



FINAL REPORT

THE SENIOR CENTER FEASIBILITY STUDY

Serving Ashfield, Buckland and Shelburne

December, 2015



Shelburne Senior Center Feasibility Study

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December 1, 2015

Shelburne Senior Center Building Committee
Attn: Cathy Buntin, Director
7 Main Street
Shelburne Falls, MA 01370

Introduction: Feasibility Study: Shelburne Senior Center Expansion

Jones Whitsett Architects (JWA) was retained by the Shelburne Senior Center Building Committee to provide architectural services for the Shelburne Senior Center Feasibility Study. The goal of the feasibility study was to assess options available for the expansion, renovation and/or relocation of the Senior Center. Based on the growing number of active seniors in West County and the expanding percentage of residents age 55+ in the coming decades, it will be imperative the facilities available for the Shelburne Senior Center activities keep up with the demand. This feasibility study was developed over several months beginning in July of 2015. JWA, with assistance from consulting engineers SVE and Renaissance Builders for cost estimating, developed a comprehensive study of options available to the Shelburne Senior Center for expansion or construction of a new facility.

The design team focused on three basic options. First, an assessment of the current Senior Center, located at the Masonic Lodge building on Main Street, where JWA reviewed the potential expansion of program and administrative space to the second floor. JWA also assessed the lower level of the Buckland Police Department building at Conway Street in Buckland. There the design team focused on the concept of a satellite facility to complement the existing space in Shelburne.

Second, the design team looked into the potential reuse of an existing site in Shelburne, focusing on the former Sweetheart Building. While the Sweetheart is no longer a potential site, the review of the building gave valuable insight into the constraints and opportunities available in renovating an existing building.

Site visits to the Erving Senior Center, as well as other Pioneer Valley senior centers gave the building committee and designers understanding of square footage needs and preferred adjacencies of program space. Review of options for constructing a new facility at or near the Buckland Shelburne School allowed for discussions of opportunities available for program opportunities across generations, as well as shared outdoor space with the school and the Military Band.

The research, program development and design of schematic floor plans for new and renovated spaces led to a public presentation in late October at the Senior Center. The presentation served as an introduction of the ideas related to the design of new facilities or expansion of existing ones, as the Shelburne Senior Center moves forward toward a continuing and expanded role in the community at large. We have greatly enjoyed working with the Senior Center Building Committee and the look forward to the opportunity to assist the Senior Center as it moves forward. Please do not hesitate to contact us with any questions or comments.

Sincerely,



Kristian Whitsett, AIA, LEED AP, NCARB
Principal Architect

July 16, 2015

Project: **SHELBURNE SENIOR CENTER**
 Prepared by: **Kristian Whitsett, George Dole, JWA**
 RE: **Tour of Erving Senior Center**

Project No.: **1510**
 Meeting Date: **July 16, 2015**
 Meeting No.: **1**

Attendees: Cathy Buntin (CB), Director, Doug Field (DF), COA, Dot Lyman (DL), Activities Coordinator, Leanne Dowd (LD), Outreach Coordinator, Penny Spearance (PS), BOD, Eric Temple (ET); Kristian Whitsett (KW), George Dole (GD), Jones Whitsett Architects (JWA), Paula Betters (PB), Director, Erving Senior Center.
After meeting items in italics.

Item No.	Action	Discussion
BUSINESS DISCUSSED		
1.01		General Comments / Notes: The Senior Center serves as both a resource and as an activity center. The study will have to weigh long term versus short term pros and cons.
1.02		Existing Site - Constraints: Before Cathy arrived, the committee discussed some of the shortfalls of the existing building, including being too cold in the winter and too hot in the summer. JWA to get operating costs of the current space, including heating costs and yearly rent to compare with hypothetical costs for other locations. Doug Field noted that the Masons have offers some space upstairs, including a small room and the outside deck. To be confirmed. If that area is upgraded – will an elevator be required? The Masons have voted down selling the property to the Senior Center, but they are happy to have the Senior Center as a tenant in the lower level. The accessibility improvements done in about 2002 were paid for by the Senior Center, through grant funding. Problems with the current location include: Parking, not good accessible parking spaces, no van accessible parking spaces, barely adequate bathroom facilities, poor insulation, bad furnace etc. Pros of the current site include “it is seen as a warm and inviting space”. Also people see that the staff has created a real connection with the community, “people stop by and wander in.” The committee is in consensus that renovations are expensive. The Masonic Hall used to be a church.
1.03		How to Fund the Project: The goal of the committee is to have a new or significant renovation project funded through grants and donations, with very little tax funding. Large scale tax funding is not seen as a realistic option for the project. The Shelburne Senior Center Foundation is working on funding options for the project.
1.04		Review of the Buckland Police Station Basement Area: Some of the negatives of the police station include: lots of poles in the space, fuel tank in bathroom, no second means out – will it require sprinklers? (<i>the building is approximately 2,800 SF per floor so at 5,600 SF it is under the 7,500 SF requirement for sprinklers</i>) Bathroom limitations, issues with maintaining two sites... (staffing etc). Some of the pros may include seeing this as a Senior Center satellite space, potentially more comfortable for younger seniors to go to 55+. The Town of Buckland owns the Police Building. The Buckland Selectboard, thru the senior center liaison, Kevin Fox, have reached out to the Senior Center for this as a potential location. Cathy Buntin will contact Kevin re: possible plans of the space, and key access. Probable costs include sprinklers? (No) What scope of work will trip requirements for Electrical and Plumbing upgrades?
1.05		Overall Senior Center Administration: The three towns of Shelburne, Buckland and Ashfield all currently use the Senior Center. Doug Field reported that Ashfield selectboard and others have

	questioned when Ashfield may have a solo Senior Center – not anytime too soon? Ashfield does have the highest percentage of seniors, currently 760 persons over 60 years of age, out of 1,700. Doug also reported on the pressing need for accessible first floor living opportunities in Ashfield. Currently if people in Ashfield want to get to the Senior Center and don't have transportation, the Senior Center can send a van to pick them up.
1.06	Potential Senior Center Tours: Cathy tentatively set up a tour with the Erving Senior Center for <u>1:15 pm on Friday, July 31st</u> . GD and KW to attend. Paula Betters is the current director –get a list of what they like and don't like, and what they would change. Other tours may include Holyoke / Northampton, & Belchertown etc.
1.07	Potential Other Sites in Shelburne Falls: Some options considered and rejected already, but to be noted as reviewed and to discuss briefly include the Swan Block lot – (too small for the Senior Center – although offered (at a price) to the Senior Center.) Also the VFW was considered and offered possibly? Too small of a building? Water issues / parking constraints. JWA to write up full lists with pros and cons for each. Other possible sites discussed briefly – the Arts Building – top story of Harvey Schaktman building (too small a footprint – needs elevator / parking etc), if the Peoples United Bank building ever became available – owned by the bank – two stories, with former Cowan Auto parts in the lower level, combined with the bank owned parking lot, and the possibility of the Town of Shelburne buying the first house on Mechanic Street, this has some potential, with additional parking spaces. Other possibilities include the Sweetheart –get a walk thru? What is listing price? How much more to bring it up to current code etc. 1.5 million +, Sprinklers etc, in place but need reworking. Draw backs include parking limitations, some over the back side, but down the hill, people drive into Shelburne Falls very fast – seniors crossing the street dangers etc. Other possible sites to review briefly include tennis courts by Cowell Gym, pros and cons – ice skating etc, also near Highland Village, but away from center of Shelburne Falls. Parking constraints.
1.08	Location near Buckland Shelburne Elementary School: Potential to buy the building owned by Dick Bishop, across from post office, create a double lot at the corner, still in village, and use area by the Kiwanis Shed for parking. More likely is a land swap between the town (fields to the north of the school) and the school (fields and band shell to the south). Needs to be discussed with the Mohawk school district and the Town of Shelburne.
1.09	Cost Estimator: JWA to work with Stephen Greenwald of Renaissance Builders.
1.10	Next Meeting: Wednesday the 12 th of August at 4:30 PM.

Attachments: None

Next Meeting: Wednesday, August 12th at 4:30 PM at the Senior Center.

Respectfully Submitted,
George Dole
Jones Whitsett Architects

July 31, 2015

Project: **SHELBURNE SENIOR CENTER**
Prepared by: **Kristian Whitsett, George Dole, JWA**
RE: **Tour of Erving Senior Center**

Project No.: **1510**
Meeting Date: **July 31, 2015**
Meeting No.: **2**

Attendees: Cathy Buntin (CB), Director, Doug Field (DF), COA, Dot Lyman (DL), Activities Coordinator, Leanne Dowd (LD), Outreach Coordinator, Sue Bishop (SB), BOD; Kristian Whitsett (KW), George Dole (GD), Jones Whitsett Architects (JWA), Paula Betters (PB), Director, Erving Senior Center.
After meeting items in italics.

Item No.	Action	Discussion
BUSINESS DISCUSSED		
1.01		Tour of Senior Center: Paula Betters led a detailed tour of the new Erving Senior Center, completed in 2011, and comprised of approximately 6,600 square feet of space. Cost was \$2,000,000 +. Town of Erving is about 1,800 persons, and 402 over age of 60. Northfield Mountain Pump Storage pays 86% of the town’s taxes. Only about 5 seniors in Erving use the building, the rest of the users are from Athol, Orange, Northfield, Turners, and other surrounding towns. Building has a capacity of 104 people with 53 parking spaces. (Adequate parking – has 2 or 3 accessible parking spaces.) Building has town sewer and water, with sewer pumped to street level.
1.02		Front Entry: Paula noted that the display area for upcoming events was an attractive way to display current and upcoming events. In retrospect Paula noted that more storage space below would have been useful (drawers). The shallow counter would have been deepened to allow for more space to fill out forms, etc. Doug noted that having a reception / greeter, front and center is preferred.
1.03		Main Hall: User Storage: Paula recommended more cubbies for individual storage spaces for a variety of items. The amount of coat storage was adequate – about two lengths of open closet, each about 6 feet long. Chair rails at the walls were designed for assistance for balance for users of the building, but were definitely a “dust collector” and a place where paper clips, straw wrappers, etc. get left. Picture Rail was much lauded. Ability to quickly and easily switch out artwork and not damage walls. Folding partition was very expensive, about 25K, but was not electronically operable – would have been for 5K more. As a result the folding partition is quite hard to operate, each panel weight a lot. In retrospect it should have had electronic operation. The ability to have two separate sized rooms and then one big one is seen as an asset. When some activities such as Tai Chi occur – the whole space needs to be open – to not feel confined. Dividing the room in 1/3; 2/3 has worked well. Layout was done well with doors to Multi-Purpose and kitchen on each side of partition - allowing for flexibility. Doug noted that other folding partitions he has seen have better operation and don’t seem as space intensive. Use of the Hall- the library uses it for events and some people have wanted to rent out for activities such as baby showers, etc. Flooring – Forbo flooring (large tiles – vct or linoleum?) looked quite flat, until waxed about 4 months ago. Has some cushioning to it. Building Access – Paula is not a fan of handing out keys to various outside users of the building. What about electronic keypad access? – Temporary number use for outside users, then it expires. JWA to research. Also FOB keys may be useful, to track users of the building, for data collection purposes. Chairs

		– stackable and comfortable – with or without armrests – have cushioned seats and ergonomic design for the back – very happy with the chairs – by SAFCO (4183 series). Tables – round tables encourage cliques according to Paula, and don’t let new visitors feel comfortable. She prefers the harvest table style table – 39\$ at BJ’s. Cheaper to buy them after the fact than as part of the project.
1.04		Kitchen: Steam table is never used; they do not use the stove top either. Shelburne would use the stove top. Average 25 people for a Tuesday meal. Paula did not see a need to have the open overhead door to the kitchen; they mostly serve out at the tables. Don’t necessarily want the kitchen on display. Pantry is located between vestibule and the kitchen – not a bad situation. The pantry is locked, so no outside access. Kitchen users should be Saf-Serv registered – due to complexity of the equipment.
1.05		Energy Use for Building - Geothermal: Paula did not have good things to say about geothermal heating. Beyond the complexity and cost of the system, it tended to balance back and forth and create a too cold of space, then too warm, difficult to keep a consistent temperature. “Do not use geothermal” was the quote. Generator: Generator was installed later that can power the entire building. Building is not considered a “shelter” due to regulatory requirements. Light Tubes: Light tubes used extensively in this building. Quality of light is not the best, but almost no lights were on in the building and it was a well lit space. Light tubes in Multi-Purpose are able to dim. Ceiling Fans: High ceilings in Multi-Purpose require ceiling fans to be on all of the time. Daylight: plentiful throughout building. Nice windows, sidelites next to entry doors, etc.
1.06		Music and AV programming: Paula was a big fan of having surround sound available for movies and to pipe music through the building. She noted how when the Senior Center temporarily used another location with surround sound, the turnout for movies was much better. This is a big deal for senior center design - if people can’t hear at the movies – they won’t continue to watch them. TV in Arts & Crafts room may also make sense. YouTube videos for instruction, etc.
1.07		Storage: Never enough storage. (though there did appear to be room for more items on many shelves). The area next to the main hall is used for chair storage, a refrigerator for outside users, and decorations etc, for various holidays. The arts and class room has a nice shelved storage area. Storage for a piano? Does Shelburne see a need for this?
1.08		Washer Dryer: Definitely need to plan for both. Erving does not have one at the current time. Need it for a variety of uses, including washing aprons, hand towels, etc. Paula did not want a shower.
1.09		Fireplace Room: Nice sized small reading room off the main entry hall. Gas fired fireplace – space seems comfortable for individual and small groups. Nice built-in shelving and storage.
1.10		South Facing Patio: Not used at all at the current time. Too hot and too exposed to the road. Future shade trees or patio shading will improve this. Some gardening, but not much by users of the building. Paula noted that a patio on the north side would have been better, with more privacy from the street, and more shading. Cathy asked about a sun room – or a three season room. Paula noted different levels of activity by users in their 60’s, 70’s and 80’s.
1.11		Restrooms: Paula is a fan of the family bathroom. It is great for helping someone with accessibility needs and assistance needs. The men and women’s restrooms have two fixtures each. Would prefer to have three toilets in women’s restroom. Many more women than men use the Erving Senior Center.
1.12		Wellness Room: Blood pressure and foot checks. Quite a small room – too small to have the exercise equipment in it. The treadmills etc need a larger dedicated space, more opportunity

		for social interaction. The younger Seniors – 55+ - see this as a true amenity – and gets people in the door. Need to cater to younger Seniors.
1.13		Computer Room: No designated space at Erving. Shelburne Senior Center sees this as an important space. Needs for laptop area, and printing area, as well as training classes.
1.14		Pool Table Room: Not used much at all. Eventually will be changed out – was originally designed as the activity room, per the storage closets at the wall. Future use will be perhaps for health and exercise equipment. Outside horseshoe pit is not used.
1.15		Flooring: Paula said it was good commercial carpeting at the Senior Center, she recommended carpet tiles, slightly more expensive, but can change out damaged tiles.
1.16		Meals: Both Cathy and Paula noted concerns about some Home Care meals, in terms of client dissatisfaction.
1.17		Charging for Activities and Volunteers: Erving does not charge for activities beyond meals, unlike Shelburne. No real volunteers at Erving, whereas at Shelburne this is critical to making the Senior Center function.
1.15		Needs of Building- for Shelburne, Buckland, Ashfield: Needs a Computer lab. Does not need a pool room. Kitchen – do not need a steam table, but would use a stove. Have a single point of entry, and accessible entry same for all. Needs a car port for the van. Total of 2, and may be three eventually. 12 person plus 2 wheelchairs, for 14 passengers total, standard size of vans.

Attachments: None

Next Meeting: Wednesday, August 12th at 4:30 PM at the Senior Center.

Respectfully Submitted,
George Dole
Jones Whitsett Architects

SITE VISIT: Erving Senior Center
1 Care Drive, Erving

Shelburne Senior Center Committee Tour with JWA
July 31, 2015, 4 PM



1. View from parking lot with patron drop off



2. Dining / Multipurpose Room



3. "Harvest" style long table, preferred by Erving Senior Center Director



4. Two entrances into multipurpose room, with dividing partition



5. View of kitchen



6. Display kiosk at entry area, displaying upcoming events



7. Lounge / library area, adjacent to main entry area



8. Sign in area and administration window - behind you as you walk into the Senior Center



9. Pool tables - not utilized very often



10. Outdoor patio area - underutilized: too hot with no shade, and looks out directly to the main road



11. Light tubes at roof, provide natural light into building



12. Interior view of light tubes providing strong natural light into building



13. Exercise equipment - room too small for shared for multiple patrons



14. Covered storage for bus transportation



15. Storage room off of multipurpose room



16. Arts and crafts classroom with adjacent storage room

SITE VISIT: Holyoke Senior Center
291 Pine Street, Holyoke

JWA tour of a larger community senior center
October 14, 2015



1. View from parking lot of two story senior center



2. View of large multipurpose room with curtain wall windows



3. Recognition wall with space for future gift listings



4. Roof top view with solar tubes for daylighting into the building



5. YMCA as part of senior center complex



6. Separation walls allowing views into adjacent spaces



7. Overall view of multipurpose / dining room



8. Stairway with sitting nook from 1st to 2nd floor



9. Activity room with four top seating



10. Covered porch at main entry

August 20, 2015

Project: **SHELBURNE SENIOR CENTER**
Prepared by: **George Dole, JWA**
RE: **Shelburne Senior Center Expansion**

Project No.: **1510**
Meeting Date: **August 12, 2015**
Meeting No.: **3**

Attendees: Cathy Buntin (CB), Director, Doug Field (DF), Suzanne Bishop (SB), Leanne Dowd (LD), Margaret Payne (MP), Eric Temple (ET), Penny Spearance (PS), Franklin Wickland (FW), Mike McCusker (MM); George Dole (GD), Jones Whitsett Architects (JWA)
After meeting items in italics.

Item No.	Action	Discussion
BUSINESS DISCUSSED		
1.01		<p>Tour of Belchertown Senior Center: Cathy gave an overview of the site visit several committee members took to the Belchertown Senior Center. The senior center director is Bill Korzenowski, who was the director in Shelburne about a dozen years ago. Belchertown is a community of 14,000 people. The budget for the senior center is approximately 3X the budget for Shelburne. The senior center at Belchertown comprises two adjacent buildings. Approximately 10,000 SF total space. There are high ceilings in some of the space, and a large commercial kitchen. Much of the food is prepared at the senior center and the town of Belchertown employees the cook. From a design standpoint, it was noted that there were lots of long hallways, necessitating longer walking paths for patrons, and three entry areas, another potential design issue that is not seen as a good thing. 1% of the town budget is put toward the senior center, so with about 400K from the town and 200K from other sources, total budget is about 600K. It was noted that the thrift shop on the site brings in a good income of approximately \$1,200 to \$1,500 per month. Next week the Shelburne Committee is planning a site visit to the Hampden Senior Center.</p>
1.02		<p>Review of Erving Senior Center walk-thru: George reviewed site visit minutes with the committee. Some additional thoughts from the committee included items related to the kitchen space and Shelburne Senior Center uses of a kitchen. A stove top will be used a good deal by the Shelburne Senior Center, and it was noted that commercial pass thru dishwashers are ideal for a senior center kitchen. Sun rooms as a four season space was brought up as a good idea, versus outdoor patio space at Erving, which is under-utilized.</p>
1.03		<p>Space Summary Review: George reviewed a schematic space planning summary of existing space and proposed space for a new Shelburne Senior Center with the committee. Cathy and other members of the committee will review the space sizes listed and make additional recommendations. It was noted that more private office space will be needed in the general office space category, for privacy during consultation meetings. Also the net square footage for the Arts and Crafts classroom and Fitness room might be switched, in terms of size of space. This would put the fitness area at about 600 SF and the Arts / Crafts Classroom at 300 SF. The ability to have some rooms used for multiple purposes was noted. Computer classrooms will be moving more toward wireless connectivity.</p> <p>Space planning for administration include: Director at 180 SF, Outreach Coordinator at 150 SF, and a double office space of Activities Coordinator and Transportation Coordinator at 250 SF. The front foyer / reception area was discussed, with notes that the front foyer of the Greenfield</p>

		YMCA and the Shelburne Town Hall work reasonably well for coordination with staff and the public.
1.04		Review Floor Plans: The existing condition floor plans of the current Senior Center were reviewed, and spaces listed on the Space Summary. The existing space at the lower level of the Buckland Police Department and a first pass at a “satellite” Senior Center at that location were reviewed. Cathy and the committee will review further, and get back to JWA with feedback on potential program space ideas for the Conway Street location. The second exit door location at the Police Station was discussed, and it could possibly go on the east face of the building, directly next to the parking as well. The proposed location on the north side of the building may still work the best, for egress at grade and conditions in winter with snow plowing, etc.
1.05		Review of Pros and Cons of the Three Sites / Discussion BSE Site: The committee was given an overview of the pros and cons of the three sites, with discussion of various items. For the current location at the Masonic Building, JWA will do further code research on the limits of using any additional space at the second floor, including closing in the porch for four season use, and AAB 521 requirements for accessibility. The potential for controversy for placing a new building and parking at the BSE site was noted. Some members of the committee see the potential to use the two corner lots at Church and Mechanic Street as a valid option. This would involve the purchase of the Bishop property at the corner, along with the empty lot adjacent to it, next to the Kiwanis bandshell. This may get the building closer to the downtown, as well as limit the development on open space at the BSE south fields. JWA will review schematic options for placing a building both at this corner, as well as on land near the Kiwanis bandshell. Parking options will also be reviewed.
1.06		Other Locations: The Sweetheart was discussed further. It was universally seen as a potential site for the Senior Center which would not be controversial within the town of Shelburne, as a community use for the Sweetheart is seen as a positive change in Shelburne Falls. Traffic and parking issues, as well as renovation costs are still major concerns related to the Sweetheart site. A site visit will be set up for JWA and the Committee to see the Sweetheart.
1.07		Next Steps: JWA and SVE will work on schematic site planning for the BSE site, as well as the Sweetheart site. Based on a review of the Sweetheart, schematic planning for the use of the space will be developed by JWA, as well as ideas for a freestanding plan at the BSE site.

Attachments: None

Next Meeting: TBD at the Senior Center.

Respectfully Submitted,
George Dole
Jones Whitsett Architects

EXISTING CONDITIONS: Shelburne Senior Center - Masonic Building
7 Main Street, Shelburne



1. View from Main Street of Masonic Building



2. Accessible parking area at rear entry of Masonic Building



3. Main hall at Shelburne Senior Center



4. Stage area and rear entry to main hall



5. View of existing kitchen at Senior Center



6. Hallway and coat hooks at Senior Center



7. Director's office at Senior Center



8. Existing mechanical room at basement level



9. Single user accessible toilet at first floor level



10. Porch area at second floor level

EXISTING CONDITIONS: Buckland Police Department Building - Lower Level
69 ½ Conway Street, Buckland



1. View from parking lot of lower level of Buckland Police Station Building



2. Adjacent walking area and playfields near Conway Street Building



3. View of large main room with columns at basement level



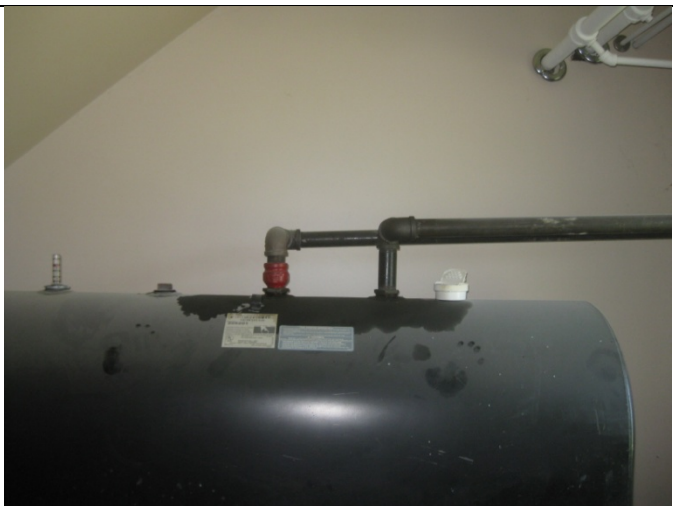
4. View looking toward south of large main room



5. View of existing accessible restroom



6. Mechanical room with boiler



7. Existing oil tank at restroom



8. Existing storage room



9. Entry porch and rear parking lot



10. Main room looking toward kitchenette area

EXISTING CONDITIONS: Sweetheart Building
42 South Maple Street, Shelburne



1. View from South Maple Street toward front of building



2. Side yard and rear parking area



3. Former kitchen area



4. Former main dining room



5. Former banquet hall



6. Fireplace at entry hall



7. Attic level of main building



8. New walls at second floor level



9. View of basement level



10. Partially renovated first floor

September 25, 2015

Project: **SHELBURNE SENIOR CENTER**
Prepared by: **George Dole, Kristian Whitsett, JWA**
RE: **Shelburne Senior Center Expansion**

Project No.: **1510**
Meeting Date: **September 24, 2015**
Meeting No.: **4**

Attendees: Cathy Buntin (CB), Director, Doug Field (DF), Suzanne Bishop (SB), Dot Lyman (DL), Leanne Dowd (LD), Eric Temple (ET), Franklin Wickland (FW), Mike McCusker (MM), Steve Zamojski (SJ); Joe Judd (JJ), Andrew Baker (AB), Shelburne Selectboard; Kevin Fox (KF), Buckland Selectboard; Kristian Whitsett (KW), George Dole (GD), Jones Whitsett Architects (JWA)
After meeting items in italics.

Item No.	Action	Discussion
BUSINESS DISCUSSED		
1.01		Review of Meeting Minutes from August Meeting: GD gave a brief review of the minutes from the August 12 th meeting.
1.02		Space Summary Review: The updated space summary for a prototypical new senior center was reviewed, with noted changes from the August space summary, including an enlarged fitness room, and the addition of a private office in the administrative space.
1.03		<p>Review of Options for Expansion / New / Renovation: KW and GD gave an overview of the options for inclusion in the final study report. These may include the following –</p> <p>Option 1: Expansion to the basement level of the Conway Street building as a satellite space, with some expansion at the second floor of the current Masonic Building. Kevin Fox as Selectman in Buckland noted that this option has received only very little review so far by the Buckland Selectboard, but he noted that it would most likely be viewed favorably.</p> <p>Option 2: New location at a renovated building in Shelburne Falls, such as the Sweetheart Building or another building, such as the Lamson and Goodnow retail building. On this option it was noted that it appears the Sweetheart Building is no longer on the market, and the Lamson and Goodnow building received criticism and concerns based upon its limited size (4,600 SF) as well as lack of elevator access to the second level, as well as concerns about being in a flood plain.</p> <p>Option 3: New building at Buckland Shelburne Elementary School’s south open space, by the Kiwanis Bandshell.</p> <p>Option 4: New building at the corner of Mechanic Street and Church Street. This would potentially include the Preston King lot (owned by the Town of Shelburne) as well as the Richard Bishop parcel (12/14 Church Street). Mike McCusker noted, and Joe Judd seconded the idea that it was important to notify both the Mohawk School district administration, as well as other property owner’s properties being discussed, so as to appropriately alert them to the discussion, and to ensure that the property owner’s are okay with the potential review of the properties by the Committee. Joe noted that the Shelburne Selectboard has a meeting scheduled with the Mohawk Schools Administration set for mid October, but until that time, the discussion should not be public. Eric Temple and Cathy agreed to meet privately with Richard Bishop regarding the discussion of his property. It was noted that if either the Mohawk School District or Richard Bishop had disagreement with their properties being viewed for potential use by the Senior Center, such properties would be removed from discussion by the Committee.</p>

	<p>A fifth potential option for review was suggested by Cathy, that being space near the Cowell Gym, including potentially the land to the east, and/or the tennis court area. Joe Judd noted that the tennis courts were given as a memorial space to the Town of Shelburne, so they should not be considered as a potential site.</p>
1.04	<p>Review Sweetheart Schematic Plans: The schematic plans were not reviewed at this time, as it appears the Sweetheart is no longer a viable option for the Senior Center, due to its impending sale.</p>
1.05	<p>Review of Schematic Site Plans at the BSE Site and the Corner of Church and Mechanic St.: The committee was given an overview map of the BSE site with adjacent properties and grade elevations prepared by SVE Associates. Three potential options were discussed.</p> <p>Option A placed a new building at the Bandshell area, with the long face of the building facing the street, and a driveway along the Preston King parcel, and parking behind the new building. Concerns about drainage and wetlands at the back portion of the Preston King parcel were discussed, but it was noted that much of the existing waterways were set in drainage pipes, and therefore were acceptable to build a road or parking area over. The distance from the main playgrounds at the BSE School was also discussed, and it was noted there was a significant distance from the school to the potential new building. Joe Judd gave a clear overview of previous discussion of use of the open space at BSE for a potential public safety building for Shelburne, as well as a potential space for the Shelburne Falls Fire District Fire Department. Joe and Andrew Baker noted the general public opposition to placing a public safety building or Fire Department building with the potential for high speed emergency vehicles on the narrow Mechanic Street, as well as noise and 24/7 access. Both Joe and Andrew noted that a Senior Center at this location would be more viable and would face less probable opposition from local residents. Andrew noted the potential for possible expansion of the footprint of the building in the future for senior housing. This might be part of a second floor for all three possible options of a new building. Or an addition (or a separate building) to the north-east of the building in Option A. There was general agreement in the need for additional affordable senior housing in Shelburne Falls, but also concern about additional management administrative workload by the Senior Center. Joe and others noted that the actual management and coordination for new senior housing would be done by others such as the Franklin County Regional Housing and Redevelopment Authority.</p> <p>Option B placed the new building with the narrow end toward Mechanic Street, and the parking lot to the south of the building, partially on the Preston King lot. This option was viewed as favorable, as it reduced the scale of the building from the street, kept more open space at the BSE playing fields, and provided for potential solar PV panels at the roof of a new building.</p> <p>Option C placed the entire new building at the Preston King and Bishop parcel, and avoided the BSE property completely. This proposal was met favorably as it seemed to have a real connection to the area by the post office and provided a clear connection in terms of level walking paths to the downtown area. It also avoids the need to use any BSE land at all. Concerns with locating the building at the corner lot included the discussion that it may need to be two stories, adding cost for an elevator, or being a single story, but with less potential parking at the site. If a second story was added, the potential for senior housing at the second level was considered a good idea.</p> <p>Out of the discussion, “Option B1” was recommended, which would use all three properties. This option would move the long bar building from the north of the parking (in Option B) to the south of the parking, at the Bishop property. This option would provide an anchor building to</p>

	<p>the corner of Mechanic and Church Street, and have the parking lot cover some of the BSE property and all of the Preston King lot. It was also viewed favorably as it provided a limited impact to the BSE site. This option also leaves the area to the north of the parking lot open for future development – potentially for additional housing.</p> <p>An additional note was made to potentially turn the parallel parking on Mechanic Street into angled parking, to ease some of the congestion experienced on school day mornings.</p> <p>Further discussion and review of senior housing options took place. Cathy noted that federal funding for senior housing has dried up. Andrew noted that there are some tax credits that can be sold, still available for some senior housing projects. The Senior Center project could potentially partner with the Housing Authority. Joe noted that the Senior Center building would most likely be owned by the Town of Shelburne and that this may be a concern if funding is coming from several different sources.</p> <p>The siting of a potential building near the Cowell Gym – between Cowell and Highland Village, will be reviewed further by JWA and SVE. This may or may not prove to be a viable site for a new building. Some members of the Committee expressed reservations at placing a building so far from general walking distance to downtown shopping, pharmacy and banking locations.</p>
1.06	<p>Space / Program Diagram: Two single story bubble diagrams, Plan Diagram A and B were reviewed by the Committee. The discussion of the fitness space, both as part of the multipurpose room as well as separate from it was discussed. Multiple points of entry, or different points of entry, based upon site layout, were also discussed.</p>
1.07	<p>Floor Plan Review: JWA presented two single story plan layouts, with similar organization as a “long bar” building. The general layout was received favorably, with more detailed discussion about computer classrooms and overlapping use, as well as the administrative space layout. It was noted the private office might have access directly to the hallway, to avoid having to walk through the general office space, but access to an exterior window for this space is also desired. KW and GD will set up a follow up meeting with Cathy and members of the staff for further review of building plan layout and adjacencies.</p> <p>The Hampden Senior Center was toured by Shelburne Senior Center staff and they had favorable reaction to the floor plan there. After hours use of the proposed new Shelburne Senior Center was discussed, with the need to have limited restroom access and public gathering space available for outside users for off hours use.</p>
1.08	<p>Next Steps: Narrow options to present at a public forum. KW and GD will coordinate with Cathy and others and based upon feedback determine which directions to focus. JWA will work with Renaissance Builders and SVE on schematic pricing for construction proposals and site related costs. JWA will develop an agenda for review by Cathy and others for a public presentation, scheduled to be in the early evening on Monday, October 26th.</p>

Attachments: None

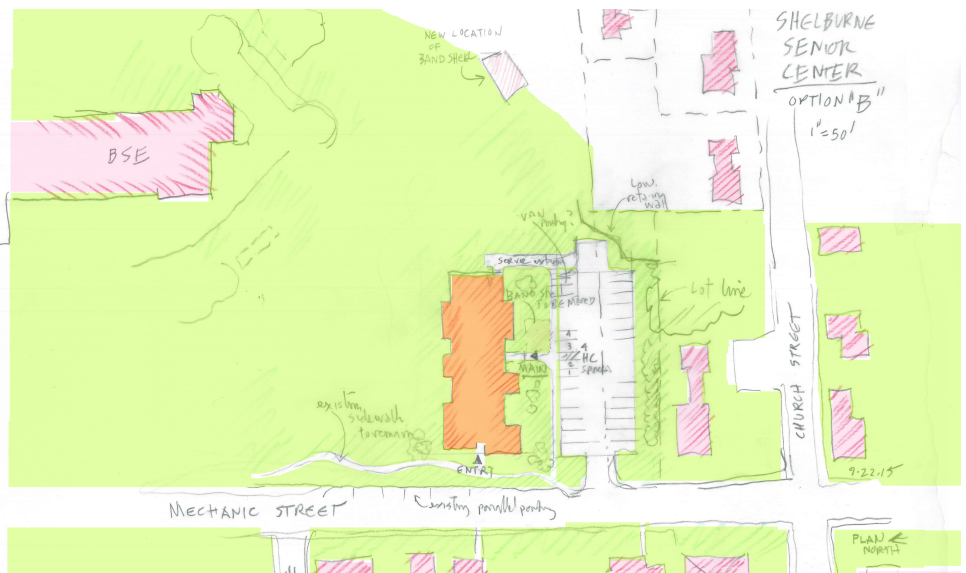
Next Meeting: TBD at the Senior Center.

Respectfully Submitted,
George Dole
Jones Whitsett Architects

Schematic Site Plan Options at BSE Site



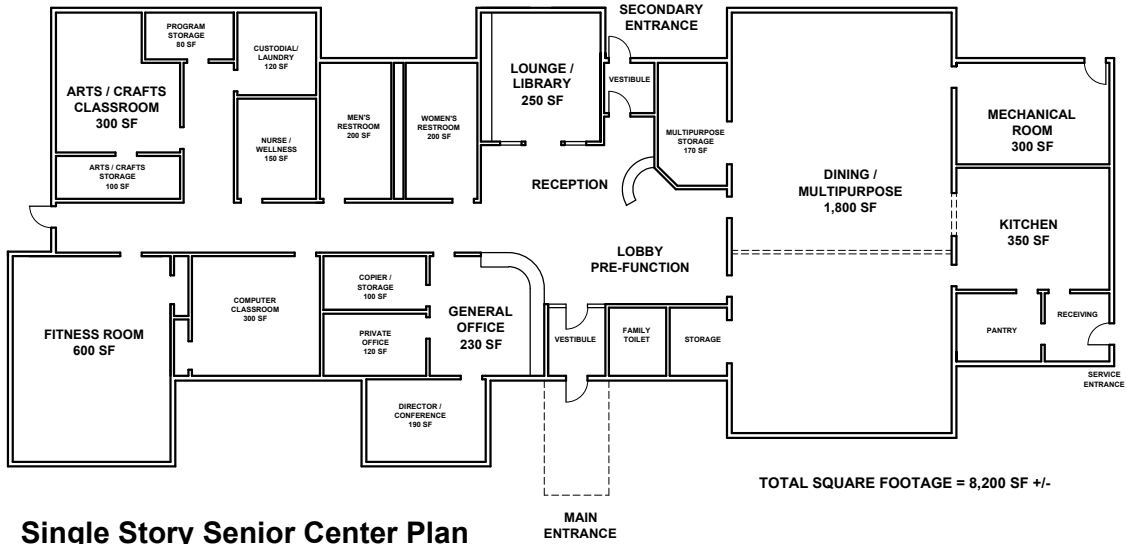
Option A: New Building parallel to Mechanic Street



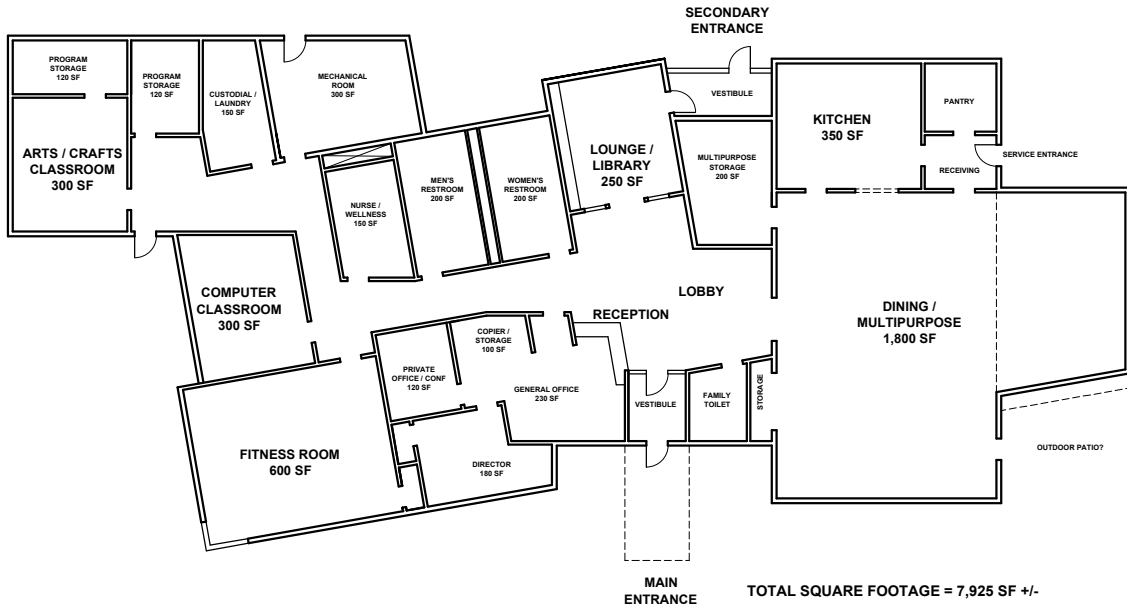
Option B: New Building perpendicular to Mechanic Street



Option C: New Building at corner of Mechanic and Church Streets



Single Story Senior Center Plan
Preliminary Option "A"



Single Story Senior Center Plan
Preliminary Option "B"

Schematic Plan Options at BSE Site

October 21, 2015

Project: **SHELBURNE SENIOR CENTER**
 Prepared by: **George Dole, Kristian Whitsett, JWA**
 RE: **Shelburne Senior Center Expansion**

Project No.: **1510**
 Meeting Date: **October 19, 2015**
 Meeting No.: **5**

Attendees: Cathy Buntin (CB), Director, Doug Field (DF), Suzanne Bishop (SB), Penny Spearance (PS), Sylvia Smith (SS), Leanne Dowd (LD), Margaret Payne (MP), Franklin Wickland (FW), Mike McCusker (MM), Steve Zamojski (SJ); Joe Judd (JJ), Shelburne Selectboard; Dena Willmore (DW), Buckland Selectboard; Martha Thurber (MT) Mohawk School Comm – Buckland; Angel Bragdon (AB), President Shelburne Falls Military Band; Joanne Giguere (JG), BSE Elementary Principal; David Warner (DW), Master Mountain Lodge; Kristian Whitsett (KW), George Dole (GD), Jones Whitsett Architects (JWA)
After meeting items in italics.

Item No.	Action	Discussion
BUSINESS DISCUSSED		
1.01		Presentation of preliminary Power Point for Public Forum on October 26th: Cathy welcomed stakeholders to this meeting, including representatives from the Mountain Lodge, Shelburne Falls Military Band, Buckland Shelburne Elementary, and the selectboard of Buckland and Shelburne. KW and GD gave a presentation of the preliminary slide show. It was noted that the presentation was a “rough draft” and input is being solicited.
1.02		General Focus of Presentation on Monday the 26th: Cathy noted the presentation on Monday will be to the public and will be touted as a “Feasibility Study” meaning it is preliminary and covers lots of different options. The goal is to update the community at large about the needs for an expansion / new senior center, servicing Ashfield, Buckland, Shelburne and surrounding communities. Funding options for the future project will be highlighted early on in the presentation, with the clarification that a new nonprofit has formed, the “Senior Center Foundation” which will be able to solicit donations. Cathy noted that the focus will be on funding sources outside of tax funding from Ashfield, Buckland and Shelburne.
1.03		Background and History: KW gave an overview of the history of the Senior Center. For the final presentation, Cathy will take the lead in this part of the presentation. Mike McCusker suggested providing clear data for comparison purposes, such as the number of clients served. It was discussed that this could be done in a way so as not to appear detrimental to other senior centers. JWA will add Montague to senior centers toured.
1.04		Masonic Lodge/ Conway Street Annex – Option 1: The schematic plans for renovations at the Masonic Lodge and renovations at the lower level of the Buckland Police Department on Conway Street in Buckland were discussed. Items to adjust / change include reducing the amount of data on the program analysis page. The information is too small to read clearly and needs to be simplified for the presentation. The general scope of work at the Masonic Lodge locations seemed acceptable to the representative of the Mason’s, David Warner. Dena Willmore brought up the Shelburne Buckland Community Center as an option for larger meals, but Cathy questioned this as it requires a rental fee, and as a space away from the main senior center – it does not allow for other coordination to take place during a meal activity.
1.05		Option 2 – Sweetheart Building: There was considerable discussion if this option should be presented in detail, given that it no longer is on the table. Perhaps it will be presented more generically as an “existing building to be determined.” Joe Judd noted that open space within

	<p>the village is at a premium and there are no real undeveloped lots that are empty and available. This also brought up a discussion regarding what to present in terms of sites discussed. JWA will present a graphic showing the Swan Building location, the Singley Building and the Vet's Club. This will note these locations as reviewed and discussed, but not meeting base criteria at this time for use. Be it poor parking options, too small of lot size etc... Additional sites such as the Jehovah's Witness building, Lamson retail store, and empty Lamson and Goodnow lot will be mentioned as bullet items on a slide. It was noted that this will be important as it will allow for citizens viewing the presentation to know the amount of overall review which has taken place during the feasibility study. Evaluation criteria will also be listed, such as access to transportation, location near other services, etc.</p>
1.06	<p>Option 3A and 3B: KW and GD presented options for a new building at the BSE site, as well as one which covers the Richard Bishop lot and the Prescott King lot. Joe Judd noted that the Prescott King lot is still in review by the land court. A question about presumptiveness regarding the BSE site was also raised. Joe noted that all the discussions about the BSE site were very presumptive. After much discussion it was decided that a clear focus on the "preliminary" purpose of this study would be noted, but that the overall focus would be to present some concrete options that may or may not happen. JWA will update graphics for both option 3A and 3B, as well as update color coding on the plans and program spread sheets to make them easier to understand.</p>
1.07	<p>Cowell Gym Site: JWA presented a graphic showing the limitations of the Cowell Gym site when the tennis courts are not available. As the tennis courts are a memorial to a member of the Palmeri family, they are not available as part of a site review. Joe noted several advantages to locating a senior center near the Highland Village, while other members of the committee expressed reservations due to the location being far away from downtown and general flat walking access to down town.</p>
1.08	<p>Program Order: Discussion centered on what to present at what time. A general focus will be present the overall site plans first, and then focus on individual plans for a renovation option at the Masonic Lodge, renovation option at an undetermined building within Shelburne Falls, and finally a site at or near the BSE school. Specifics to floor plans will follow. Pros and Cons for each option will be presented as bullet points during the presentation and possibly as a review slide toward the end of the presentation. Handouts may include space for feedback from citizens attending the meeting.</p>
1.09	<p>Next Steps: JWA to update the power point presentation and review with Cathy prior to Monday.</p>

Attachments: None

Next Meeting: Public Presentation 6:30 PM, Monday, October 26th at the Senior Center.

Respectfully Submitted,
George Dole
Jones Whitsett Architects

THE SENIOR CENTER FEASIBILITY STUDY

Supported by Ashfield, Buckland & Shelburne

October 26, 2015

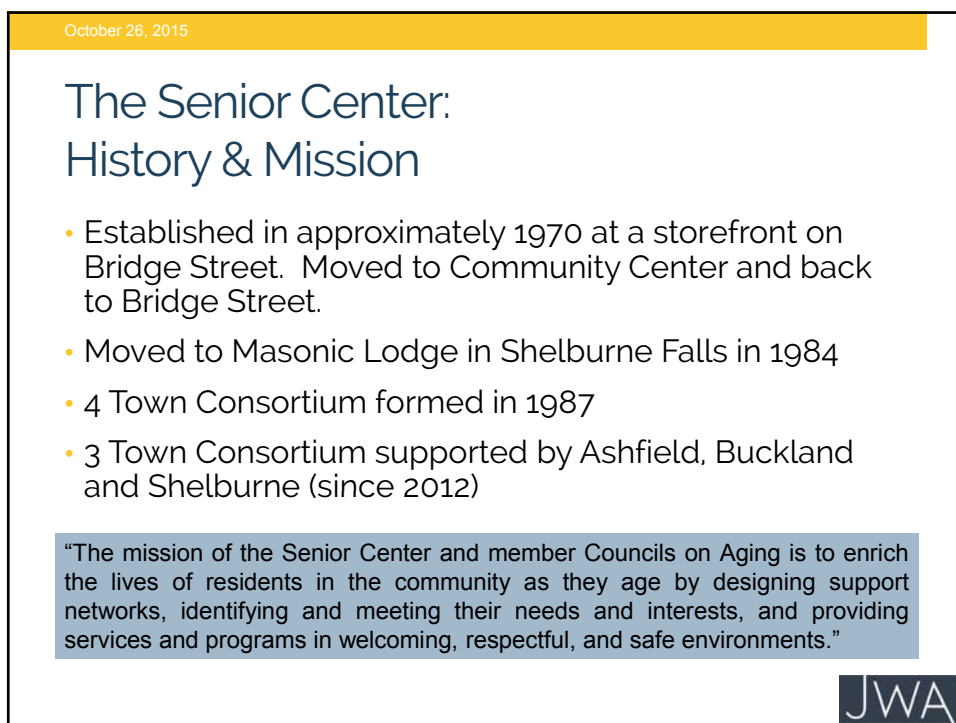
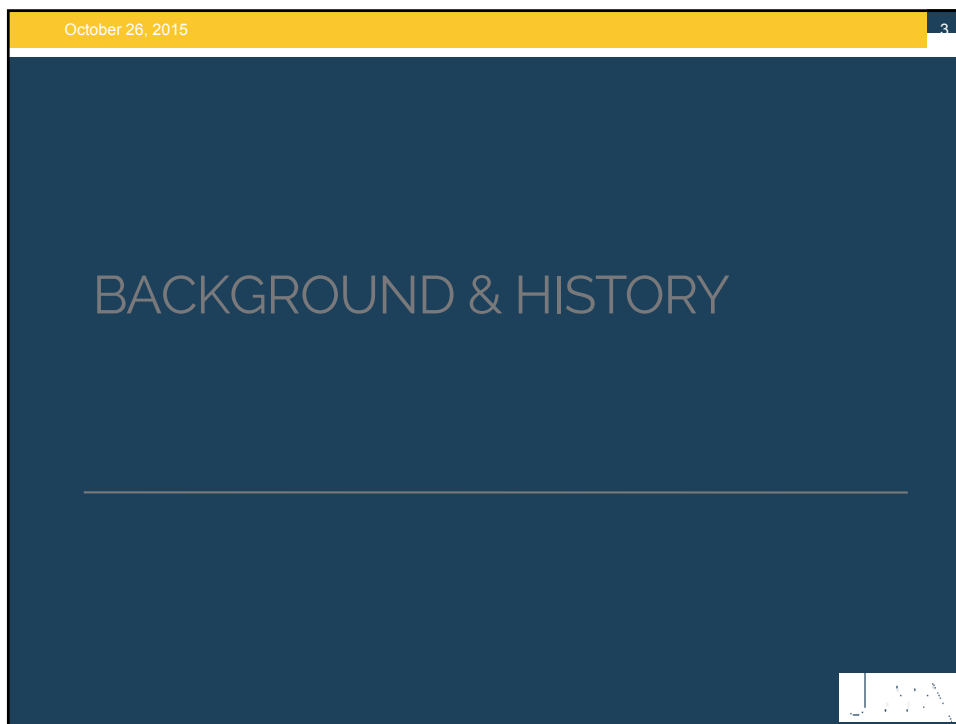


October 26, 2015

Agenda

- Background & History
- Existing Conditions
- Programming
- Options
- Cost Comparison
- Pro's and Con's
- Next Steps
- Public Comment

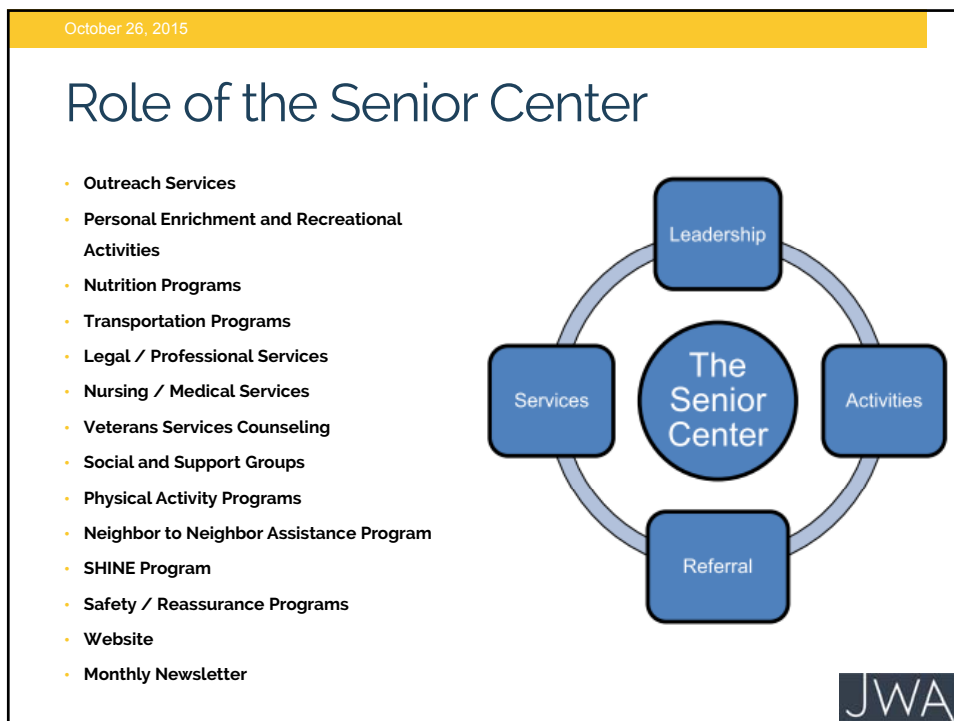
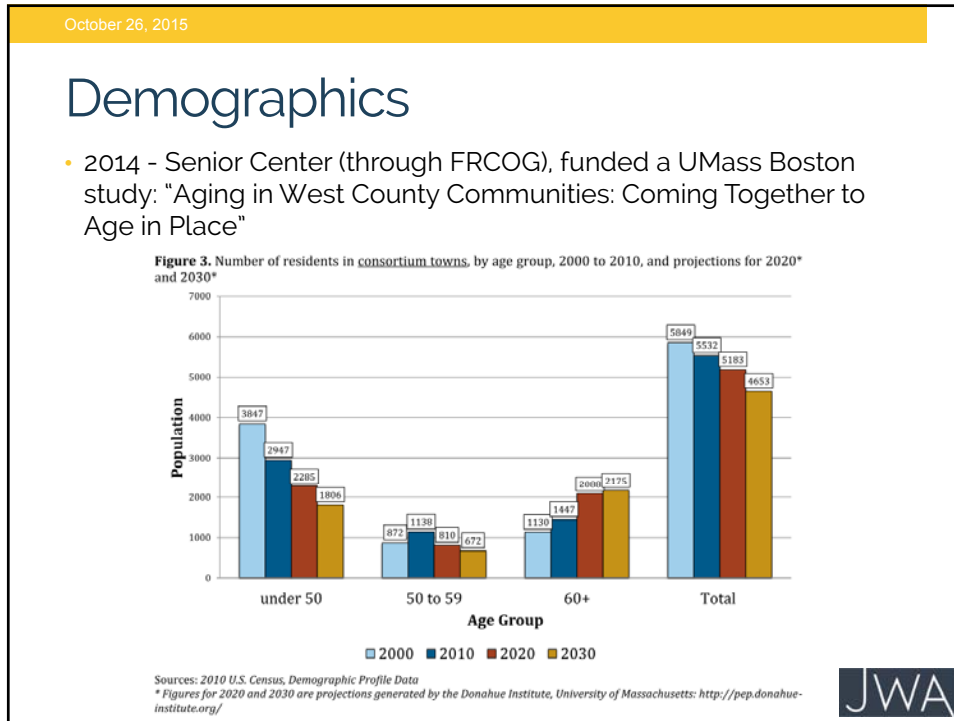




The Senior Center: History & Mission

- Established in approximately 1970 at a storefront on Bridge Street. Moved to Community Center and back to Bridge Street.
- Moved to Masonic Lodge in Shelburne Falls in 1984
- 4 Town Consortium formed in 1987
- 3 Town Consortium supported by Ashfield, Buckland and Shelburne (since 2012)

“The mission of the Senior Center and member Councils on Aging is to enrich the lives of residents in the community as they age by designing support networks, identifying and meeting their needs and interests, and providing services and programs in welcoming, respectful, and safe environments.”



October 26, 2015

“Aging in West County Communities”: Select Findings from Focus Groups

- See the Senior Center as...
 - A service hub and provides a good array of options, despite limited resources
 - Provides much needed information
 - Highly welcoming and family-like atmosphere
- Barriers:
 - Limited space and room options
 - Limited parking space
 - Lack of transportation
- Looking Forward:
 - “Re-brand” the Senior Center & reach out
 - Improve the physical space of the Senior Center!



October 26, 2015

The Senior Center Growing in Use and Need

- *For FY 2002:*
 - Served **634** individuals from four towns, for a total of **6,985** visits/uses
- For FY 2015:
 - Served **817** individuals from three towns, for a total of **18,036** visits/uses
 - Served **229** individuals from other towns, for a total of **3,250** visits/uses
- Increased participation in social and recreational programs
- Transportation and outreach services have nearly doubled in the last 10 years.



October 26, 2015

Feasibility Study Process

- Funded with a regional technical assistance grant (for Ashfield, Buckland & Shelburne) through the Franklin Regional Council Of Governments (FRCOG).
- Representatives from the Senior Center met with the design team 6 times over 4 months
- Field trips to area Senior Centers:
 - Belchertown
 - Erving
 - Hampden
 - Holyoke
 - Montague
 - Northampton
- Consider and Evaluate Multiple Sites and Options

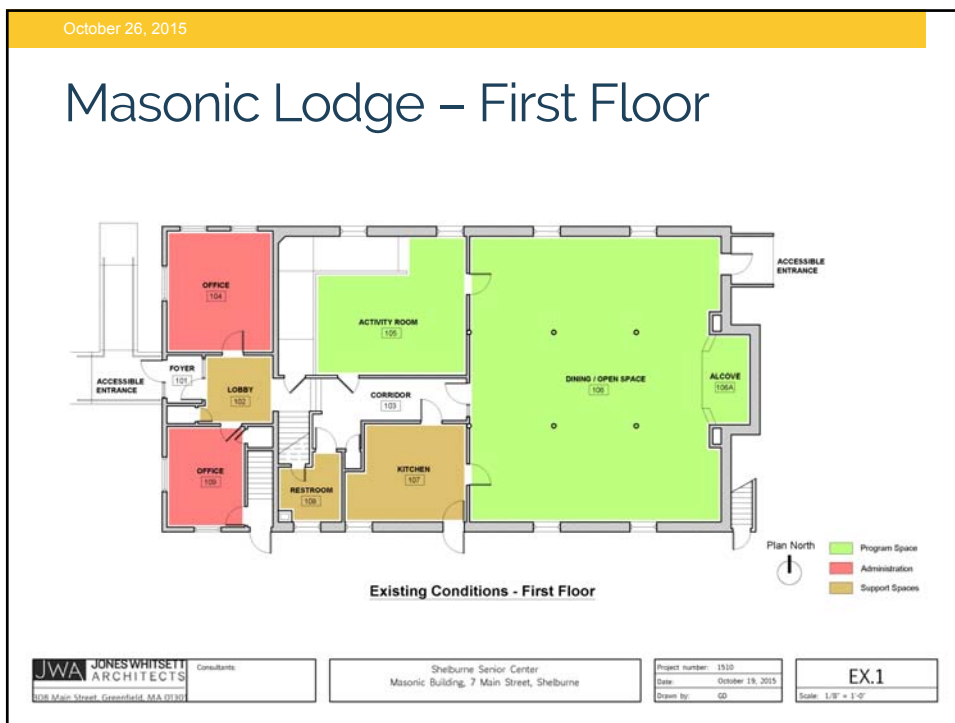
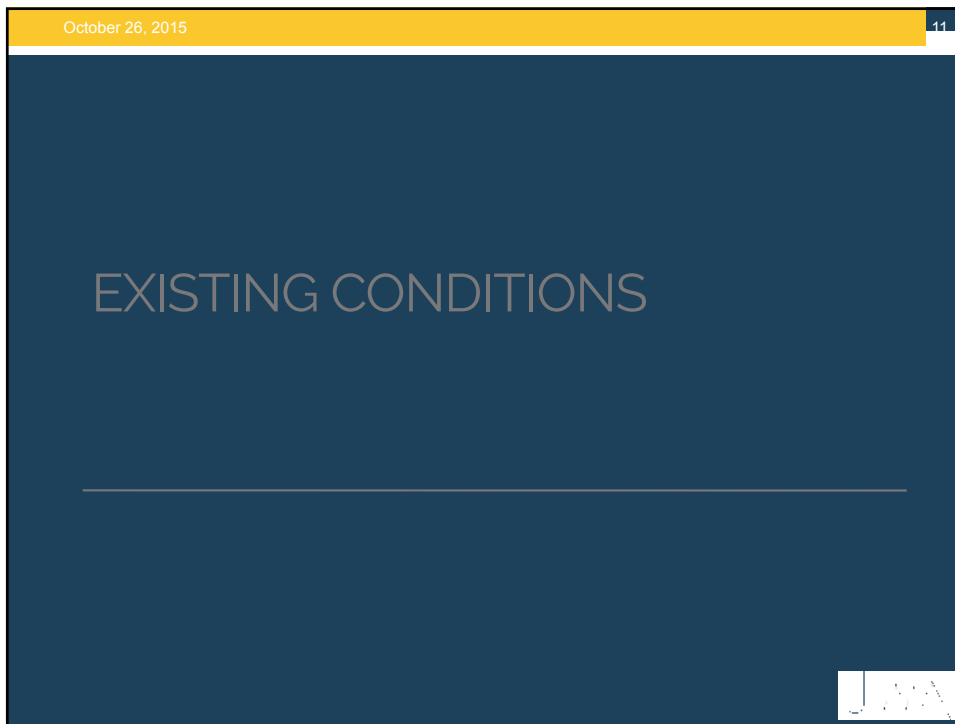


October 26, 2015

Funding

- Senior Center Foundation formed in 2014.
 - Obtained 501(c)3 status.
 - Researching grant opportunities.
 - Soliciting donations
- An expansion project will be funded significantly through grants and donations, with other funding coming from the 3 member towns.










October 26, 2015

Masonic Lodge



October 26, 2015

Masonic Lodge



October 26, 2015

Existing Spaces

- No private office for confidential appointments or meetings
- Foot traffic goes through the activity room
- Reception and copier in the hallway
- Programs limited and wait lists required due to limited space & only two rooms
- Poor acoustics – particularly in large meeting room
- Extremely limited parking
- Only 1 restroom
- Inefficient mechanical system & poor building envelope – often too cold or hot



October 26, 2015

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PROGRAMMING



October 26, 2015


Program Analysis

CURRENT SHELBURNE SENIOR CENTER				NEW SENIOR CENTER - SCHEMATIC PLANNING			
PROGRAM SPACE	qty	nsf	total nsf	PROGRAM SPACE	qty	nsf	total nsf
Dining / Open Space	1	1,400	1,400	Dining / Multipurpose	1	1,800	1,800
Activity Room	1	350	350	Arts / Crafts Classroom	1	300	300
				Fitness Room	1	600	600
				Computer Room	1	300	300
				Lounge / Library	1	250	250
				Wellness / Nurse	1	150	150
Total Program Space			1,750	Total Program Space			3,400
ADMINISTRATION				ADMINISTRATION			
Director Office	1	160	160	Director	1	180	180
General Office	1	250	250	General Office	1	200	200
				Private Office	1	120	120
				Copier / Storage	1	100	100
				Reception	1	150	150
Total Admin			410	Total Admin			750
SUPPORT SPACES				SUPPORT			
Lobby	1	90	90	Vestibule	1	80	80
Storage 1 (Basement)	1	50	50	Lobby	1	200	200
Storage 2 (Basement)	1	120	120	General Storage	1	200	200
Kitchen	1	220	220	Program Storage	2	100	200
				Kitchen	1	350	350
				Pantry / Receiving	1	150	150
Toilets	1	75	75	Laundry	1	60	60
				Custodial	1	75	75
				Adult Group Toilets	2	200	400
				Family Toilet	1	70	70
				Mechanical	1	300	300
Total Support			555	Total Support			2,085
TOTAL NSF			2,715	TOTAL NSF			6,235
TOTAL GSF			3,620	TOTAL GSF			8,313

October 26, 2015

OPTIONS

1. Renovate Masonic Lodge & Additional space below Buckland Police Station
2. Renovate an existing building (Sweetheart)
3. New Construction at vicinity of Church St & Mechanic St
4. Other Town Sites Considered



October 26, 2015

Evaluative Criteria

- Ownership
- Proximity to other services
- Accessibility
- Parking and Van drop off
- Maintenance and Operating Costs
- Opportunities for Sustainable Building
- Impact on neighborhood
- Cost
- Provide for growing needs:
 - Larger Multi-Purpose Space
 - Additional Activity Rooms
 - Additional Office
 - Accessible Restrooms
 - Larger Kitchen
 - Storage

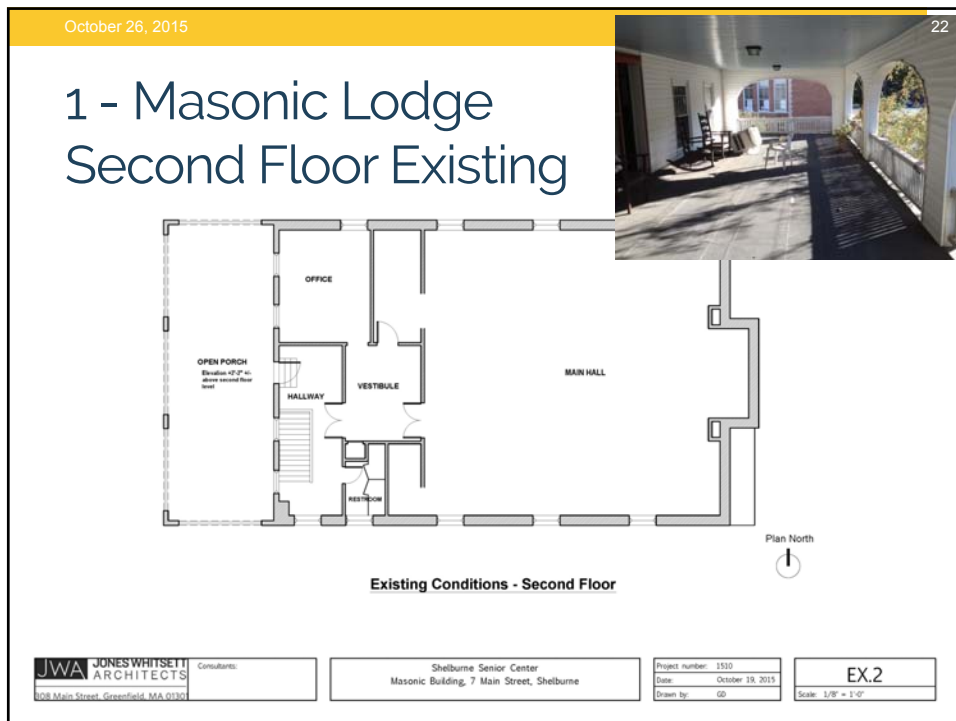
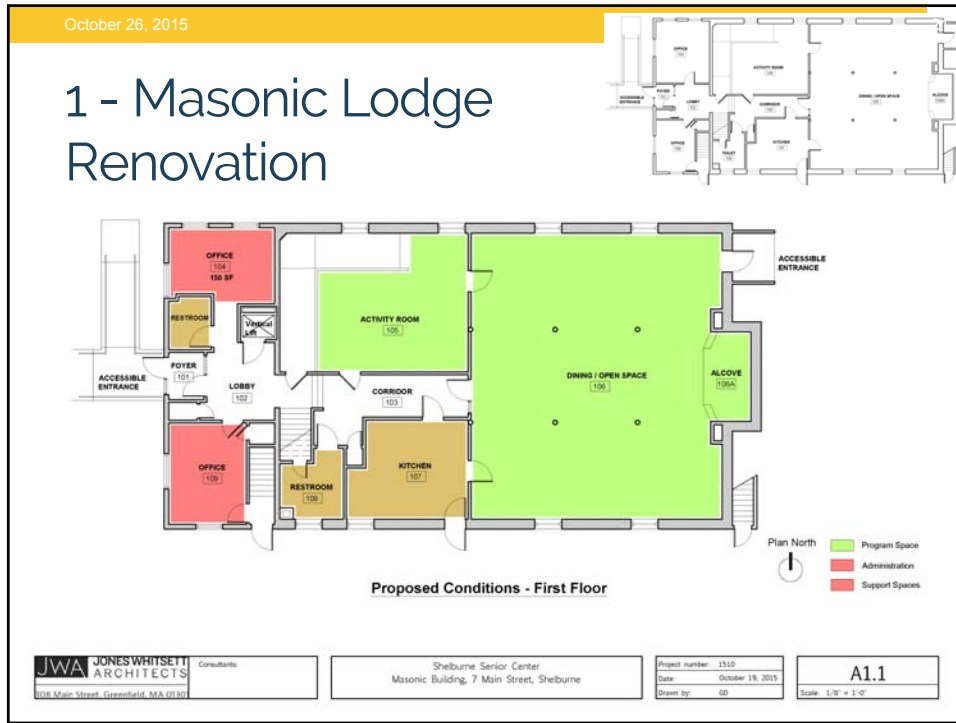


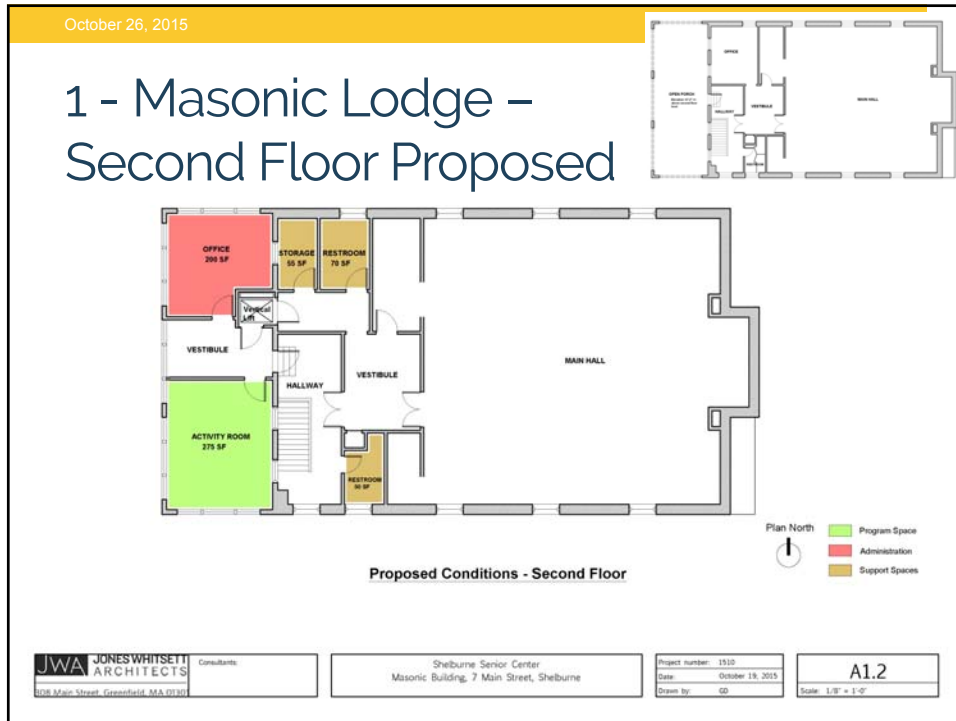
October 26, 2015

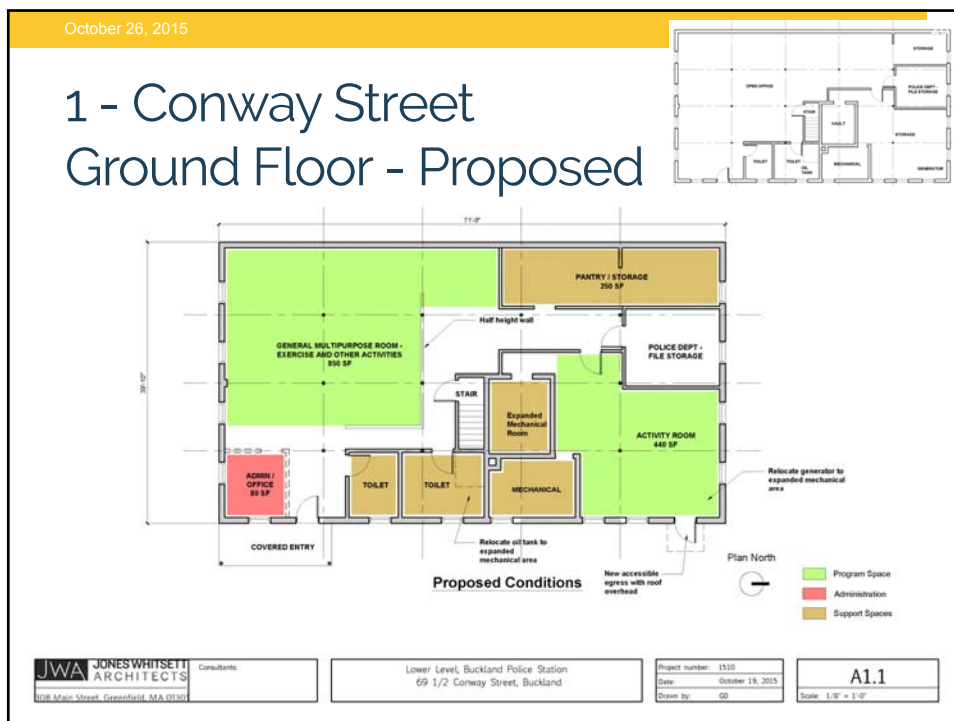
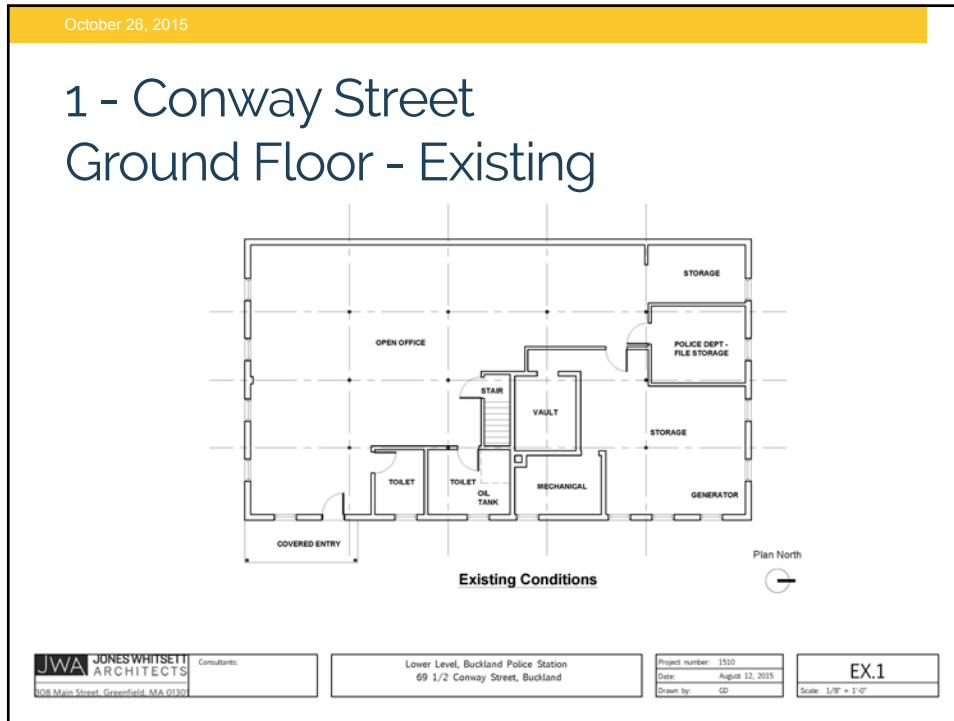
Scheme 1

- Renovate Masonic Lodge & Additional space below Buckland Police Station









October 26, 2015

Scheme 1

- Renovate Masonic Lodge
- Additional Program at Conway Street site in Buckland

Program Square Footage:


	Masonic / Conway St	Ideal Program	Existing
Program Space	3,255	3,400	1,750
Administration	585	750	410
Support	1,155	2,085	555
Total Net Sq Ft	4,995	6,235	2,715

Note:

- No large Multi-Purpose space
- Administration size is improved, but split between two locations

Cost:

- Approximately \$700,000

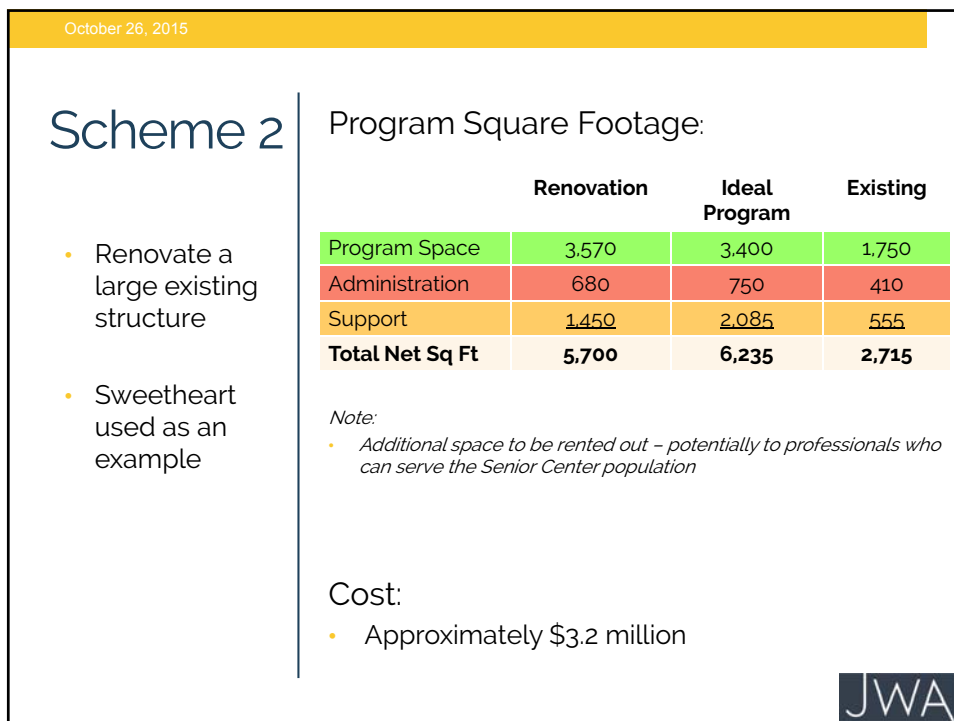
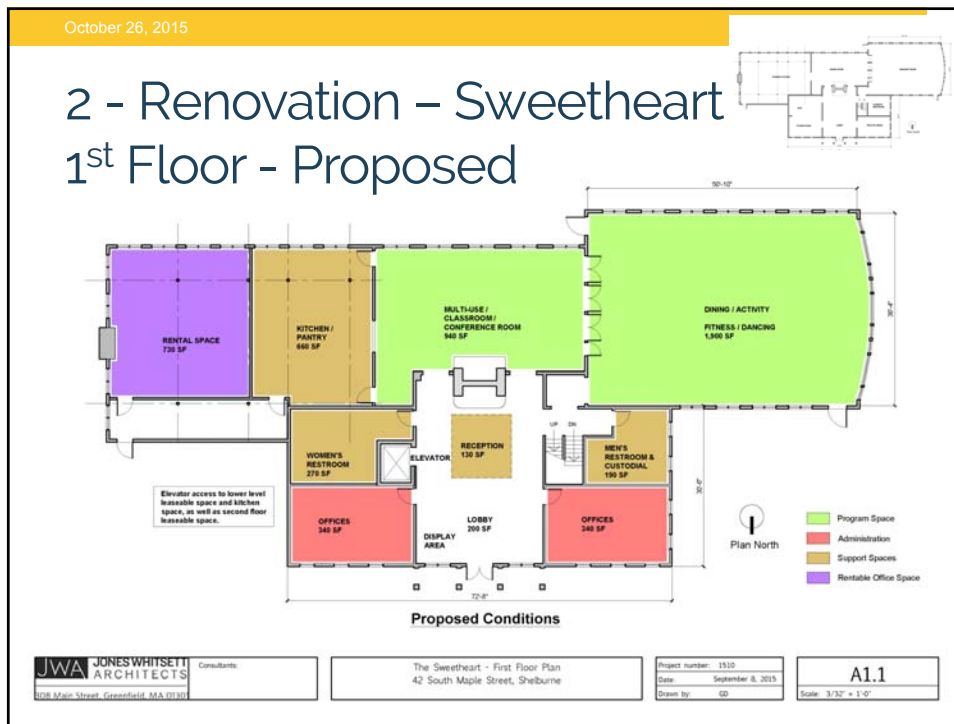


October 26, 2015

Scheme 2

- Renovate an existing building (Sweetheart)




October 26, 2015

Scheme 3

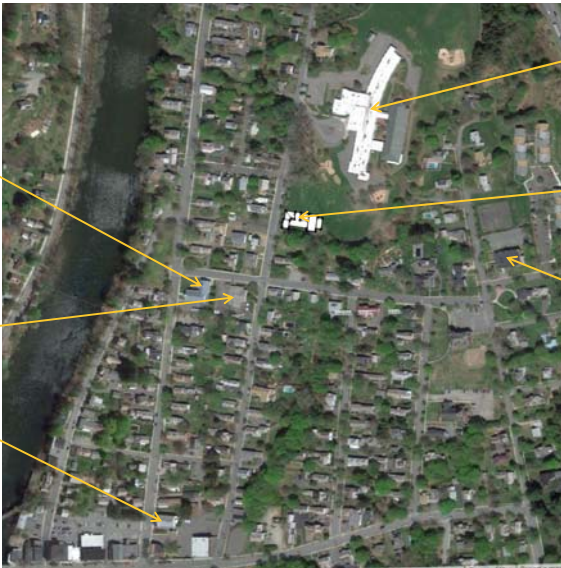
- New Construction at vicinity of Church St & Mechanic St



JWA

October 26, 2015

3 - Neighborhood



Shelburne Buckland Community Center

Post Office

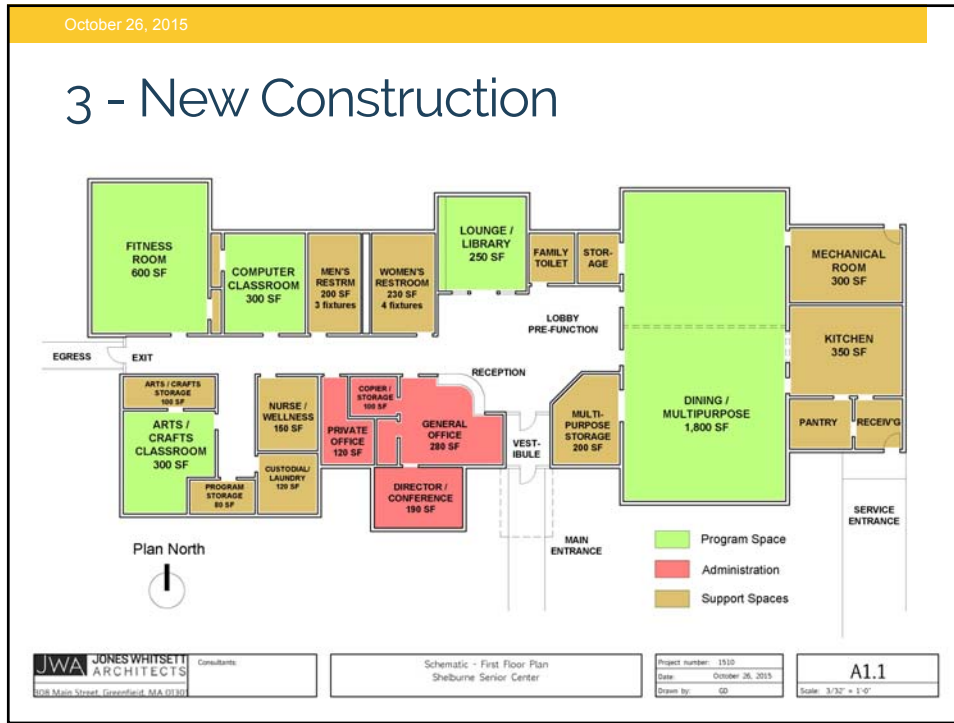
Current Senior Center Location

Buckland Shelburne Elementary

Potential Site

Cowell Gymnasium







October 26, 2015

Scheme 3

- New Construction

Program Square Footage:


	New Construction	Ideal Program	Existing
Program Space	3,400	3,400	1,750
Administration	750	750	410
Support	2,085	2,085	555
Total Net Sq Ft	6,235	6,235	2,715

Note:

- Gross Square Footage (including thickness of walls, circulation space, etc.) of 8,300 sq ft.

Cost:

- Approximately \$3.3 – \$3.6 million



October 26, 2015

Scheme 4

- Other Town Sites Considered
 - Cowell Gym Site
 - Singley's Building
 - Swan Building Lot
 - VFW Lot
 - Lamson and Goodnow site
 - Jehovah's Witness Building



October 26, 2015

4 - Other Town Sites Considered

- Cowell Gym Site



October 26, 2015

4 - Other Town Sites Considered

- Singley's Building, Swan Building Lot, and VFW



October 26, 2015


4 - Other Town Sites Considered

- Lamson & Goodnow Buildings and Lot



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COST COMPARISON



October 26, 2015


Cost Comparison

	Approx. \$ / sq ft	Sq ft	Sub-Total	Other Costs	Approx. Total Cost
<u>Scheme 1</u>					
Masonic Lodge Reno	\$ 300	1,050	\$ 310,000	\$ 90,000	\$ 400,000
Buckland Police Reno	\$ 75	2,800	\$ 215,000	\$ 65,000	<u>\$ 280,000</u>
					\$ 680,000
<u>Scheme 2</u>					
Renovation	\$ 170	13,600	\$ 2,300,000	\$ 900,000	\$ 3,200,000
<u>Scheme 3A</u>					
New Construction	\$ 315	8,200	\$ 2,600,000	\$ 760,000	\$ 3,360,000
<u>Scheme 3B</u>					
Land Purchase & Demo				\$ 260,000	\$ 3,620,000



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PRO'S AND CON'S



October 26, 2015

Scheme 1 – Masonic and Conway St.


Pro's	Con's
<ul style="list-style-type: none">• Least Expensive• Masonic offers great location with easy access to downtown• Conway St. space could be targeted towards a specific user group• Conway St. site has good access to parking, walking paths, and playing fields	<ul style="list-style-type: none">• Investing significant resources in buildings that are not owned by the Senior Center• Split locations may be difficult to staff and manage• No large multi-purpose space• Limited parking at Masonic site• Does not address building comfort at Masonic Building• Conway St. space has many columns that interrupt the floor plan & has limited headroom• Still undersized for total Senior Center programming needs



October 26, 2015

Scheme 2 – Purchase & Renovate


Pro's	Con's
<ul style="list-style-type: none"> • Can be less expensive than new construction – though varies greatly • Utilizing existing building stock • Unique historic features or finishes can be an asset 	<ul style="list-style-type: none"> • Location is still critical – proximity to other services, while still providing space for parking and drop off • Financing must be in place to act quickly • Making the building accessible can be difficult / expensive (elevators, widening doorways, etc.) • Hazardous material abatement can be very expensive • Difficult to find a building that offers the right square footage and sized rooms

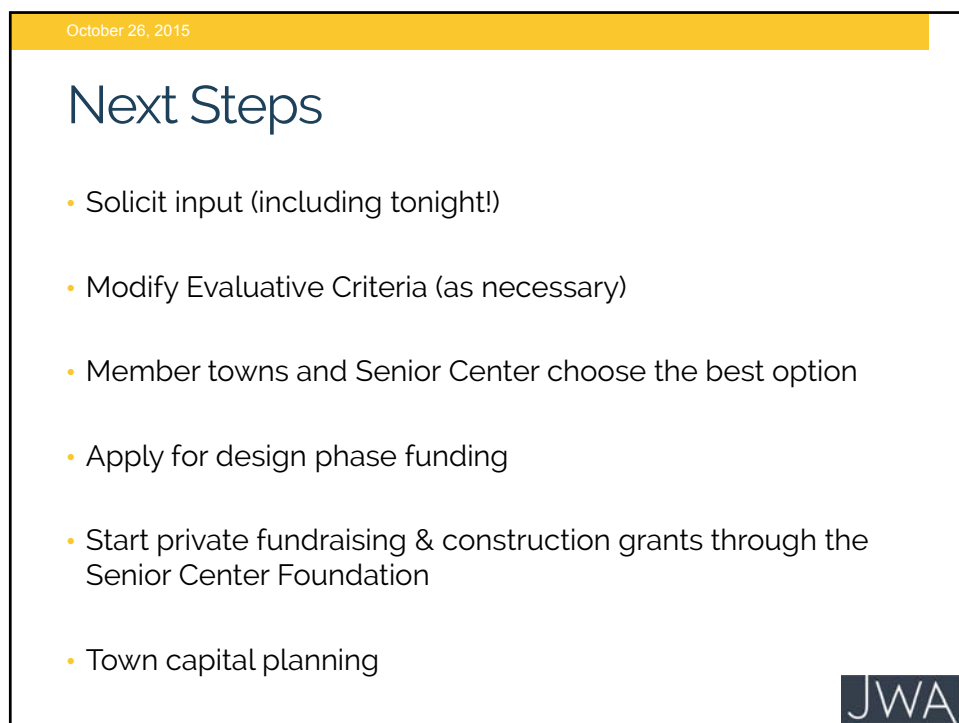
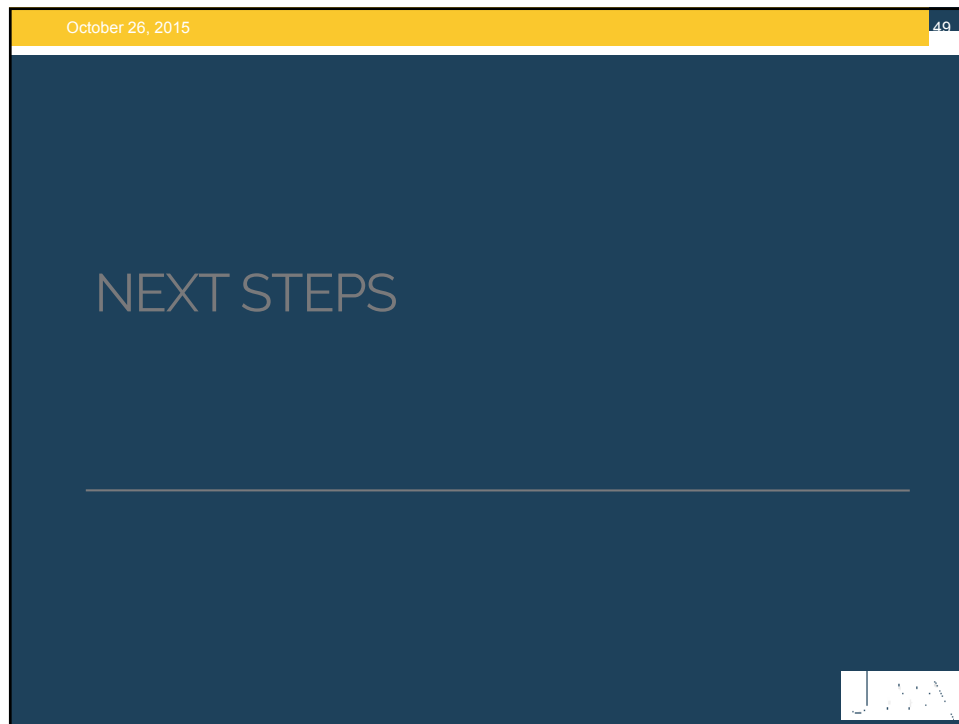


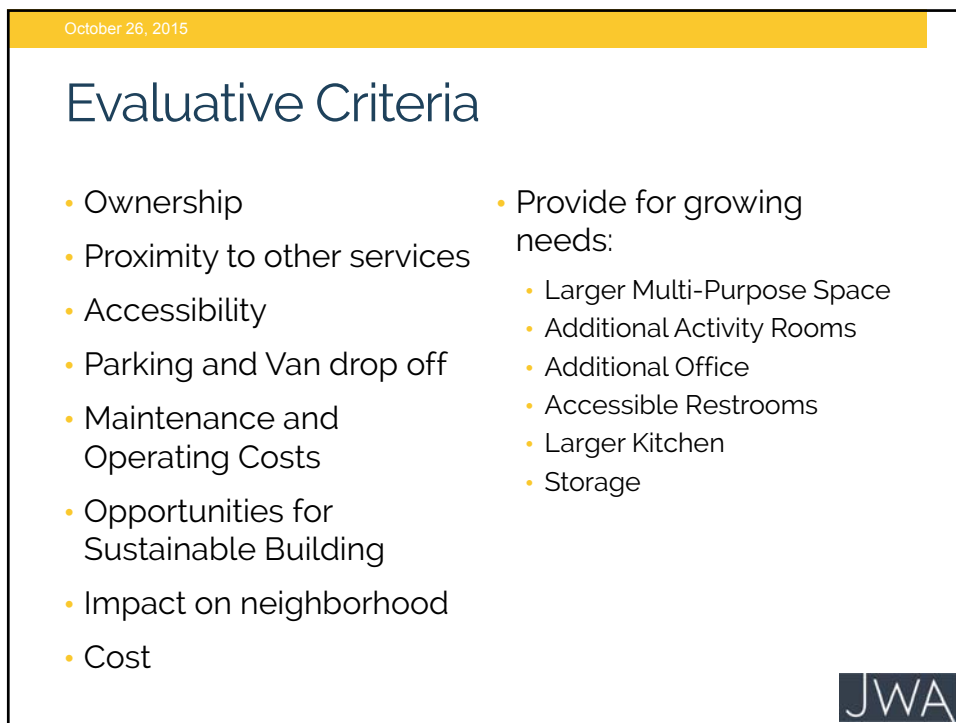
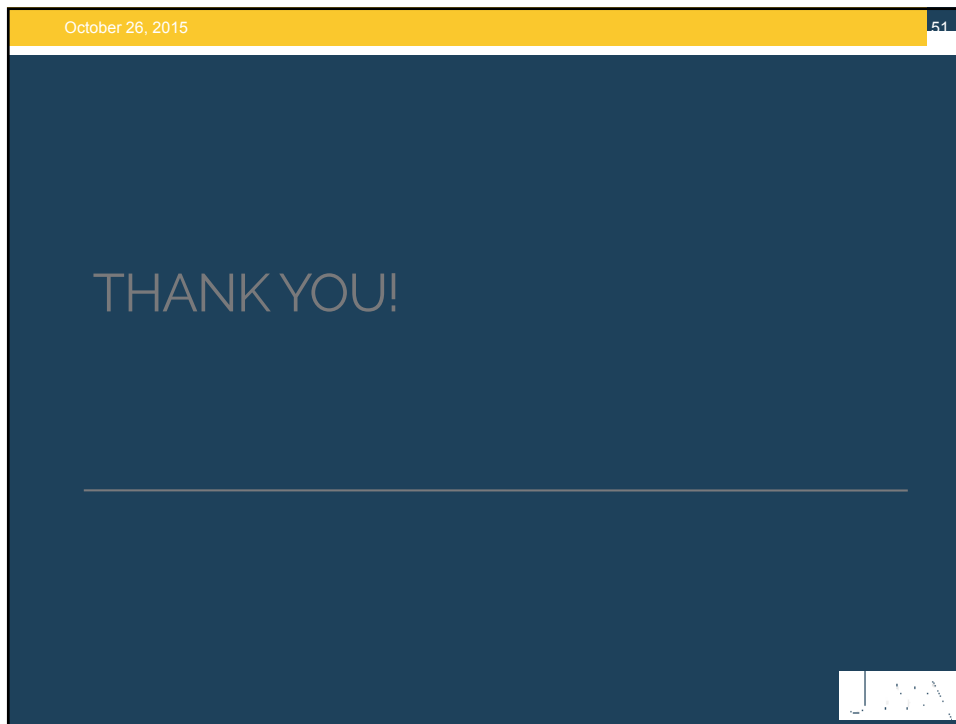
October 26, 2015

Scheme 3 – New Construction

Pro's	Con's
<ul style="list-style-type: none"> • Spaces and layout match exactly what is desired • Opportunity for sustainable building with improved insulation and mechanical systems, plenty of daylight, non-toxic finishes, etc. • Opportunity for adequate parking • Still relatively close to downtown Shelburne Falls, and on flat streets • Opportunity for Senior Center to own its own building • Opportunity for accommodating additional towns in consortium. 	<ul style="list-style-type: none"> • Most expensive • Potential neighborhood concerns with new building at open space area – need to relocate band shell • Farther from town than current location








October 26, 2015

Cost Comparison

	Approx. \$ / sq ft	Sq ft	Sub-Total	Other Costs	Approx. Total Cost
<u>Scheme 1</u>					
Masonic Lodge Reno	\$ 300	1,050	\$ 310,000	\$ 90,000	\$ 400,000
Buckland Police Reno	\$ 75	2,800	\$ 215,000	\$ 65,000	<u>\$ 280,000</u>
					\$ 680,000
<u>Scheme 2</u>					
Renovation	\$ 170	13,600	\$ 2,300,000	\$ 900,000	\$ 3,200,000
<u>Scheme 3A</u>					
New Construction	\$ 315	8,200	\$ 2,600,000	\$ 760,000	\$ 3,360,000
<u>Scheme 3B</u>					
Land Purchase & Demo				\$ 260,000	\$ 3,620,000



Shelburne Senior Center Program Analysis

CURRENT SHELburne SENIOR CENTER			
PROGRAM SPACE	qty	nsf	total nsf
Dining / Open Space	1	1,400	1,400
Activity Room	1	350	350
Total Program Space			1,750
ADMINISTRATION			
Director Office	1	160	160
General Office	1	250	250
Total Admin			410
SUPPORT SPACES			
Lobby	1	90	90
Storage 1 (Basement)	1	50	50
Storage 2 (Basement)	1	120	120
Kitchen	1	220	220
Toilets	1	75	75
Total Support			555
TOTAL NSF			2,715
TOTAL GSF			3,620

NEW SENIOR CENTER - SCHEMATIC PLANNING			
PROGRAM SPACE	qty	nsf	total nsf
Dining / Multipurpose	1	1,800	1,800
Arts / Crafts Classroom	1	300	300
Fitness Room	1	600	600
Computer Room	1	300	300
Lounge / Library	1	250	250
Wellness / Nurse	1	150	150
Total Program Space			3,400
ADMINISTRATION			
Director	1	180	180
General Office	1	200	200
Private Office	1	120	120
Copier / Storage	1	100	100
Reception	1	150	150
Total Admin			750
SUPPORT			
Vestibule	1	80	80
Lobby	1	200	200
General Storage	1	200	200
Program Storage	2	100	200
Kitchen	1	350	350
Pantry / Receiving	1	150	150
Laundry	1	60	60
Custodial	1	75	75
Adult Group Toilets	2	200	400
Family Toilet	1	70	70
Mechanical	1	300	300
Total Support			2,085
TOTAL NSF			6,235
TOTAL GSF			8,313

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Shelburne Senior Center Study



Existing Location at Masonic Building, 7 Main Street, Shelburne

Pros – Potential Benefits:

- Great location with good visibility and accessibility to downtown
- Existing building is in use, less expense for minor renovations
- Good tenant / landlord relationship
- Potential to expand to some degree to second floor with some programming – enclose porch?

Cons – Potential Drawbacks:

- Limited expansion opportunity (no use of main hall at second floor)
- Limited opportunity for renovations – Senior Center doesn't own the building
- Not sufficient number of restrooms
- No elevator access to second floor space – if expanded
- Limited parking
- Poor storage space
- Building comfort level is poor – too cold in the winter, too warm in the summer
- Undersized for total Senior Center programming needs

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Shelburne Senior Center Study



Potential Satellite Location at 69 ½ Conway Street, Buckland Lower Level of Buckland Police Department Building

Pros – Potential Benefits:

- Good potential location for satellite Senior Center
- Potential starting location for younger Seniors to gather
- Access to walking paths and playing fields
- Reasonable amount of parking available
- Renovations costs typically smaller than new construction

Cons – Potential Drawbacks:

- Lower level of building needs significant renovation – including additional insulation, and improvements to heating and cooling
- Columns interrupt main space
- Moisture mitigation may be needed for floor and walls – basement conditions
- Oil cleanup required at oil tank
- Limited natural daylight available inside building
- Limited headroom for some activities
- Needs additional accessible entrance, egress path
- Challenges of maintaining two Senior Center sites with limited staff and volunteers

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Shelburne Senior Center Study



Purchase and Renovate an existing building **Sweetheart used as an example**

Pros – Potential Benefits:

- Can be less expensive than new construction – though varies greatly
- Utilizing existing building stock
- Unique historic features or finishes can be an asset

Cons – Potential Drawbacks:

- Location is still critical – proximity to other services, while still providing space for parking and drop off
- Financing must be in place to act quickly
- Making the building accessible can be difficult/expensive (elevators, widening doorways, etc.)
- Hazardous material abatement can be very expensive
- Difficult to find a building that offers the right square footage and sized rooms.

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Shelburne Senior Center Study



Potential New Senior Center: Located South of Buckland Shelburne Elementary, Mechanic Street, Shelburne

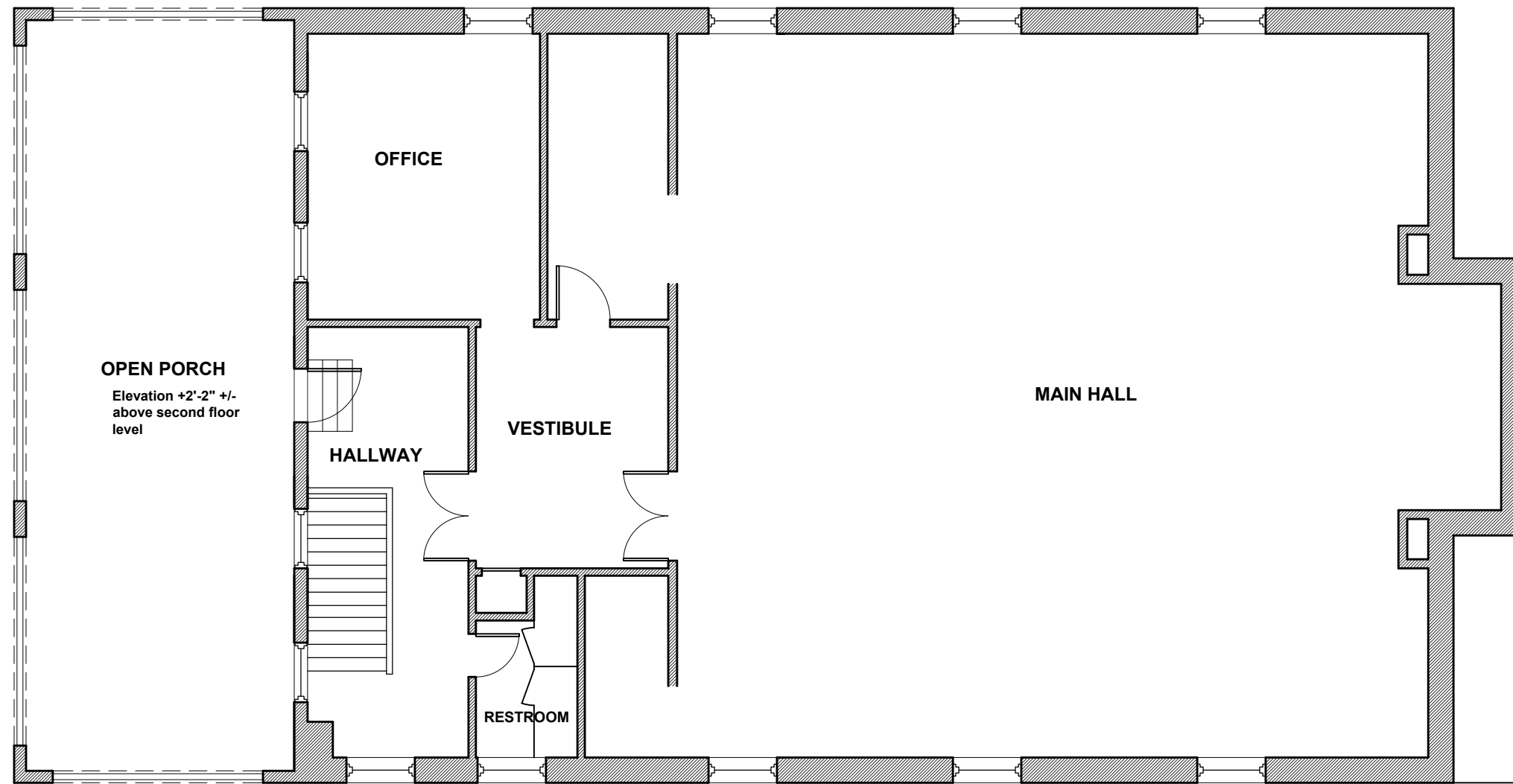
Pros – Potential Benefits:

- Opportunity for new, freestanding building
- New construction – improved insulation and mechanical systems
- Opportunity for improved use of natural light and improved interior lighting
- Chance to have preferred adjacency of spaces and sizes of spaces
- Potential for quality interaction between Students and Seniors
- Potential for outside patio space, gardening and game space
- Potential for improved parking layout
- Still reasonably central to downtown Shelburne Falls
- Opportunity for Senior Center to own its own building

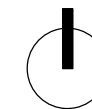
Cons – Potential Drawbacks:

- High initial construction cost
- Potential neighborhood concerns with new building at current open space area – need to relocate band shell
- Challenges of land purchase / swap between school district and Town of Shelburne / Senior Center
- Location of new building, new parking and relationship to existing site constraints needs to be studied in-depth / zoning review needed
- Reduced opportunity for users to do shopping and banking as well as Senior Center activities at same general location





Plan North



Existing Conditions - Second Floor

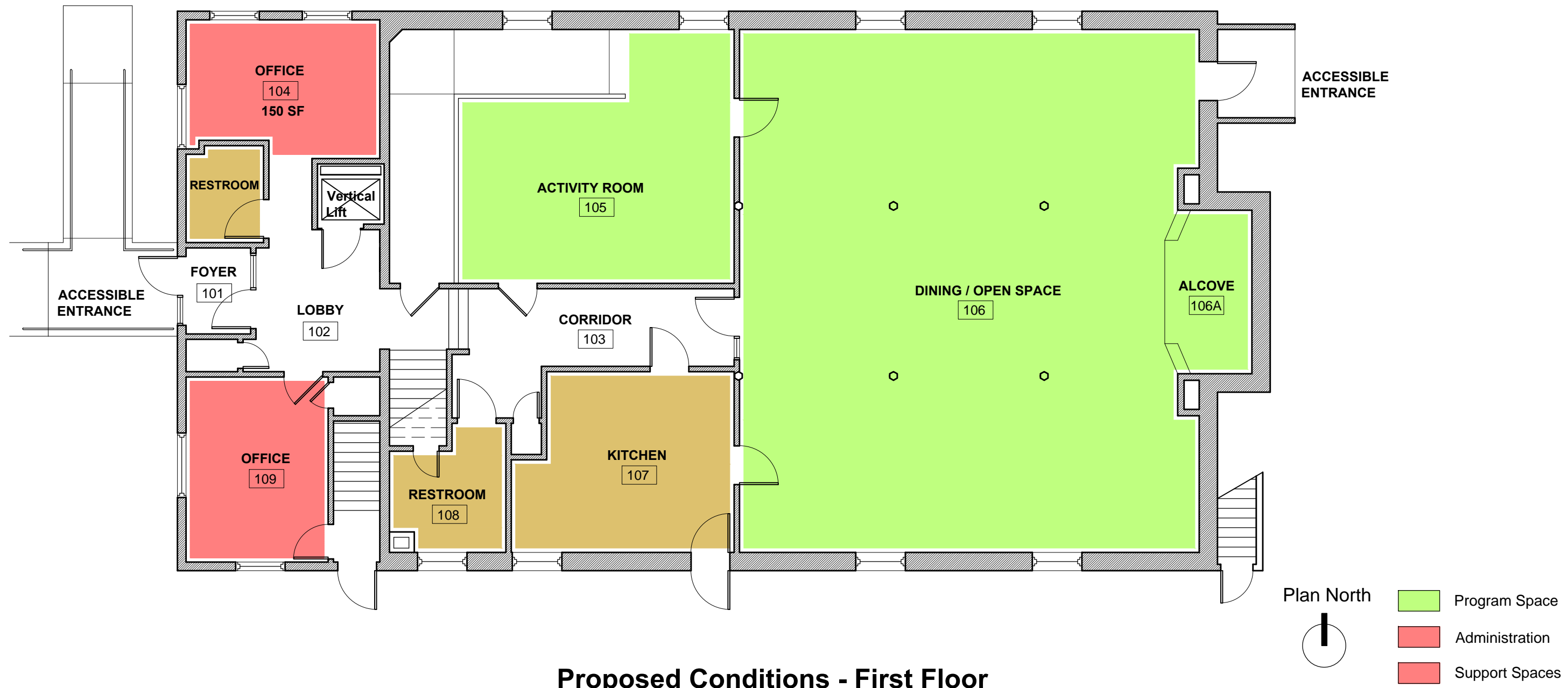
JWA JONES WHITSETT ARCHITECTS
 308 Main Street, Greenfield, MA 01301

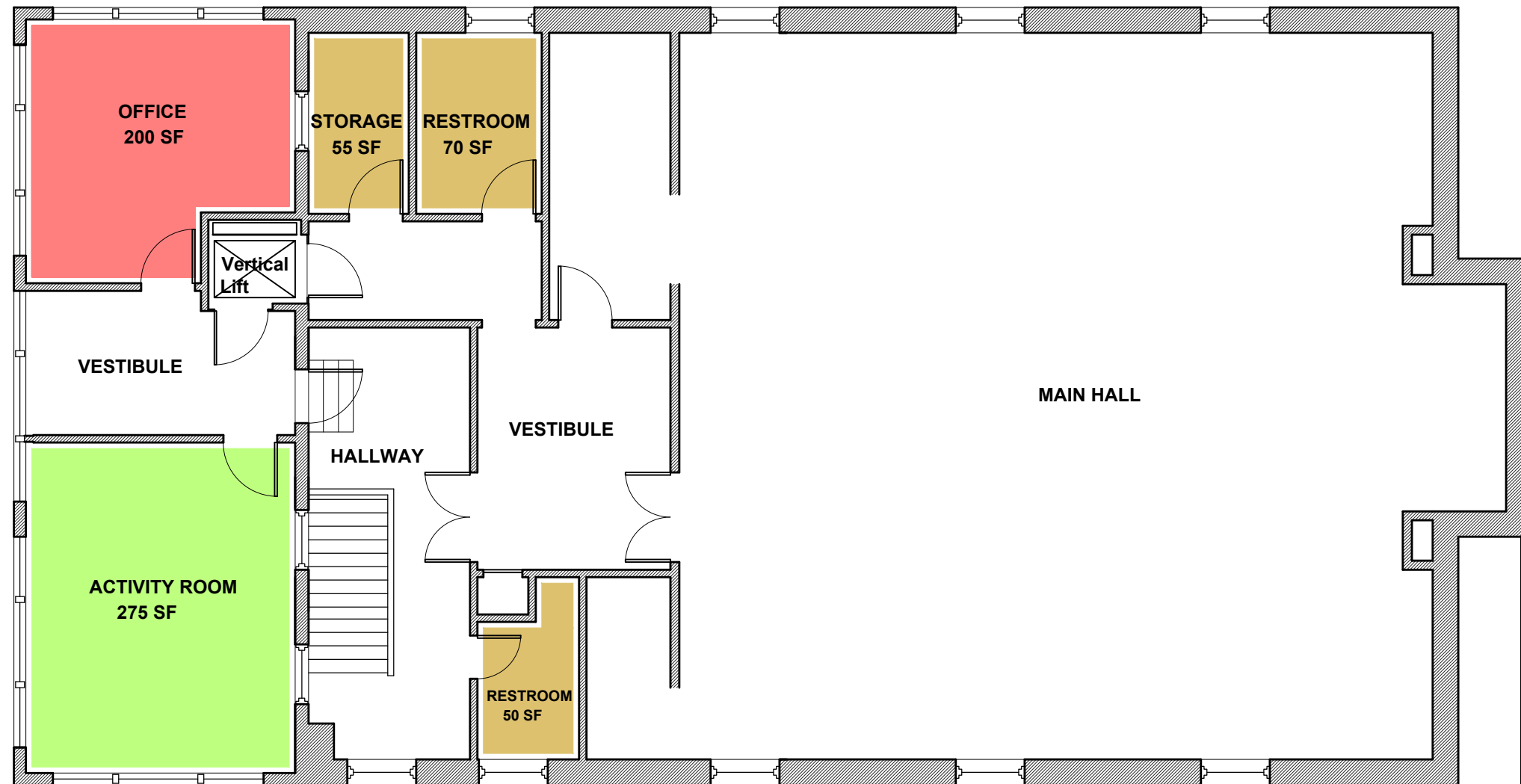
Consultants:

Shelburne Senior Center
 Masonic Building, 7 Main Street, Shelburne

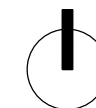
Project number: 1510
 Date: October 19, 2015
 Drawn by: GD

EX.2
 Scale: 1/8" = 1'-0"



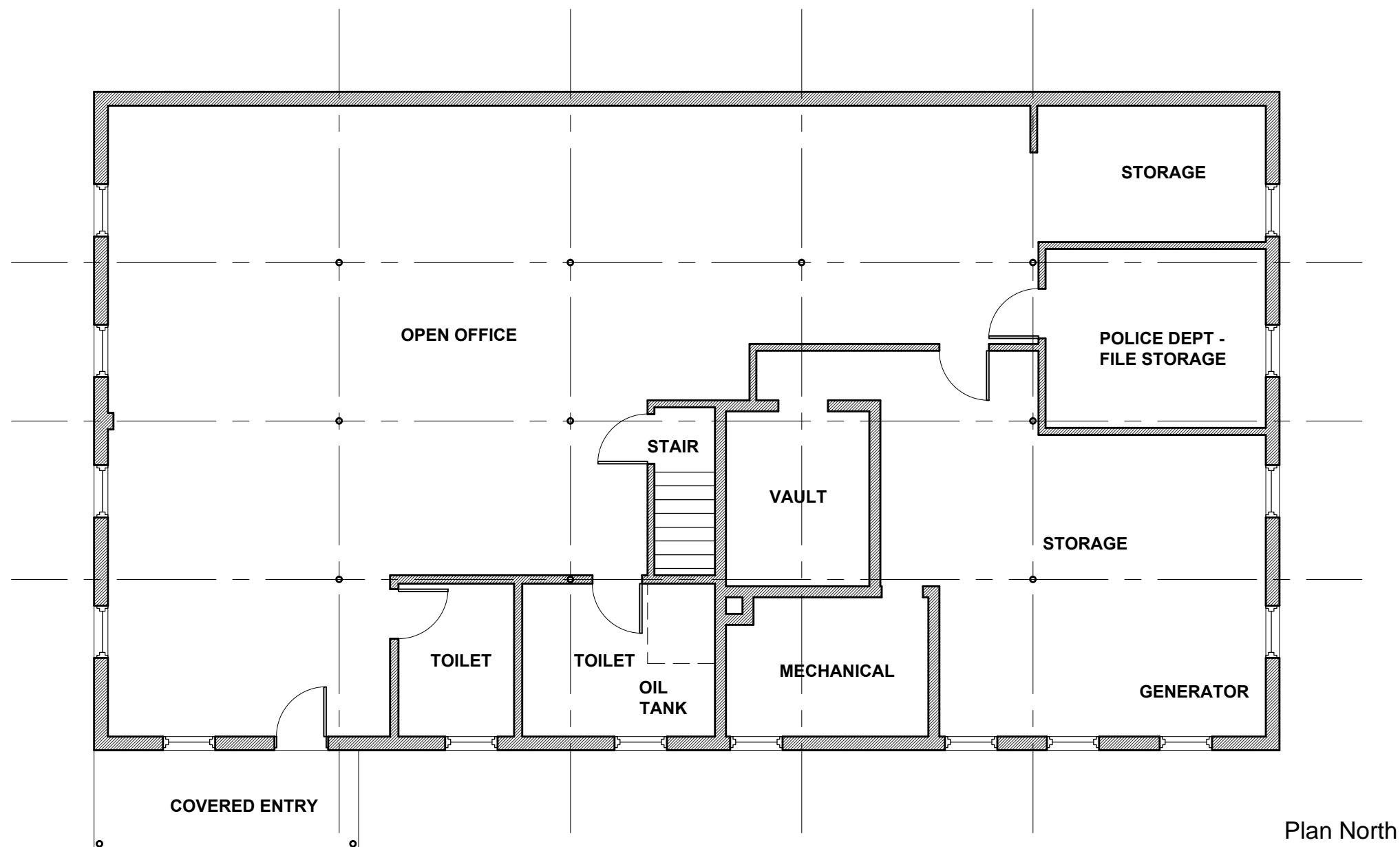


Plan North

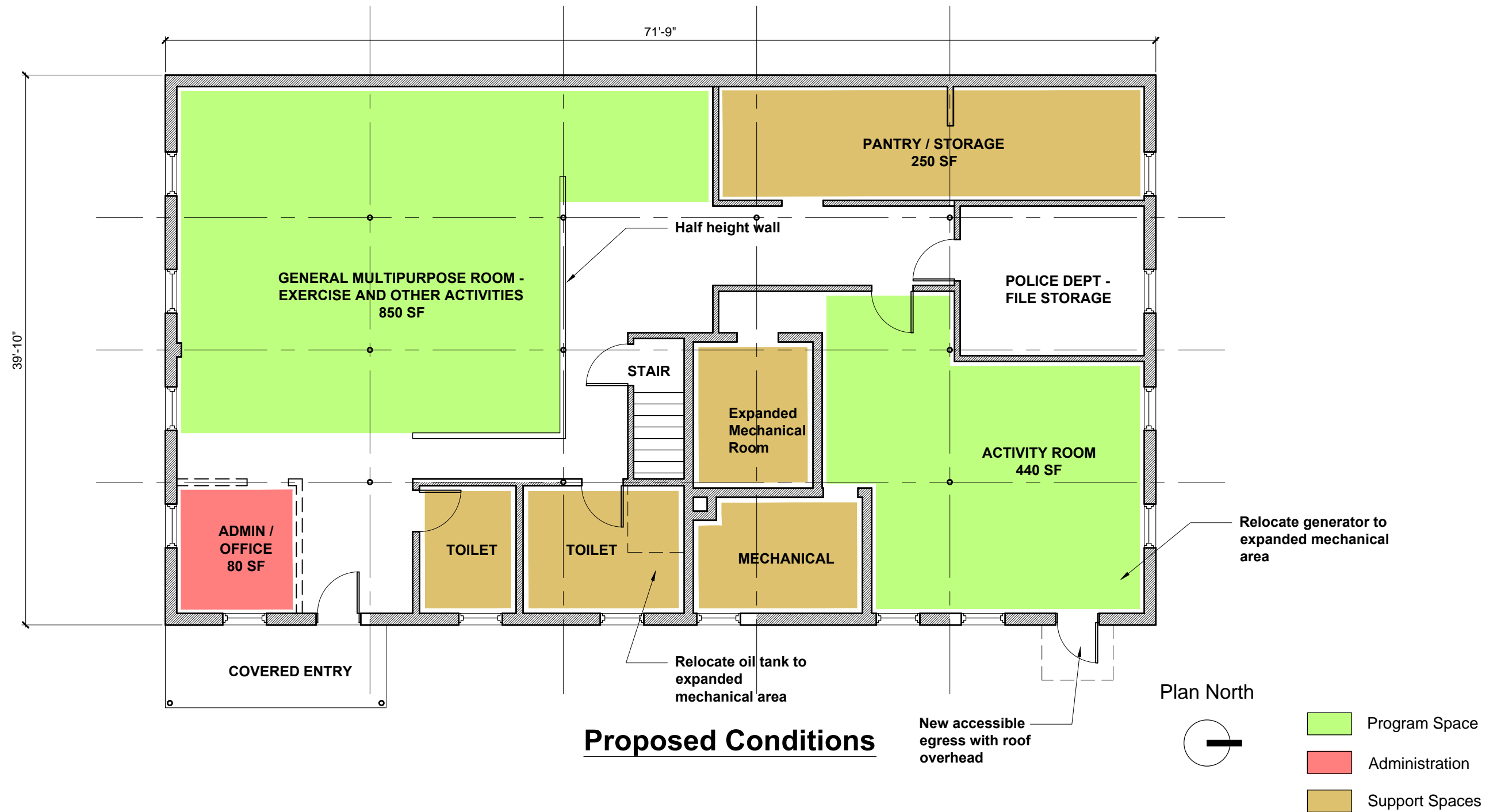


- Program Space
- Administration
- Support Spaces

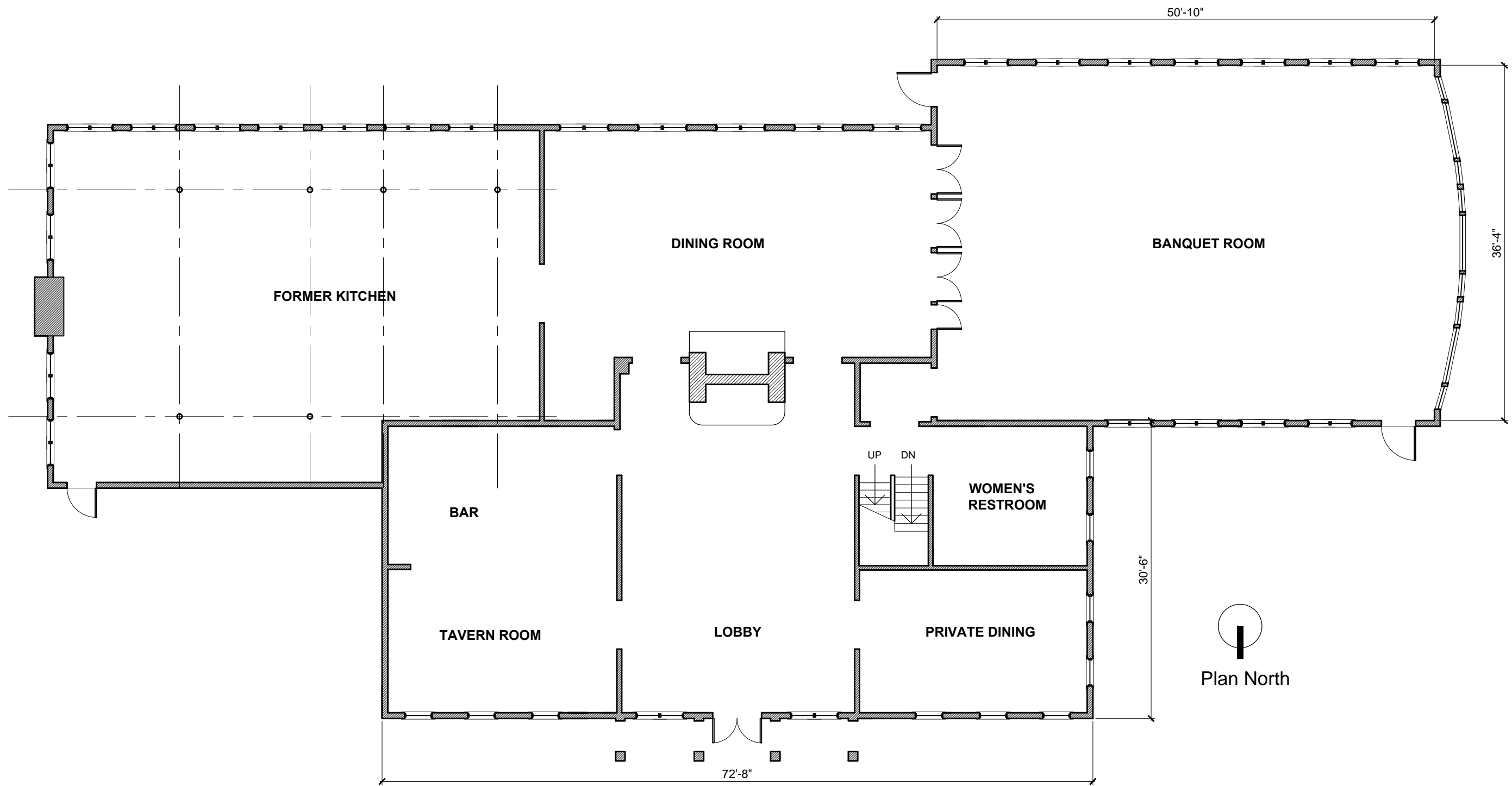
Proposed Conditions - Second Floor



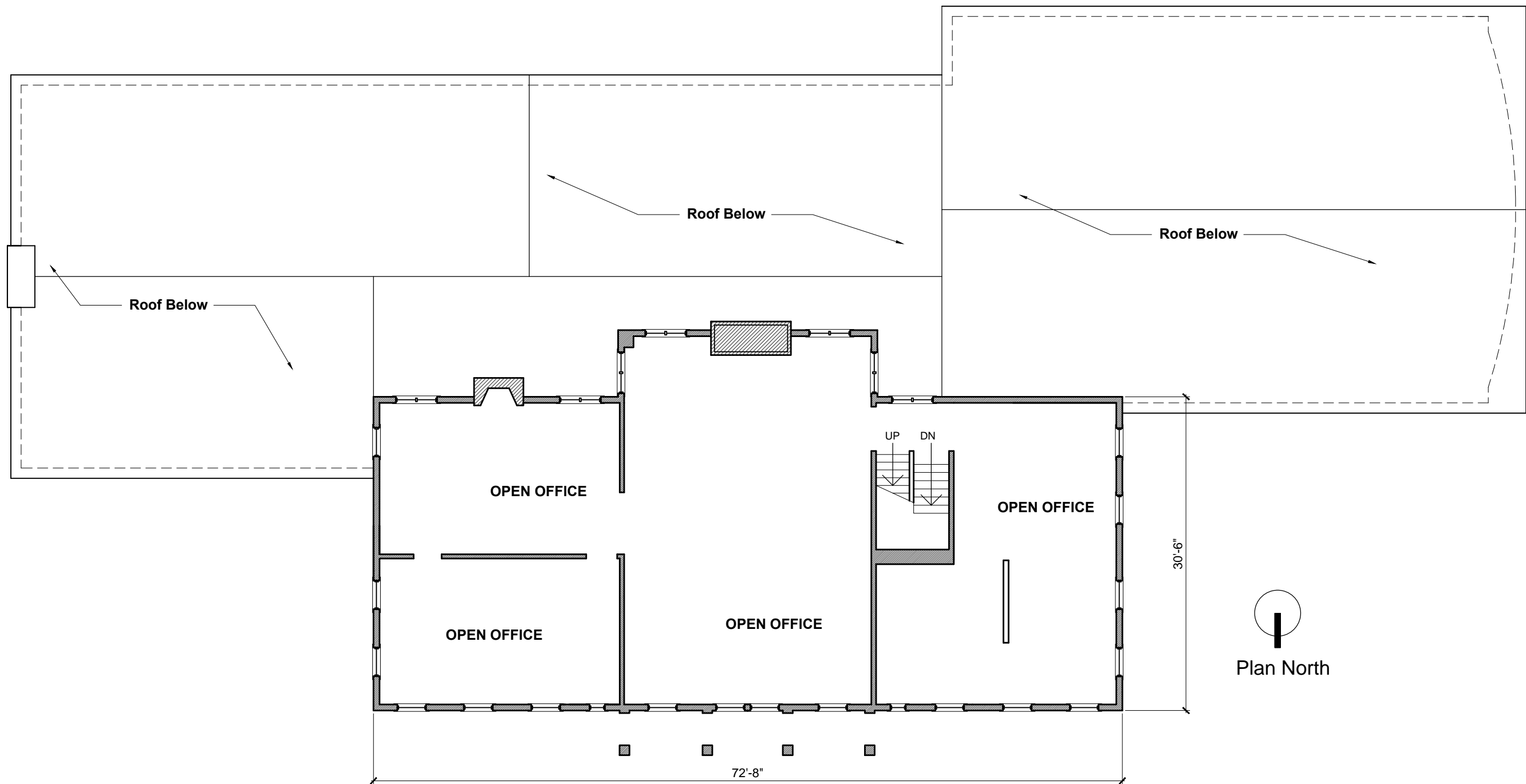
Existing Conditions



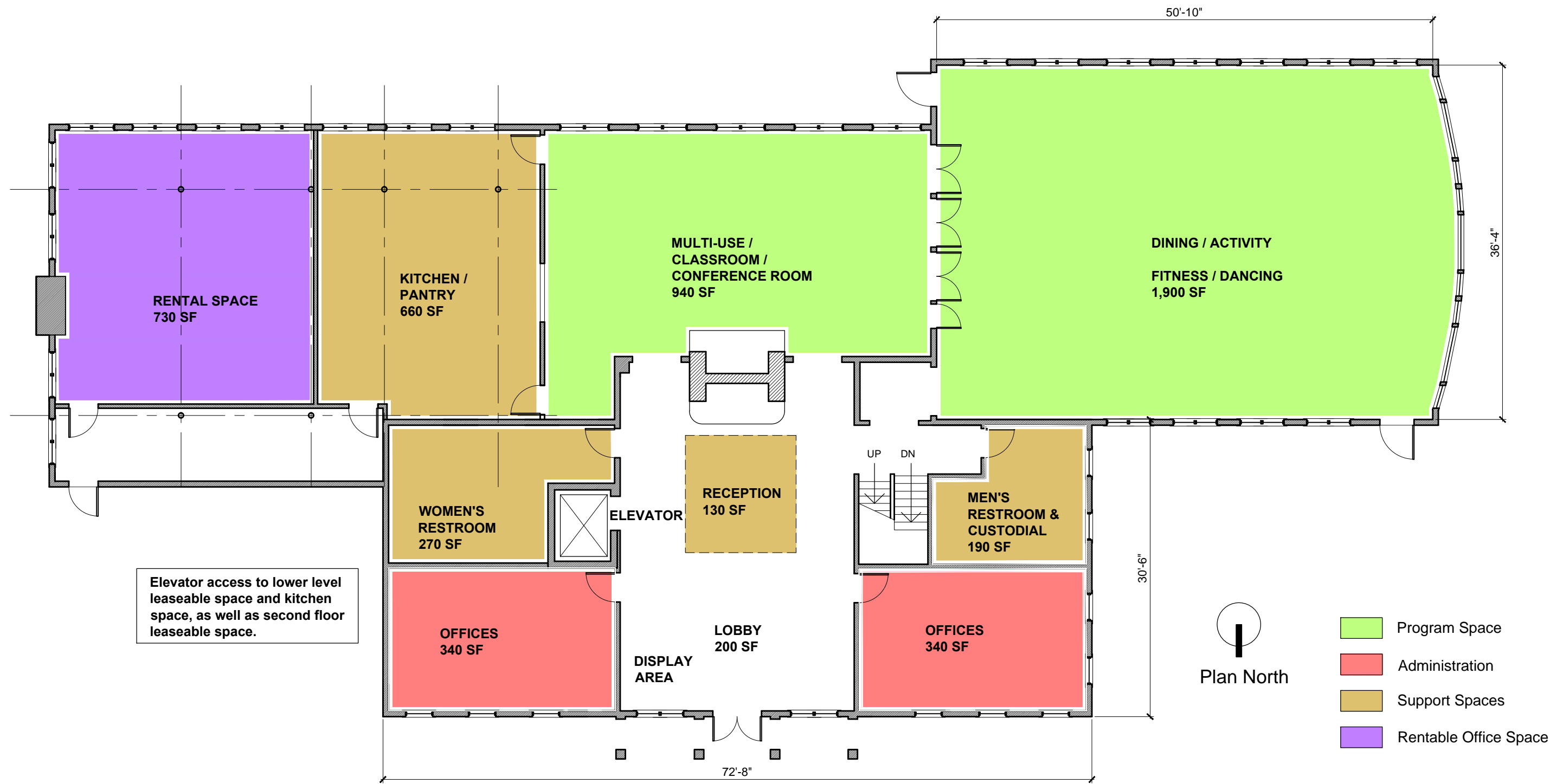
Proposed Conditions



Existing Conditions

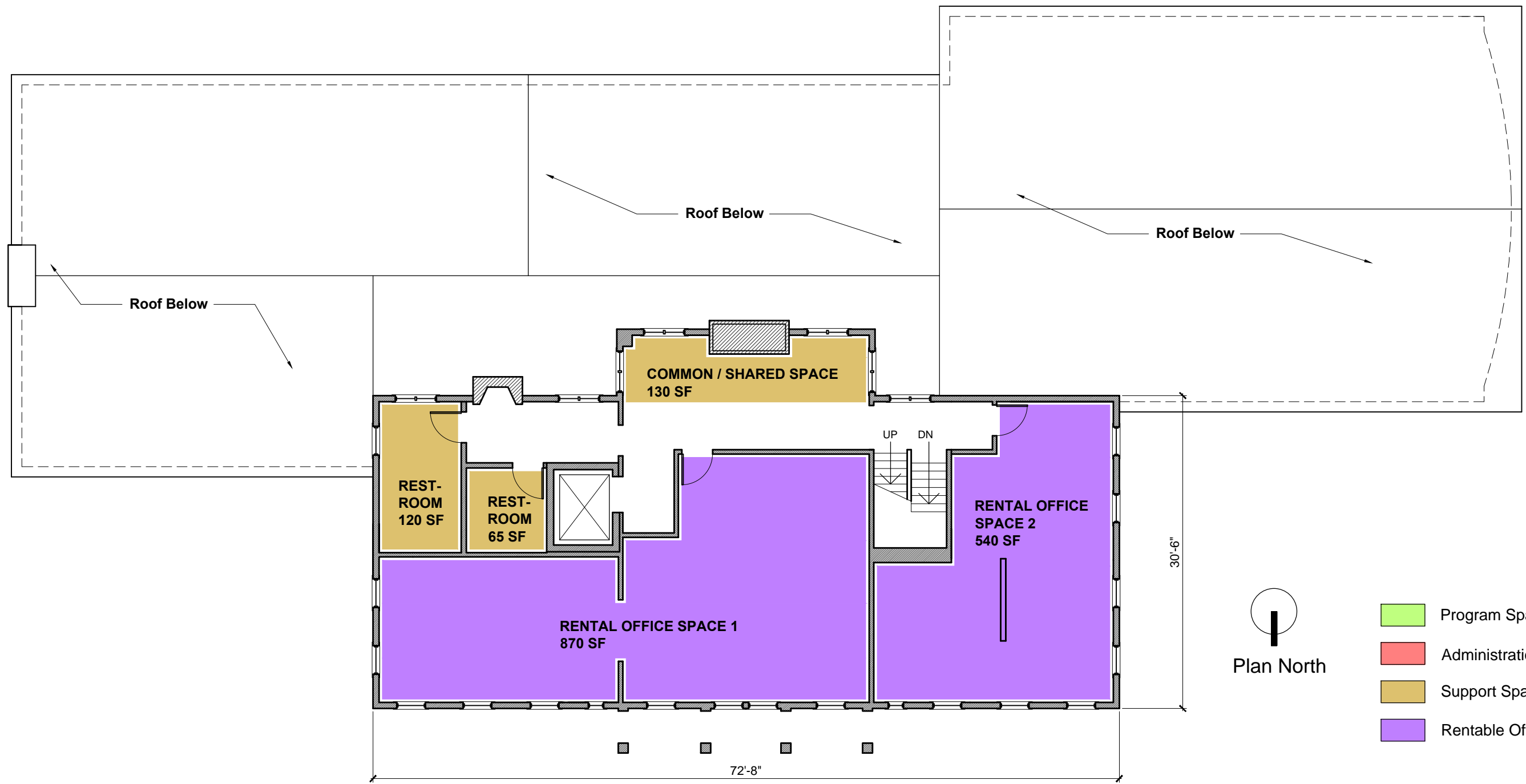


Existing Conditions



Elevator access to lower level leaseable space and kitchen space, as well as second floor leaseable space.

Proposed Conditions



Proposed Conditions



Grove St.

Buckland Shelburne
Elementary School

Schematic
Layout of New
Senior Center
Building

Mechanic Street

Deliveries

Relocated
Band Shell

Bus Drop Off

Van
Parking

Church Street



Grove St.

Buckland Shelburne
Elementary School

Mechanic Street

Band Shell

Schematic
Layout of New
Senior Center
Building

Van
Parking

Bus Drop Off

Deliveries

Church Street

