

THE SENIOR CENTER TOWARD THE FUTURE: OPTIONS & NEXT STEPS

Supported by Ashfield, Buckland & Shelburne

January 24, 2019

Agenda

- Background & History
- Existing Conditions
- Programming
- Process
- Four Possible Options
- Pro's and Con's
- Cost Comparison
- Next Steps

BACKGROUND & HISTORY

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.”

Funding

- Senior Center Foundation formed in 2014
 - Obtained 501(c)3 status
 - Researching grant opportunities
 - Soliciting donations
 - Planning for a Capital Campaign is underway
 - An annual appeal currently supports programming
- Public Funding
 - Additional funds provided by the three member towns
 - Public grants and funding

EXISTING CONDITIONS

Masonic Lodge – First Floor



Existing Spaces

- No private office for confidential appointments or meetings
- Foot traffic goes through the activity rooms
- 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

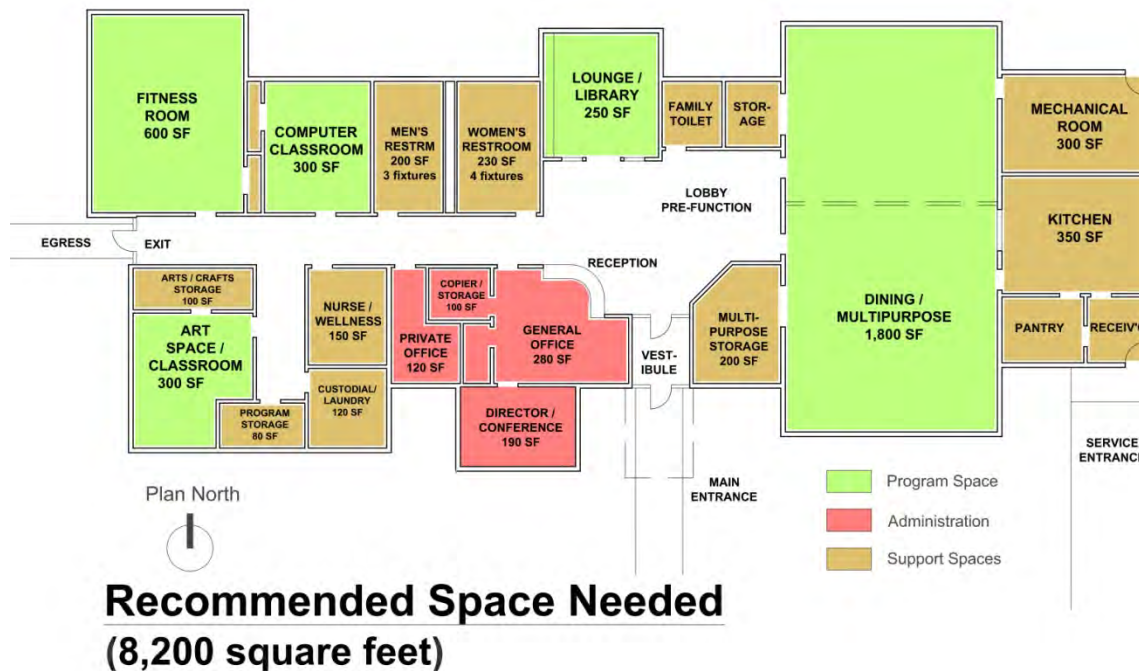
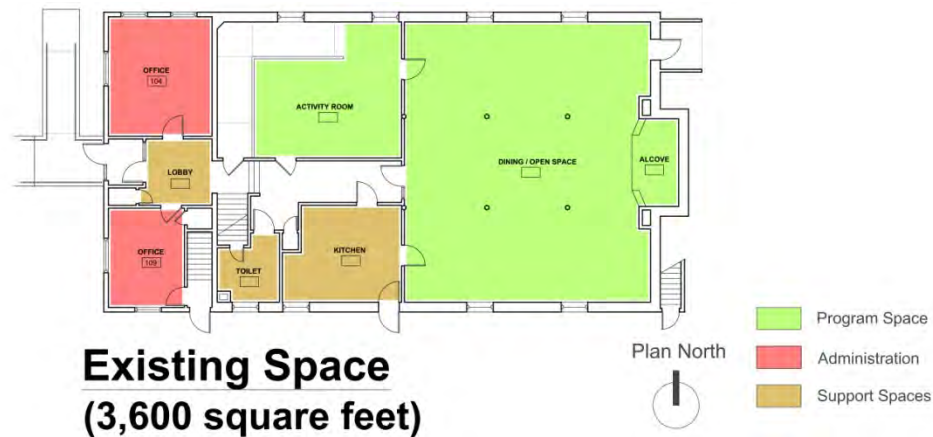
PROGRAMMING

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

Program Analysis – Size Comparison



PROCESS

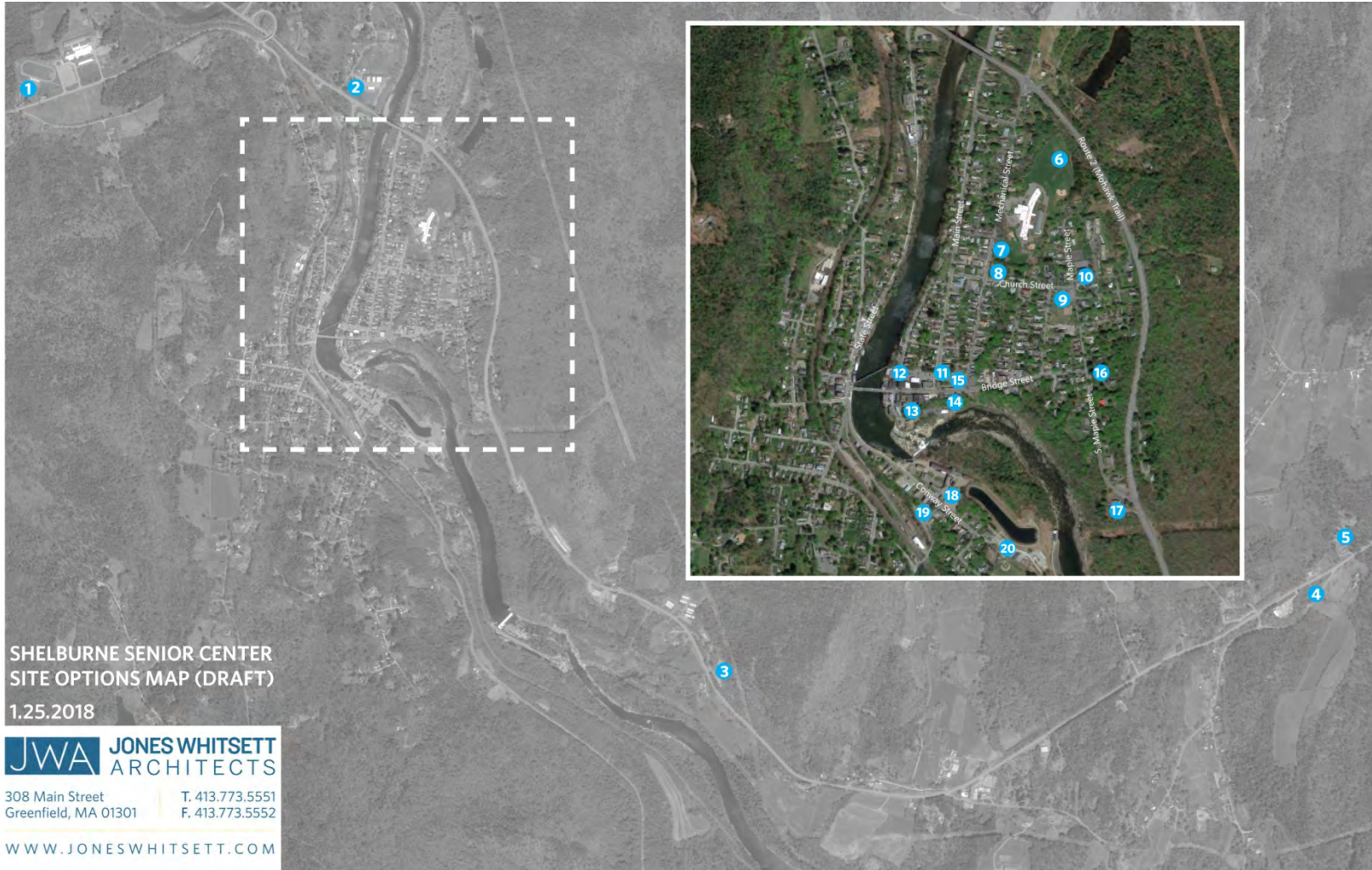
Process – Steps Taken

- Ranking criteria listed
- Multiple reviews by Site Committee & Expansion Committee
- Contract work with JWA
- Site Visits
- Other high ranking sites eliminated due to unavailability

Process - Evaluative Criteria

- Availability of site/ Availability to purchase
- Site large enough
- Existing building (if present) suitable for renovation
- Cost of obtaining site
- Easily accessible from 3 towns
- Safe entry and exit to site
- Site hurdles – special permit, etc...
- Potential neighborhood opposition
- Parking spaces available
- Accessibility to Bus Line
- Proximity to Downtown Shelburne Falls
- Ability to connect to other programs (schools, historic, etc.)
- Outdoor space available
- Expected future operating costs
- Opportunity for future Senior Housing nearby
- Solar / Green potential

Sites Considered



Process – Sites Considered

1. Bartlett Property (near Mohawk H. S.) - 121 pts
2. Creamery Avenue Site – 97 pts
3. Jehovah's Witness Building – 62 pts
4. Pioneer Nutritionals Building – 122 pts
5. Anchorage Nursing Home – 113 pts
6. North end of BSE – 81 pts
7. South end of BSE – 77 pts
8. King / Bishop Property - 89 pts
9. Adjacent to Arms Academy – 106 pts
10. Cowell Gym – 69 pts
11. Masonic Building (current location) – 92 pts
12. Shelburne VFW – 77 pts
13. Mole Hollow Candle Building – 111 pts
14. Former Swan Building Site – 87 pts
15. People's Bank Building – 107 pts
16. Harriet Paine House – 96 pts
17. Sweetheart – 121 pts
18. Lamson & Goodnow Parking Lot – 84 pts
19. Buckland Old Highway Garage – Conway Street – 86 pts
20. Buckland Police Station – Conway Street – 105 pts

Process – Sites with Ranking Scores

Process – Town Owned Sites

- | | | |
|----|-----------------------------|--------|
| 1. | Cowell Gym | 69 pts |
| 2. | Old Buckland Highway Garage | 86 pts |
| 3. | North Side of BSE | 81 pts |

Process – High Ranking Sites considered but not longer available

- | | | |
|----|--------------------------------------|-----------|
| 1. | Sweetheart | 121 pts |
| 2. | Notion to Quilt | 100 pts + |
| 3. | Pioneer Nutritionals | 122 pts |
| 4. | Bartlett Property (near Mohawk H.S.) | 121 pts |

Process – High Ranking Site – Considered but rejected

- | | | |
|----|------------------------|----------|
| 1. | Anchorage Nursing Home | 113 pts* |
|----|------------------------|----------|

* Rejected due to distance from Ashfield, site constraints, existing building condition & high renovation costs.

PROCESS: OPTIONS FOR FUTURE LOCATION OF THE SENIOR CENTER

FOUR POSSIBLE OPTIONS

1. Renovate former Mole Hollow Candle (111 points)
2. New Construction at location near Arms Academy (106 points)
3. Add/ Reno at existing Buckland Police Station (105 points)
4. New Construction at Church St & Mechanic St (89 points)

Primary Site (Ranking Score 111)

- Renovate Mole Hollow Candle Building on Deerfield Avenue



Alternate Site (Ranking Score 106)

- New Construction Adjacent to Arms Academy



Alternate Site (Ranking Score 105)

- Renovate & Expand Buckland Police Station on Conway Street



Alternate Site (Ranking Score 89)

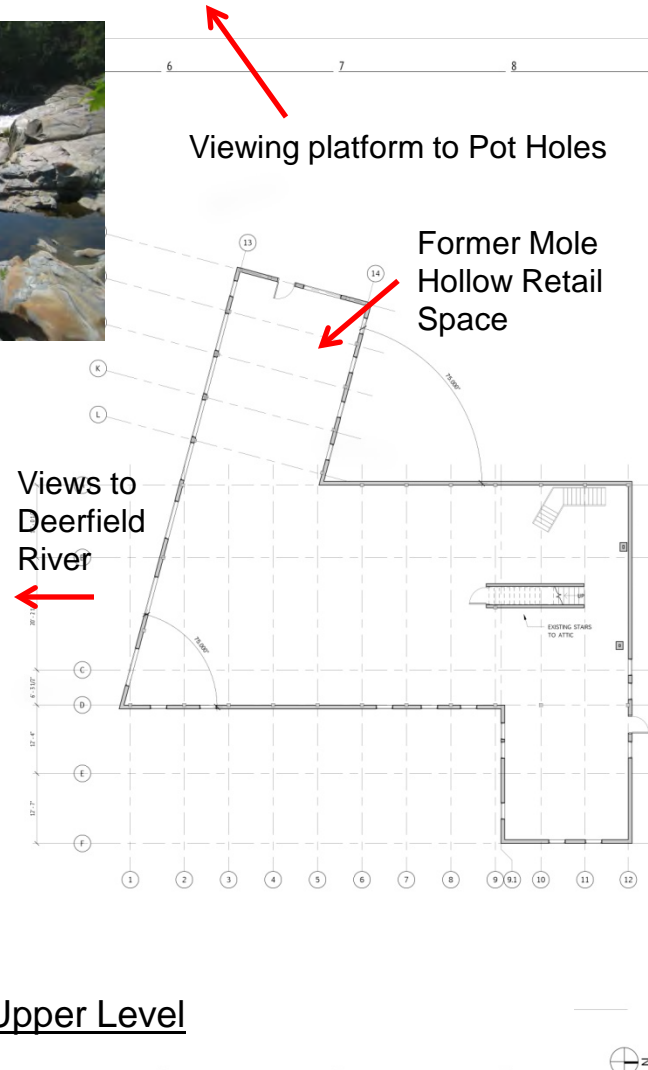
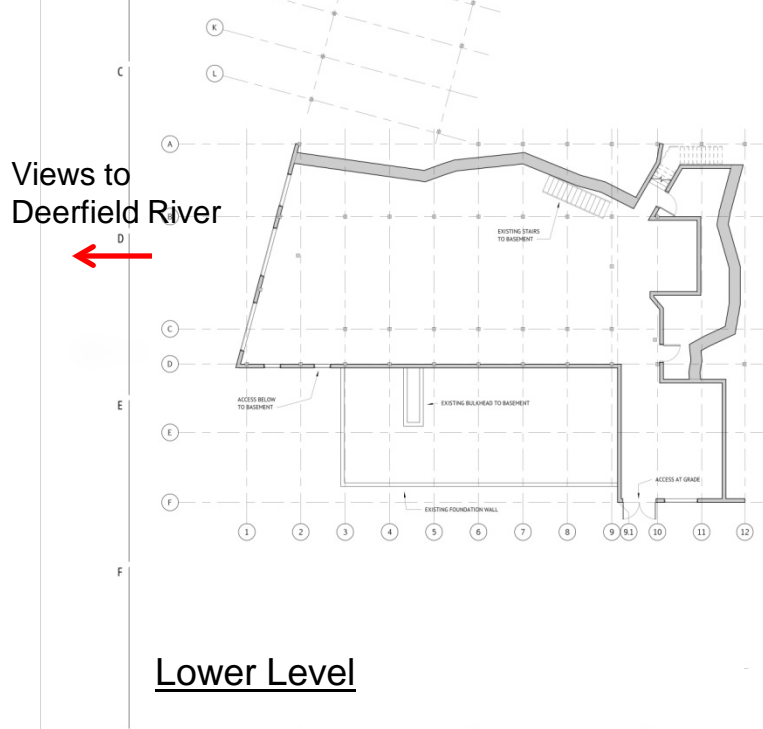
- New Construction at BSE / King Property / Bishop Property



1 – Mole Hollow Existing Conditions



1 – Mole Hollow Renovation – Existing Conditions



JWA
 JONES WHITSETT
 ARCHITECTS

308 Main Street
 Greenfield, MA 01301
 T. 413.773.5501
 F. 413.773.5501
 office@joneswhitsett.com
 Copyright

EXISTING SHELburne SENIOR
 CENTER

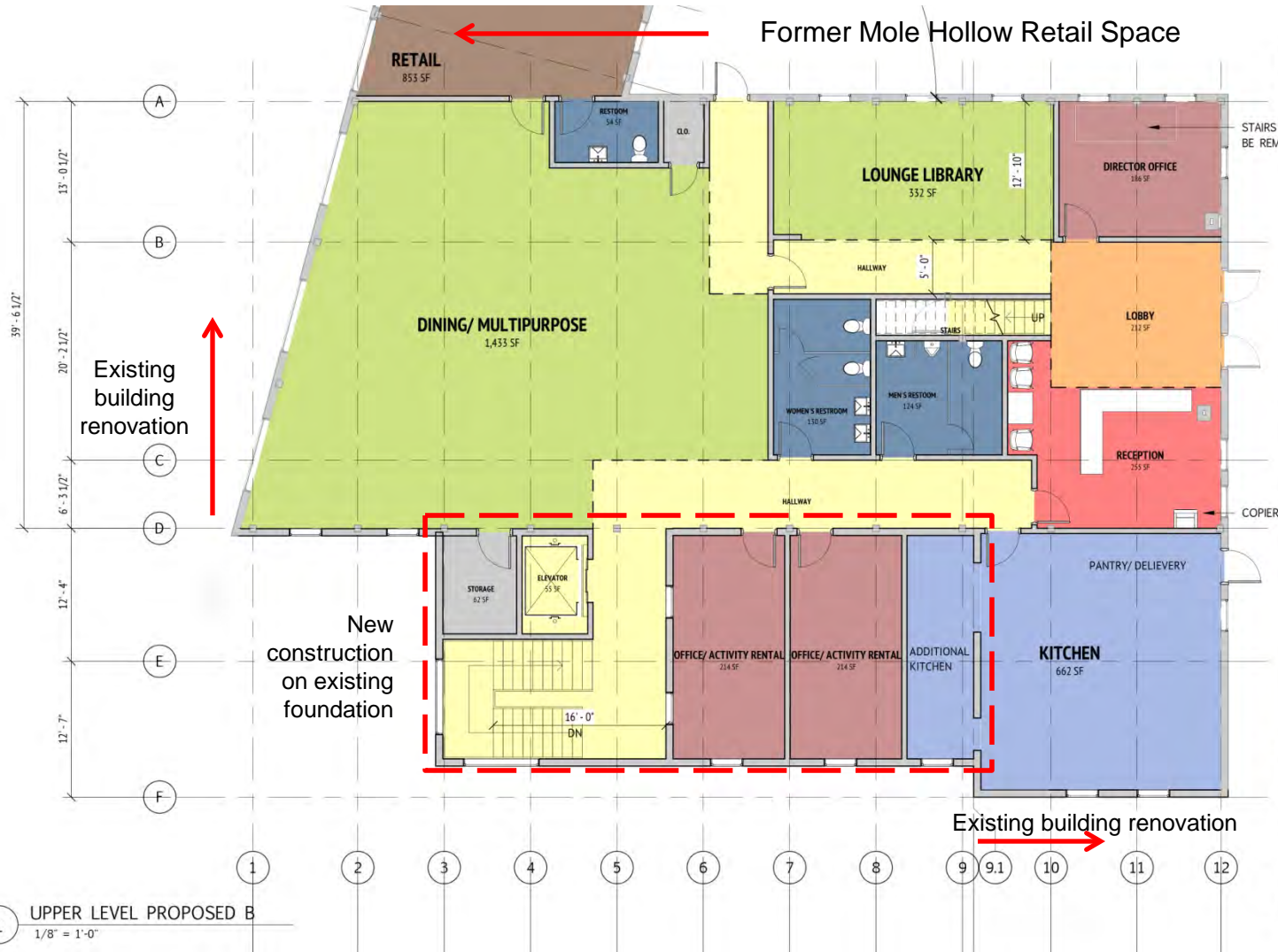
10 Deerfield Avenue
 Shelburne, MA

Proj. Number: 1101
 Date: 06/19/2018
 Scale: 1/8" = 1'-0"
 Drawn By: MG
 Reviewed:

EX101



1 – Mole Hollow Renovation – Upper Level



JWA
JONES WHITSETT ARCHITECTS
 308 Main Street
 Greenfield, MA 01301
 Tel: 413.773.5551
 Fax: 413.773.5552
 office@joneswhitsett.com
 CONSULTANTS:

PROPOSED UPPER LEVEL, OPTION B
 10 Deerfield Avenue
 Shelburne, MA

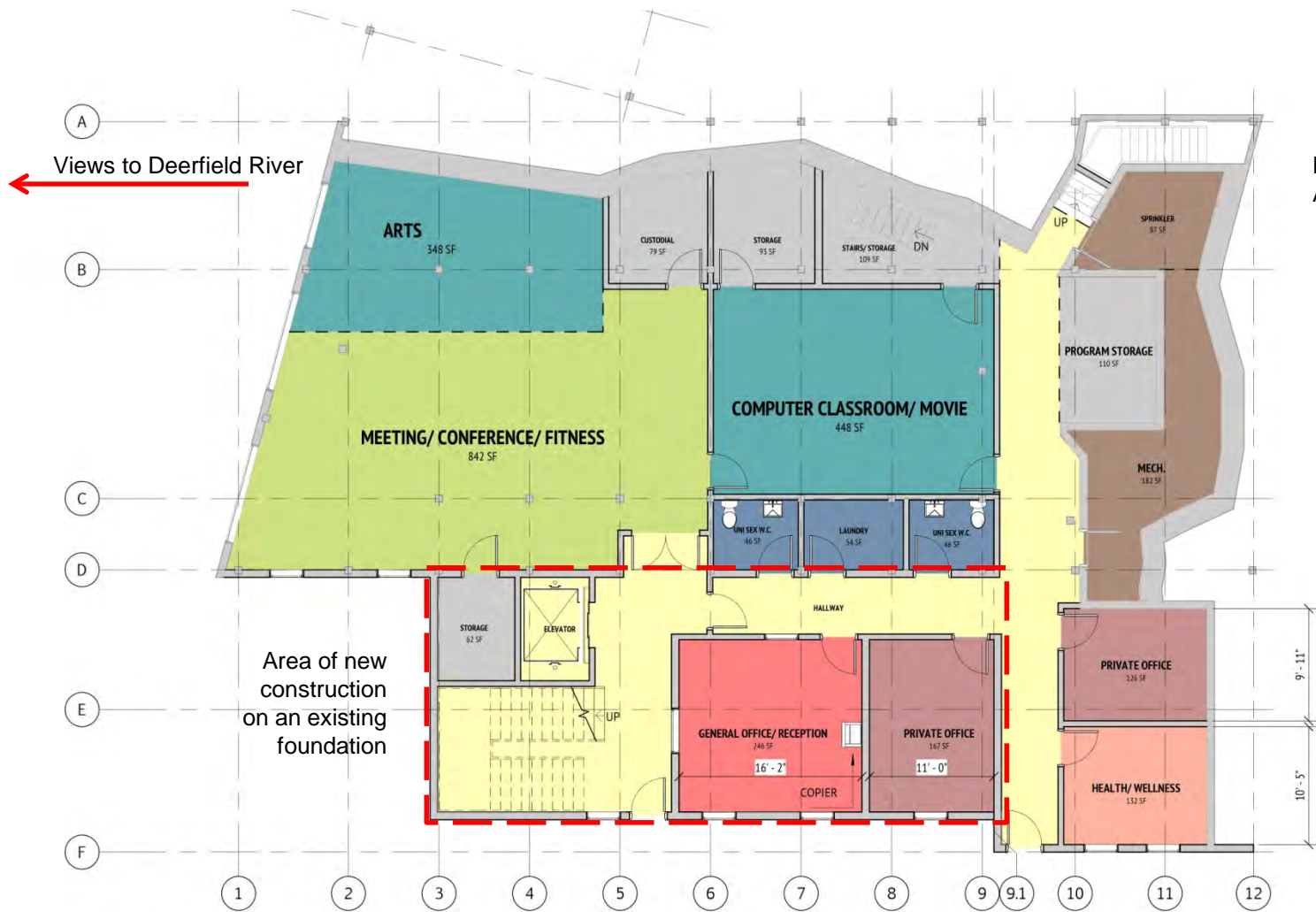
PROJECT: 1510
 DATE: 06/25/18
 DRAWN BY: Author
 SCALE: 1/8" = 1'-0"

A101_B

1 UPPER LEVEL PROPOSED B
 1/8" = 1'-0"



1 – Mole Hollow Renovation – Lower Level



JWA
 JONES WHITSETT
 ARCHITECTS
 308 Main Street
 Greenfield, MA 01301
 T. 413.773.5551
 F. 413.773.5552
 office@joneswhitsett.com
 CONSULTANTS:

PROPOSED LOWER LEVEL
 10 Deerfield Avenue
 Shelburne, MA

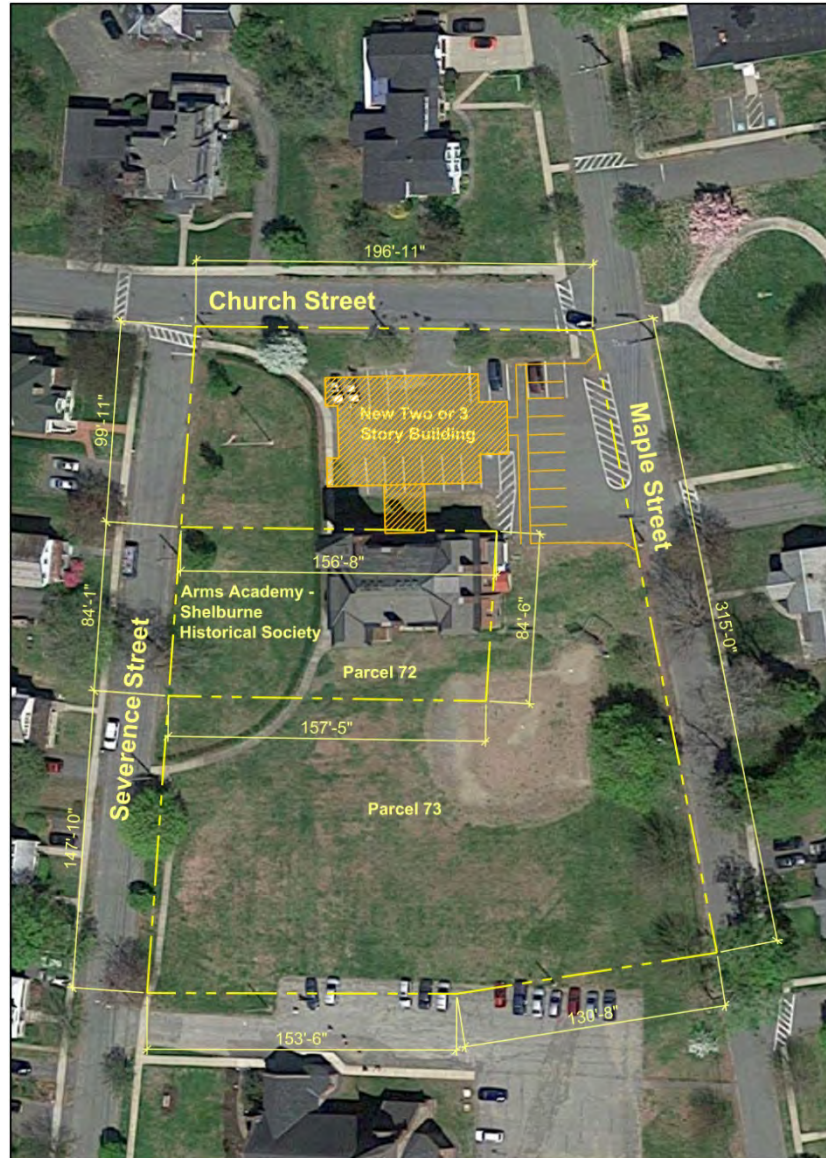
PROJECT: 1510
 DATE: 06/26/18
 DRAWN BY: MG

SCALE: 1/8" = 1'-0"
 A102.

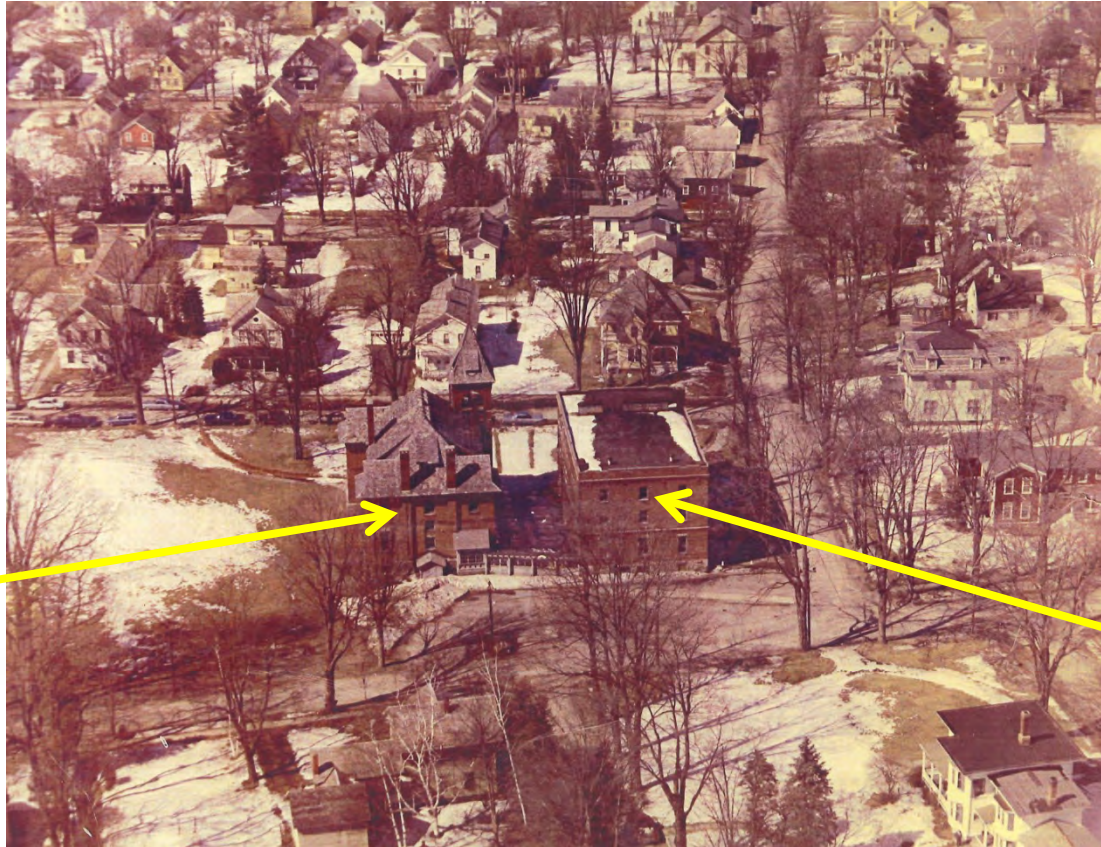
1 LOWER LEVEL PROPOSED
 1/8" = 1'-0"



Alternate Site – Near Arms Academy



Alternate Site – Near Arms Academy

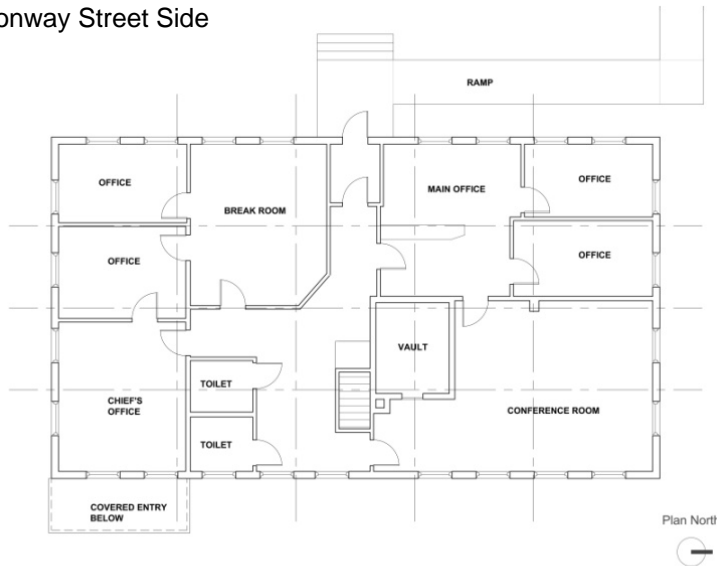


Existing Arms Academy Building – Current Shelburne Historical Society

Former Science Building Location – Potential Senior Center Location

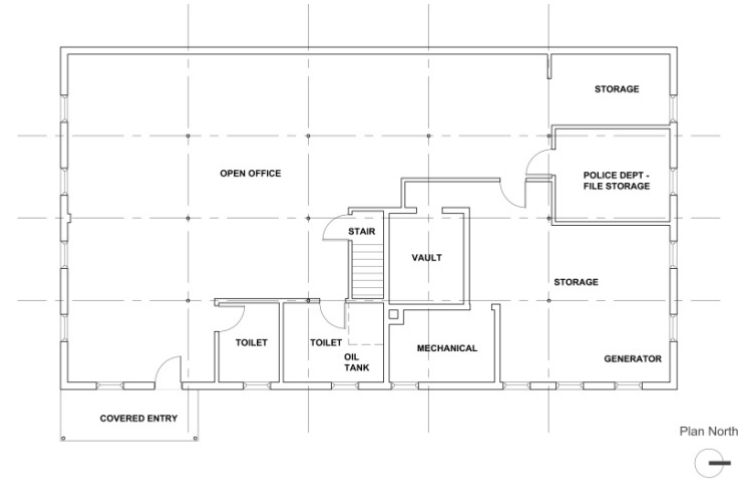
Alternate Site - Conway Street Existing Conditions

Conway Street Side



Existing Conditions - 1st Floor (Upper)

Conway Street Side



Existing Conditions - Lower Level



View of current Buckland Police Station Building at Conway Street – View from Canal

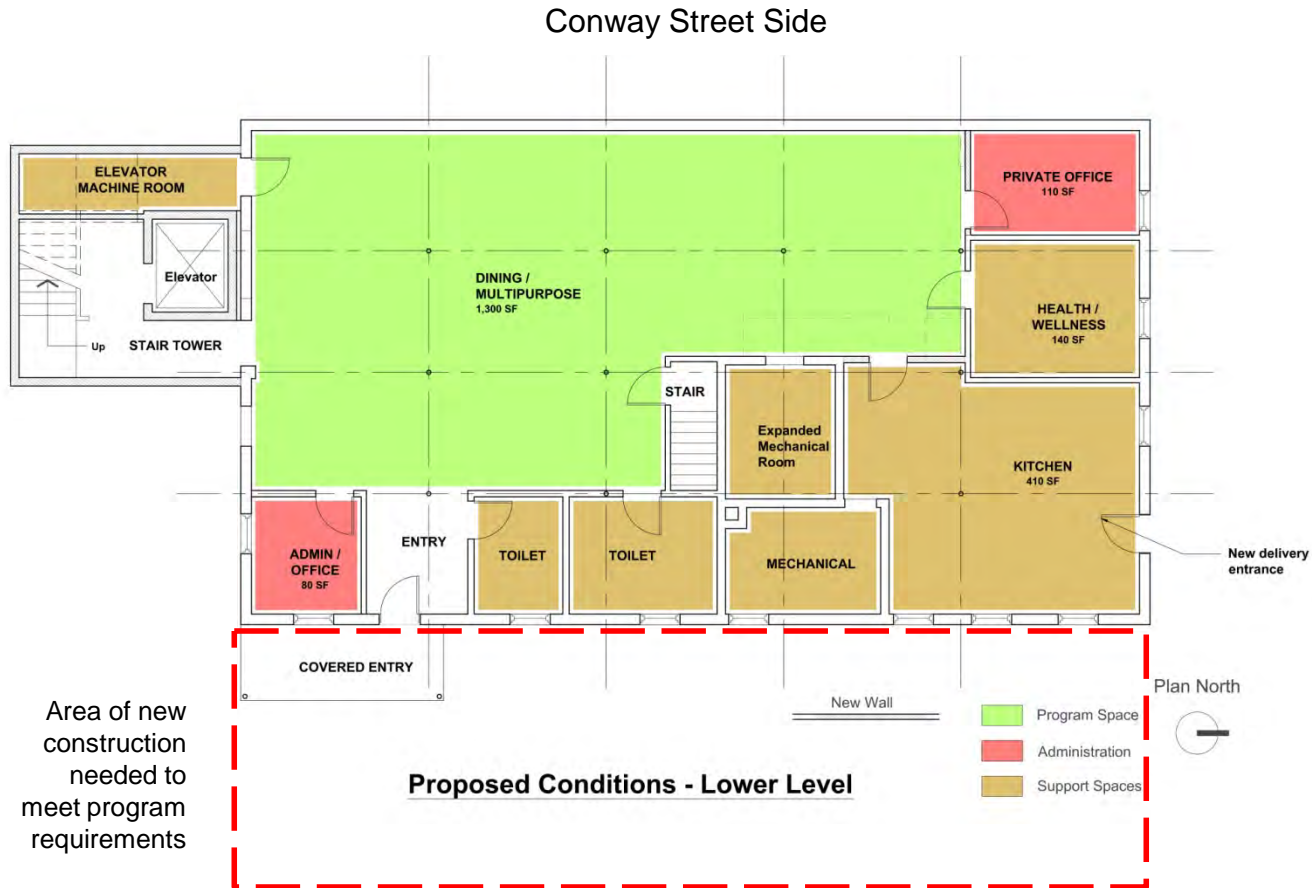
Alternate Site - Conway Street Existing Conditions



Alternate Site - Conway Street - Proposed Conditions – Upper Level



Alternate Site - Conway Street - Proposed Conditions – Lower Level



Alternate Site – BSE / King & Bishop

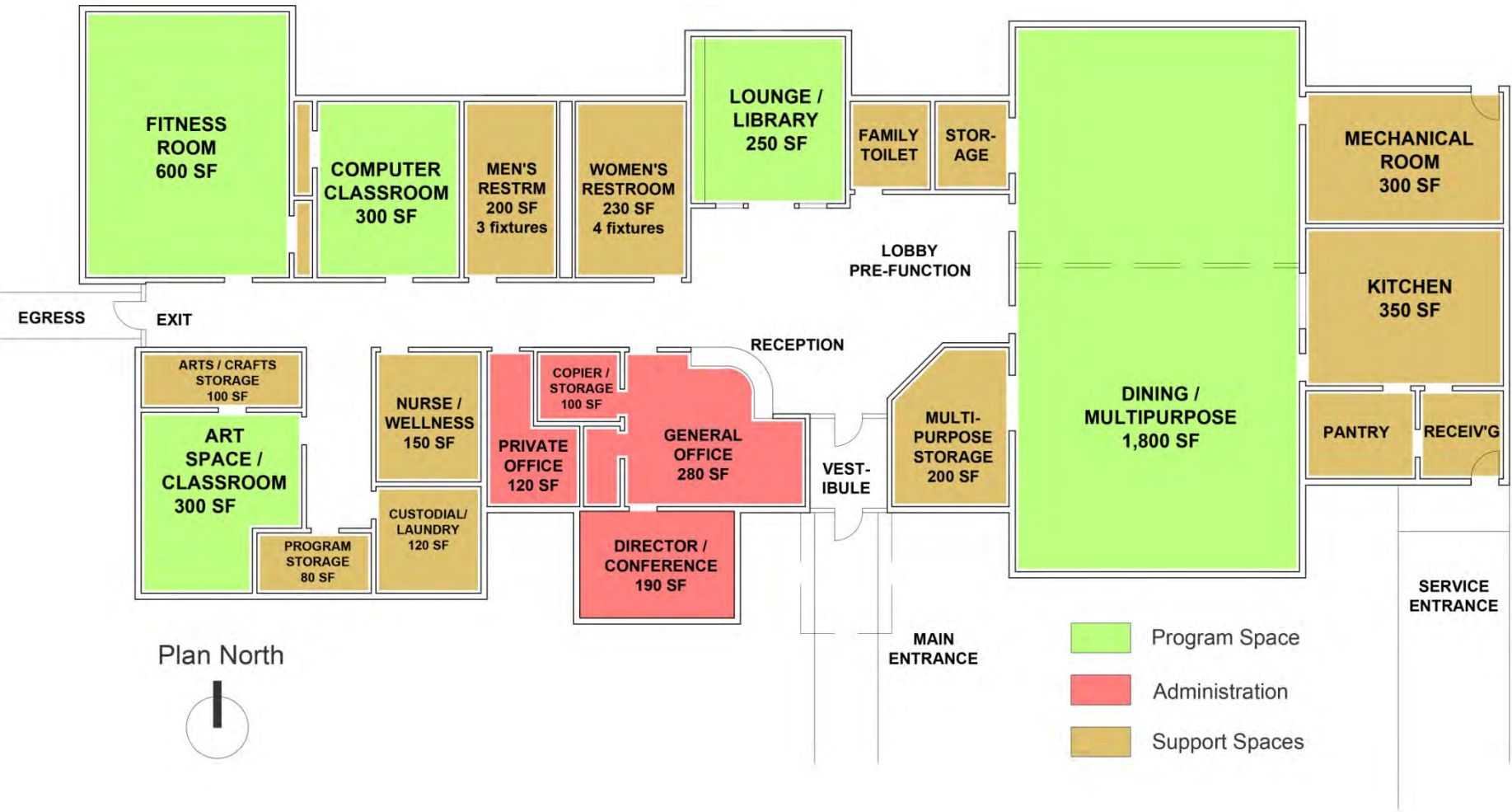


Alternate Site – BSE /King & Bishop Property



Two Story
Plan with
parking for
41 vehicles

Alternate Site - New Construction



One Story Schematic Floor Plan at Church and Mechanic Street Location

PRO'S AND CON'S

Primary Site – Mole Hollow Building

Pro's

- Senior Center has been in active discussions with current building owner regarding potential purchase
- Site has most fundraising potential
- Renovation can be less expensive than new construction
- Utilizes existing building stock
- Centrally located to all three towns
- Convenient downtown location
- Existing nearby parking
- Approximately 15 dedicated parking spaces possible
- Unique historic features of the building can be highlighted – timber frame and higher ceilings are an asset
- Space is large enough to allow for all of the determined Senior Center space needs
- Views to river and falls
- Opportunity for rental space

Con's

- Cost of purchase
- Affect on tax revenue to the town – current annual tax bill is approximately \$4,250
- Significant renovation costs
- Limited parking directly adjacent to property
- Vehicular and pedestrian circulation needs further study
- Building will need additional stairs and an elevator to allow accessibility between floor levels

Alternate Site – Space Adjacent to Arms Academy

Pro's

- Availability of Site
- Safe entry and exit to site
- Opportunity for a possible joint ventures between the Historical Society and the Senior Center
- Large areas of open space at the site
- Potential for using the existing parking lot to the north of Arms Academy and the parking lot next to Trinity Church for shared parking
- Potential to have a freestanding building – or a building that connects to the Arms Academy Building – possibly where the former Science Building at Arms was to the north (where the current parking lot is now)

Con's

- Significant community resistance to placing a new community building at this site, both due to its potential reduction of open space, as well as perceived increased traffic
- Not directly close to downtown
- Arms Academy is currently owned by the Shelburne Historical Society - 15 feet in all directions. Need to talk to them prior to any potential projects directly affecting the building
- Parking lot at the north is well used by the community for events at Cowell Gym, Kelleher Funeral Home, spring baseball and softball games, etc.

Alternate Site – Buckland Police Station

Pro's

- Least expensive option
- Access to walking paths and open space including sports fields
- Reasonable amount of parking available
- Option of using the entire building increases opportunity for more program space
- Potential for adding onto the existing building
- Existing building is well built and in reasonable shape
- Renovations typically cost less than building new construction

Con's

- Building is undersized for the Senior Center, 5,600 GSF versus target of 8,200 GSF +/-
- Lower level of building has limited light, lower ceilings and columns which interrupt the space
- Moisture mitigation will be needed for walls and floors at lower level
- Oil cleanup required at oil tank
- Will need an elevator for accessibility between floors
- Existing vaults at both floor levels are problematic for space planning and will be expensive to remove
- Building is currently occupied at main level by municipal police department
- Any additions will potentially reduce existing parking

Alternate – BSE / King / Bishop

Pro's

- Opportunity for new, freestanding building
- Opportunity for sustainable building with improved insulation and mechanical systems, plenty of daylight, non-toxic finishes, etc.
- Potential for outside patio space, gardening and game space
- Opportunity for adequate parking
- Still relatively close to downtown Shelburne Falls, and on flat streets
- Opportunity for Senior Center to own its own building
- Potential for quality interaction between students and seniors

Con's

- High initial construction cost
- Affect on tax revenue to the town – current annual tax bill is \$2,780 for Bishop Property and \$1,050 for King Property
- Potential neighborhood concerns with a new building / parking at current open space area
- Need to potentially relocate Band Shell
- Challenges of land purchase/ building purchase
- Zoning review will be needed
- Farther from downtown than current location

COST COMPARISON

Cost Comparison

2019 Const. Costs (assume 5-8% construction cost escalation per year)	Approx. \$ / sq ft	Sq ft	Sub-Total	Other Costs	Approx. Total Cost
<u>Primary Site – Mole Hollow</u>					
Mole Hollow Reno/ Add	\$ 270	10,000	\$ 2,700,000	\$ 800,000	\$ 3,500,000
Purchase & Site Related				\$ 600,000	<u>\$ 600,000</u>
					\$ 4,100,000
<u>Alternate Site – Next to Arms Academy</u>					
New Construction*	\$ 400*	8,200	\$ 3,280,000	\$ 980,000	\$ 4,260,000
Purchase & Site Related				\$ 500,000	<u>\$ 500,000</u>
(higher costs per SF due to height and brick detailing)					\$ 4,760,000
<u>Alt. Site – Buckland Police Station</u>					
Renovation	\$ 230	5,600	\$ 1,290,000	\$ 380,000	\$ 1,670,000
New Construction	\$ 350	2,600	\$ 910,000	\$ 270,000	\$ 1,180,000
Purchase & Site Related				\$ 500,000	<u>\$ 500,000</u>
					\$ 3,350,000
<u>Alternate Site – BSE / King / Bishop</u>					
New Construction	\$ 350	8,200	\$ 2,870,000	\$ 860,000	\$ 3,730,000
Purchase & Site Related				\$ 500,000	<u>\$ 500,000</u>
					\$ 4,230,000

NEXT STEPS

Next Steps

- Solicit input
 - Public Forum at Mohawk Trail Regional High School – Tuesday, Feb. 19, 2019 at 7 pm at Mohawk H.S. Cafeteria
 - Public Forum at Senior Center – Monday, Feb. 25, 2019 at 2:30 pm
 - Stakeholders, Board of Selectmen, Finance Committees, SCEC, SCBoD
 - Websites, Towns and Senior Center – Survey to fill out
- Member towns and Senior Center choose the best option
 - Additional Public Forums
- Apply for design phase funding
- Start private fundraising & construction grants through the Senior Center Foundation
- Town capital planning

THANK YOU!
