (Inter-Generational Center)

The Capital Facilities Committee over the course of the past year has discussed the possibility of an Inter-Generational Center (IGC). BH+A has provided preliminary conceptual plans of a possible building. These have helped shape the initial conversation, but if this is something the Board and Town would like to pursue, a deeper dive will be needed. During a recent meeting the committee instructed me to prepare a warrant article for a Feasibility Study for Spring Town Meeting.

A Feasibility Study's purpose is to give direction, develop consensus and ultimately provide an agreed upon solution for the task at hand. It should leave no stone unturned and make sure all hypothetical and theoretical questions are answered beforehand. It will also give the Town a means in which to pursue further design and cost estimates moving forward toward the end goal.

An IGC would be a new venture for the Town and based on the deliberation that has occurred to date, a warrant article has been drafted. The context of this article is broad rather than detailed. This was done to ensure that all intents of the committee are captured in the warrant article. The specific scope of a Feasibility Study will be drafted after it is approved by Town Meeting. It should be noted that I included a section that directs the consideration of alternatives to a combined center based on some of the feedback I have received from committee members. If the committee does not want to consider alternatives, then this section can be deleted from the warrant article text. Please see the draft warrant article below:

### Draft Warrant Article

To See if the Town would raise and appropriate from Free Cash the sum of ~~\$250,000~~<sup>\$500,000</sup> to conduct a Feasibility Study to determine the best solution to meet the needs of the Council on Aging's current and future programs as well as the program needs of the current and future Recreation Department. This shall include, but not be limited to, all of the current and future program needs of both the Recreation Department and COA as identified by BH+A and a study commissioned by the Capital Facilities Committee (CFC). It shall consider locating both Departments in one facility at a site designated by

*3/2.CFC*

the CFC. It shall also consider repurposing the current Senior Center for a COA programming based on current and future program needs and consider another location to address the current and future needs of the Recreation Department. This study should consider operational costs as well as staffing costs. The final options presented to the Town shall be of a conceptual design level sufficient to establish projected costs for all options and possible financing plans to pay for it; or act in relation thereto.

### Affordable Housing

During the March 7<sup>th</sup> Select Board meeting, the Board will be discussing uses for the ARPA Funds. One of the Tier 2 Goals for this committee is to look at Affordable Housing in Billerica.

The Select Board will be considering the establishment of a Down Payment Assistance Fund and having an outside consultant perform an Affordable Housing Vision Plan if those ARPA initiatives are approved. The Board is also placing parcels on the warrant to convey to Habitat for Humanity for the purpose of Affordable Housing. Ultimately, the committee should consider possible locations for Affordable Housing based on these initiatives.

### Masonic Lodge Update and Discussion

Attached to this document is a memorandum that was given to the Select Board for their September 13<sup>th</sup>, 2021 meeting. The study outlined in that memorandum is currently underway.

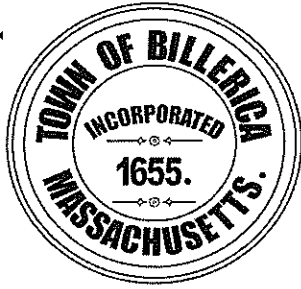
The study was split into two parts. The first part was a code analysis of the building. Specifically, what in the building needs to be fixed to be brought up to current code requirements. The second part of the study was then broken down into the following two additional parts: what needs to be done to bring the building back up to working order in general and what would need to be done to the building for other future uses.

Currently the Food Pantry is in the Masonic Lodge. They are in the process of looking to build their own building, but they do like being in the current space. This committee should start the process of thinking about future uses of this building. PRA Architects, who is performing the study, will need some direction on future uses in about a month. This will give the committee some time to discuss it at this meeting. I can look to have PRA present to this committee as well about their findings. There seems to be a growing sentiment that the committee should consider the Masonic Temple as a permanent solution for the Community Food Pantry.

### Old Ditson School / Vining School Status Update

The Old Ditson School demolition has been completed and turned back over to the Town. The Vining School demolition is almost complete. The Town and contractor will need to connect in the Spring to discuss seeding. No action is needed from the committee.

3/2-CFC



## MEMORANDUM

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**TO:** Select Board

**FROM:** John C. Curran, Town Manager

**CC:** Clancy Main, Assistant Town Manager

**SUBJECT:** Masonic Hall Study Update

**DATE:** September 10, 2021

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On 8/23 in the Town Managers report the Board was updated on the Masonic Hall study. Currently PRA is in the process of documenting the existing conditions and is awaiting results on a HAZMAT study. Before moving forward on to the next part of the project, I wanted to give an in-depth overview to the Board.

Currently no future use for the building has been decided. Over the course of the next year the Capital Facilities Study will begin the process of looking at a programmatic fit for the building. Currently it is inhabited by the food pantry and will be for a set period upon completion of a license agreement with them.

The Town is looking to complete a baseline study that would entail what is needed in regard to structural repairs, envelope upgrades to yield a weather-tight building with a minimum 20-year lifespan, sitework to improve the aesthetic nature of the property, and mechanical/electrical/plumbing/fire protection/accessibility upgrades to fully bring the building up to code. The baseline study would match the Town's current use and occupancy of the building (food pantry). It is important to understand that these changes while significant will not address the extraordinary changes and cosmetic upgrades that would be necessary for a more permanent use.

These renovations would be focused on replication of the existing use of the building and not propose any interior modifications to accommodate a new program. The end result of this baseline study would allow the Town to operate the Masonic Hall in the manner it is used now but would ensure the structure, envelope and other items to support the current occupancy are brought up to current code and constructability standards.

A budget and potential schedule for what is found in the baseline study will be included in the final report, as well as any conclusions reached about limitations of use resulting from accessibility concerns. As an example, that there are concerns from preliminary observations that the study will determine that the third-floor area cannot be used as a publicly accessible space.

The initial structural study will also be reviewed and investigated further with a structural engineer to review a possible need for immediate emergency repairs.

3/2-CFC

In addition, the study, can investigate additional impact, costs, and schedule to support any change in occupancy or upgrades that might be desirable to the Town.

An alternative to this approach and a much less expensive approach would be to approach this as a band aid approach and make the minimum repairs necessary to allow for the current use to limp along in the building. However, the recommended approach is trying to reflect the desire of Town meeting to permanently salvage and repair the Masonic Lodge so that it can be enjoyed by future generations. It is important to temper expectations about what this entails.

*3/2- CFC*

Data as of 05/25/2021

County	Town	Age Group	Population	Proportion of town	Individuals with at least	Individuals with at least
			population		one dose	one dose per capita