

**Town of Rehoboth  
Municipal Building Study Committee  
Notes of the Meeting on December 9, 2019  
Location: Council on Aging Building**

**Present:** Frank Barresi, David Foss, William Maiorano, Joe Nunes, Carolyn Panofsky, Richard Panofsky

**Guests:** Edward Rowse, architect; Rehoboth resident Laura Samsel

**Call to Order:** 5:10 pm

**1. Minutes of Meeting on November 4, 2019**

- The draft had been distributed by email. C. Panofsky moved approval as written; W. Barresi seconded; the motion carried.

**2. Debriefing the open session held Tuesday November 19, 2019.**

- R. Panofsky distributed a list of topics/questions raised by the audience members. C. Panofsky offered a correction about the solar farm idea, which is incorporated in the attached copy.
- We identified topics that may warrant additional research before the next public information session.
- Further discussion and refinement will be done in preparation for the next session.
- As a segue to the question and answer phase after the slideshow, we will introduce the Committee members in attendance by name and their community roles/responsibilities related to the project.

**2. Planning additional public information sessions and other publicity**

- Three additional public information sessions are scheduled for Thursday, January 23, 2020 at 7:00 pm, Senior Center; Tuesday, February 18, 2020 at 5:30 pm, Senior Center; and Wednesday, March 11, 2020 at 7:00 pm, Senior Center. R. Panofsky will do arrangements, posting, and announcements.
- We will hold a business meeting the hour before each session, with the main agenda being preparation for the session.
- J. Nunes will set up a time to present to the Rehoboth Antiquarian Society.
- D. Foss will ask to set up a time to present to the Land Trust organization.
- If feasible, the plan is to present an update at a BOS meeting soon after the February session.
- W. Maiorano will contact Linda Sherman about a time we could present to the senior citizens.
- Our new flyer, FAQ, and slide show are all on the website, and information has been kept up to date.

**3. Initiating preparation of draft RFPs for the OPM and the A/E hires for the design phase, subject to voter approval of 1.1M in April 2020**

- To be ready prior to the date of town meeting, the Committee needs to begin the process. The Committee will undertake this work without direct involvement by our two consultants. We should have the RFPs ready to go out to bid just after the town meeting vote, so bids can be received in time for the ballot vote.
- E. Rowse recommended going to the Town Clerk for copies of documents from previous efforts.
- R. Panofsky will assemble initial draft documents and report back at the next business meeting.

**5. Other business: Any other business which may come before the MBSC**

- The next business meeting will be January 13 at 5:00 pm at the Senior Center.

**Adjournment**

- R. Panofsky moved to adjourn at 5:55 pm; D. Foss seconded; the motion carried.

Respectfully submitted,

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Frank Barresi, Chair

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Richard Panofsky, Clerk

MBSC Agenda December 9, 2019  
Workshop Meeting  
Senior Center — 5:00 pm  
Business Meeting

Debriefing the open session held Tuesday November 19, 2019  
Planning additional public information sessions and other publicity  
Initiating drafting RFPs for the OPM and the A/E hires for the  
design phase, subject to voter approval of 1.1M in April 2020  
Any other business

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***Attachment 1: Notes on Public Information Session, November 19, 2019, MBSC***

Attending for MBSC were N. Todd, D. Foss, W. Maiorano, C. Panofsky, R. Panofsky, E. Rowse

Seven community members attended: Deb Craft, James Crandall, Michael Fleming, Neil Harrington, Laura Samsel, Maureen Whittemore, Ron Whittemore

Video of the event was recorded for Channel 3.

The FAQ and Flyer were distributed as handouts.

N. Todd opened the meeting and introduced us.

D. Foss presented the slide show.

The audience question and answer session after the initial presentation was lively. The following are highlights topics raised:

What did the Committee do to ensure plans would accurately reflect the town's needs?

Are uses planned for the large grounds around the facilities (recreation, farmer's market)?

New Massachusetts state law requires space for nursing mothers.

Cost effectiveness of constructing buildings all together vs. one at a time.

How the building project will be phased in (e.g., build new police building first; move Fire into it while remodeling their office function areas; others remain where they are until new places are ready).

Will there be one contractor?

Are furnishings and fixtures to be included? Yes; ready to move in and use.

Costs for deconstructing / demolition of existing buildings afterwards? What might happen to those buildings?

How will cost overruns be handled?

Are grants possible? Potentially, for special aspects like energy or ADA or safety, but not straight for new construction.

What will the new buildings' lifetimes be? (Answers ranged from 20 years to 100 years.)

What are plans for energy efficiency? Solar panels likely in parking rather than on roofs; heat efficient designs. Could open space around the site be used for a community solar farm?

What will new operating costs be like vs. current? (We said we would research this.)