

TOWN HALL, 3 EAST MAIN ROAD, PERU MA 01235

BUILDING ASSESSMENT AND NEEDS COMMITTEE

Thursday, June 26, 2025 @6:30 p.m.

Town Hall Meeting Room (Gymnasium)

Bruce Cullett, Chairman
Justin Russell, Member
Jay Jewell, Member
Ruth Calaycay, Member
Doug Haskins, Member
Terry Walker, Town Administrator

Public Attendees: Sharon Greule, Bonny DiTomasso

Item 1: Call to Order : Cullett called the meeting to order at 6:32 p.m.

Item 2: Roll Call: Bruce Cullett present, Ruth Calaycay present, Jay Jewell present, Doug Haskins present. Justin Russell arrived at 6:50 p.m.

Item 3: State Recording Status: No one is recording.

Item 4: Review and Approve May 7, 2025, Meeting Minutes: Chairman Cullett stated he did not have the meeting minutes completed. This item was put on Hold.

Item 5: Discuss Town Hall/Community Center/Library Feasibility Study report of findings, recommendations, and proposed conceptual design:

Chairman Cullett provided the committee with a copy of the Austin Design Conceptual report with the following summary:

- The recommendation to be most cost effective is renovation rather than a new build.
- A New Building would be cost prohibitive.
- Renovation avoids the requirement of fire protection and sprinkler systems.
- The current building has non-confirming existing wetlands which would involve the DEP with a new build.
- Occupancy of the renovated community center would be limited to 59 people.
- The proposed conceptual design meets the needs of most departments but falls short on Library space.
- The renovated cost is estimated to be \$4 million and would require Town Meeting approval.
- Septic expense would be added to this cost.
- A lot of the existing building is below grade.
- Remediation costs of presumed asbestos-containing materials are included in the specs.
- Overall the Designer was pretty satisfied with the structural condition of the existing building.
- The renovation would improve efficiency of space with replaced doors, windows, private offices, and insulation throughout and new mechanical systems.

Downstairs Summary:

The kitchen would be eliminated as it is only used 4 times a year currently. The Old Police department floor would be demolished and lowered to existing elevation of lower level.

The Library would be located downstairs meeting most of the needs.

Ruth Calaycay shared that the Designer did not meet with the Library staff prior to the mockup and she had some concerns about the conceptual use of Library space. Ruth stated that a restroom must access the Library directly. The current design would also limit programming. Currently 108 residents have Library Cards from other towns. There are 330 registered users of The Peru Library including 40 users most of the year. Ruth shared that the Library is not currently a Town Department which would result in reduced expenses (electric, etc.) in the renovated building. There was some discussion about the current size of the library (approximately 1350 sf) and the proposed size of the library in the renovated plan (1300 sf).

Chairman Cullett reminded the committee that there will be some give and take on the renovation. He indicated that no matter the path the Town chooses, the existing building is in desperate need of maintenance including re-pointing of the north side of the addition. The Committee felt that the Town should decide what direction to go on the building project by the end of the calendar year.

Next Steps: Doug Haskins suggested meeting with the Board of Selectmen on July 14.

Item 6: Public Input: None.

Item 7: Adjourn: Chairman Cullett motions to adjourn at 7:48 p.m., Doug Haskins second, 5-0

Articles Used:

Austin Design Cooperative report of findings, recommendations, and proposed conceptual design for Town Hall/Community Center/Library Feasibility Study

Minutes Approved By:

Bruce Cullett



Ruth Calaycay



Doug Haskins



Jay Jewell



Justin Russell



Date: July 14, 2025