

Town of Adams • Massachusetts 01220

MEMORIAL SCHOOL
SUB-COMMITTEE

TOWN HALL
8 PARK STREET – Room 210
TEL. (413) 743-8300 EXT 170
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Meeting Minutes

Tuesday, December 29, 2020 at 8:30 a.m.

CALL TO ORDER: On the above date and time the Memorial School Sub-Committee held a meeting in the second floor Town Administrator Office of Town Hall. In attendance were Members Duval and Blanchard, Town Administrator Green and Community Development Special Projects Manager Cesan. The meeting was called to order at 8:30 a.m.

CALL-IN:

Join Zoom Meeting:

<https://zoom.us/j/94134660407?pwd=aVcrN0J3U1dUZHK3bjJRVkpwZU51dz09>

Meeting ID: 941 3466 0407, Passcode: 128687

One tap mobile: +19294362866,,94134660407#,,,*128687# US (New York)

Dial In: 1 (929) 436-2866 US (New York); *Meeting ID:* 941 3466 0407, *Passcode:* 128687

OFFICIAL BUSINESS:


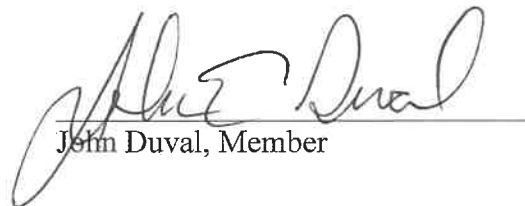
Review AMMS Development RFP: *Community Development Special Projects Manager Cesan* reviewed the history of the Adams Memorial Middle School and reviewed the draft Request for Proposals (RFP). It was noted that the Town intended to retain 20,000 square feet for community use. An RFP would entertain other areas of interest. Goals, objectives, and preferences were reviewed. A project would have a positive impact on the tax base, create jobs, would be green and sustainable. The RFP process was reviewed and it was noted it won't need to change much from the last one. A revised schedule was reviewed, and the 90-day approval from the Attorney General is expected on January 20th. It was noted that two months would be reasonable to put together a proposal. The area behind the building can be negotiated in a proposal. The logical place to divide is the top of the hill, and to have a developer put fencing at the top of the hill to restore erosion. A past intention was to expand toward Angelina's. Discussion took place on how the building could be expanded, and what would be considered if someone wanted the whole building. It was pointed out that if someone wanted the whole building the Council on Aging would not be able to move there. The plan to expand the tax base was briefly outlined. The value of the building was considered, and would depend on what a developer is willing to do with it. It was noted that the Council on Aging is surviving and will have to better manage their space. Use of the space was considered, and it was discussed that it is not desired to have people in the building without a staff member, requiring a user fee, restrooms, and keeping people from wandering the building. It would require a building upgrade to put the Council on Aging there and if a developer comes in they could survive without the building. Many possibilities were expressed about Town use of the building and it was noted that it was unclear that the Town would be successful getting funds from a developer for the gym.

Discussion took place about what type of investment the Town is willing to put into the building. Purchase prices are being watched in North Adams, for cost benefit analysis. An inquiry will be made to the assessor for the value and tax revenue. It was noted that the elevator shaft is in an inconvenient spot and the building needs an ADA accessible system. One person is interested in leasing the auditorium, but if there is a theater in there, it must be sprinkled or have a fire watch added at a cost. A request was made to have the heater started back up in case people want to use the auditorium. It was noted that the HVAC system physically changed portions of the building and due to the intricate balance with the air flow the water must remain on. It was outlined as being \$25,000 for the heater, and the Town is losing the battle with keeping the ceiling tiles from falling down. The intent is to get the majority of the building in the hands of a developer as soon as possible. The Town has done a good job of maintaining the building since 2012 but it is not sustainable. Currently there is a vandalism issue being dealt with. The roof is five years old, and if the Town just kept the gym and auditorium there are a lot of expenses. It was clarified that in order to have a TIF it must be a commercial business. A sale will need to go before Town Meeting. It has already been declared Excess Property. A number of scenarios have not been recognized. A study was done for open space and recreation and feedback indicated a lack of indoor community space. Brief discussion took place on viable office space, and the strategy of the best use of Town buildings. It was pointed out that having a school and gymnasium are important for the future. The Armory Building is in private hands now. The replacement of windows on the Memorial School Building was noted as an important first project.

HVAC Project Update: *Town Administrator Green* acknowledged that the HVAC work is done and the equipment is installed. The RTUs, electric, plumbing, natural gas, and condensation units are done, however the system is not balancing correctly and it is not running appropriately. A walk-through will be done next week to get staff educated on how the system functions and how to do troubleshooting. A balancing report is coming and solving the problem with the equipment. The final payment to the contractor is pending.

ADJOURNMENT: The meeting adjourned at 9:23 a.m.

Respectfully Submitted,
Deborah J. Dunlap, Administrative Assistant


Richard Blanchard, Member
John Duval, Member