

THE SENIOR CENTER  
TOWARD THE FUTURE:  
OPTIONS & NEXT STEPS

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Supported by Ashfield, Buckland & Shelburne

February 19, 2019

**JWA** JONES WHITSETT  
ARCHITECTS

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Agenda

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

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BACKGROUND & HISTORY

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### 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."



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### 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



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### EXISTING CONDITIONS

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### 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

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# PROGRAMMING

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### 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

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### 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

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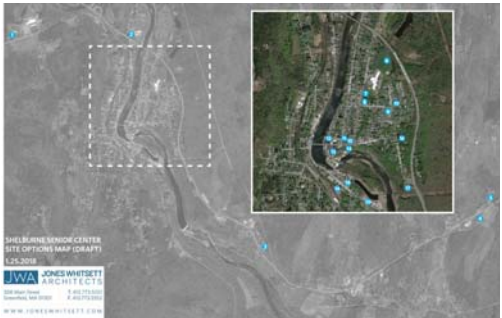
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### Sites Considered



SHELburne SENIOR CENTER  
SITE OFFICIALS MAP (DRAFT)  
1.25.2018

JWA JONES WHITSETT  
ARCHITECTS  
200 Main Street, Shelburne, VT 05477  
Tel: 802.231.1100  
www.joneswhitsett.com

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### Process – Sites Considered

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

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

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## PROCESS: OPTIONS FOR FUTURE LOCATION OF THE SENIOR CENTER

### FOUR POSSIBLE OPTIONS

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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)

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### Primary Site (Ranking Score 111)

- Renovate Mole Hollow Candle Building on Deerfield Avenue



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### Alternate Site (Ranking Score 106)

- New Construction Adjacent to Arms Academy



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### Alternate Site (Ranking Score 105)

- Renovate & Expand Buckland Police Station on Conway Street



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### Alternate Site (Ranking Score 8g)

- New Construction at BSE / King Property / Bishop Property



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### 1 – Mole Hollow Existing Conditions



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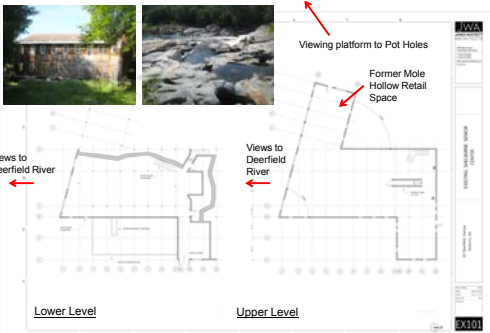
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### 1 – Mole Hollow Renovation – Existing Conditions



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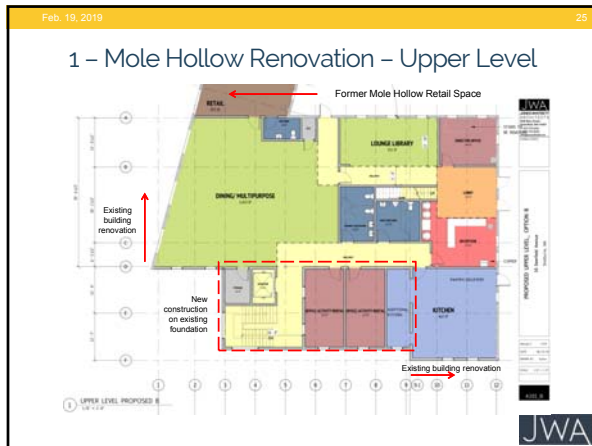
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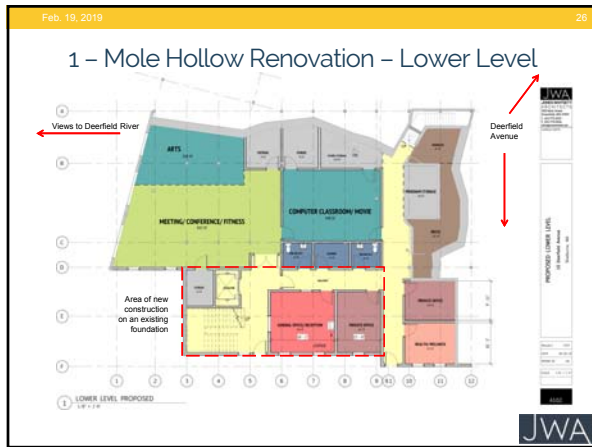
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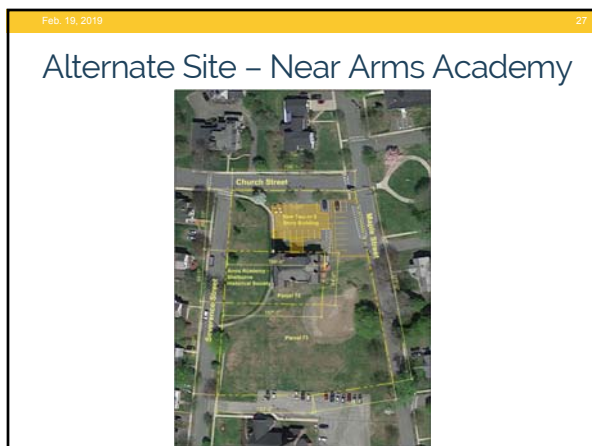
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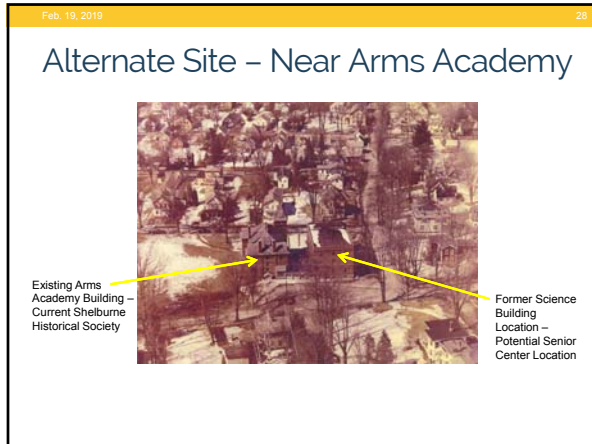
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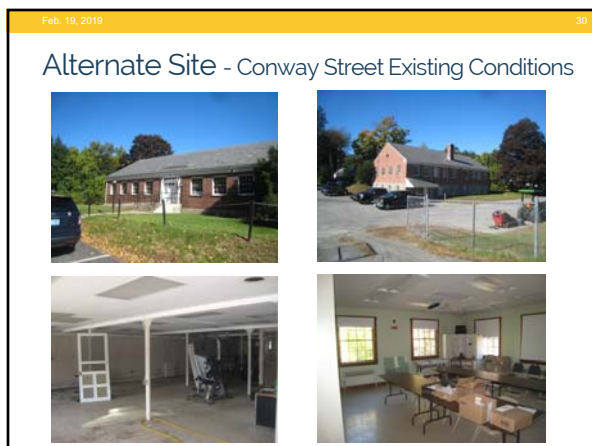
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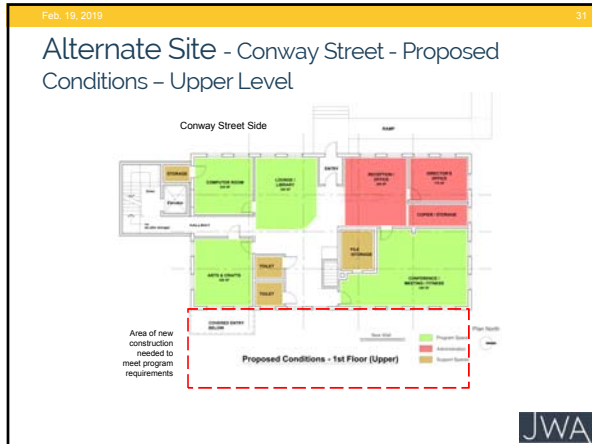
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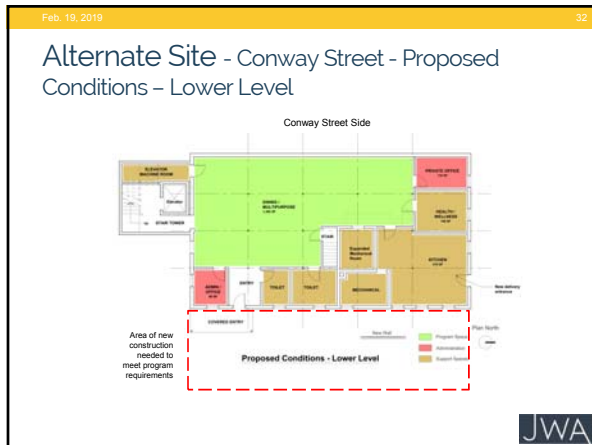
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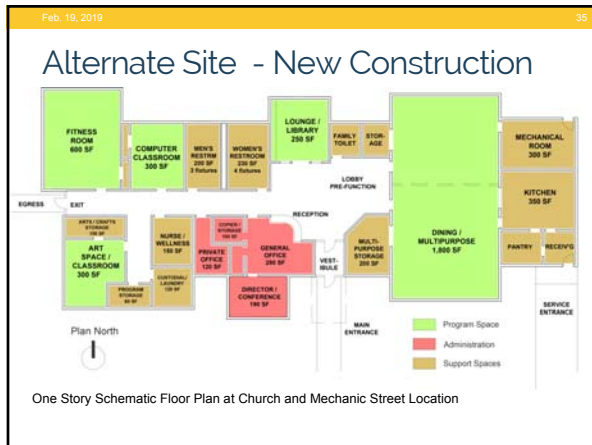
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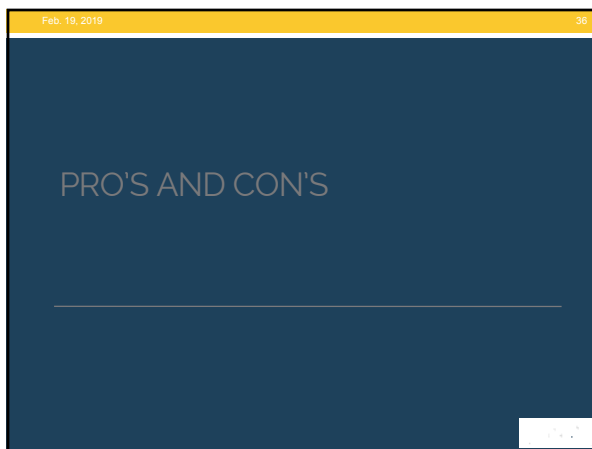
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### Primary Site – Mole Hollow Building

Pro's	Con's
<ul style="list-style-type: none"> <li>• Senior Center has been in active discussions with current building owner regarding potential purchase</li> <li>• Site has most fundraising potential</li> <li>• Renovation can be less expensive than new construction</li> <li>• Utilizes existing building stock</li> <li>• Centrally located to all three towns</li> <li>• Convenient downtown location</li> <li>• Existing nearby parking</li> <li>• Approximately 15 dedicated parking spaces possible</li> <li>• Unique historic features of the building can be highlighted – timber frame and higher ceilings are an asset</li> <li>• Space is large enough to allow for all of the determined Senior Center space needs</li> <li>• Views to river and falls</li> <li>• Opportunity for rental space</li> </ul>	<ul style="list-style-type: none"> <li>• Cost of purchase</li> <li>• Affect on tax revenue to the town – current annual tax bill is approximately \$4,250</li> <li>• Significant renovation costs</li> <li>• Limited parking directly adjacent to property</li> <li>• Vehicular and pedestrian circulation needs further study</li> <li>• Building will need additional stairs and an elevator to allow accessibility between floor levels</li> </ul>

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### Alternate Site – Space Adjacent to Arms Academy

Pro's	Con's
<ul style="list-style-type: none"> <li>• Availability of Site</li> <li>• Safe entry and exit to site</li> <li>• Opportunity for a possible joint ventures between the Historical Society and the Senior Center</li> <li>• Large areas of open space at the site</li> <li>• Potential for using the existing parking lot to the north of Arms Academy and the parking lot next to Trinity Church for shared parking</li> <li>• 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)</li> </ul>	<ul style="list-style-type: none"> <li>• 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</li> <li>• Not directly close to downtown</li> <li>• 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</li> <li>• 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.</li> </ul>

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### Alternate Site – Buckland Police Station

Pro's	Con's
<ul style="list-style-type: none"> <li>• Least expensive option</li> <li>• Access to walking paths and open space including sports fields</li> <li>• Reasonable amount of parking available</li> <li>• Option of using the entire building increases opportunity for more program space</li> <li>• Potential for adding onto the existing building</li> <li>• Existing building is well built and in reasonable shape</li> <li>• Renovations typically cost less than building new construction</li> </ul>	<ul style="list-style-type: none"> <li>• Building is undersized for the Senior Center, 5,600 GSF versus target of 8,200 GSF +/-</li> <li>• Lower level of building has limited light, lower ceilings and columns which interrupt the space</li> <li>• Moisture mitigation will be needed for walls and floors at lower level</li> <li>• Oil cleanup required at oil tank</li> <li>• Will need an elevator for accessibility between floors</li> <li>• Existing vaults at both floor levels are problematic for space planning and will be expensive to remove</li> <li>• Building is currently occupied at main level by municipal police department</li> <li>• Any additions will potentially reduce existing parking</li> </ul>

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### Alternate – BSE / King / Bishop

<p><b>Pro's</b></p> <ul style="list-style-type: none"> <li>• Opportunity for new, freestanding building</li> <li>• Opportunity for sustainable building with improved insulation and mechanical systems, plenty of daylight, non-toxic finishes, etc.</li> <li>• Potential for outside patio space, gardening and game space</li> <li>• Opportunity for adequate parking</li> <li>• Still relatively close to downtown Shelburne Falls, and on flat streets</li> <li>• Opportunity for Senior Center to own its own building</li> <li>• Potential for quality interaction between students and seniors</li> </ul>	<p><b>Con's</b></p> <ul style="list-style-type: none"> <li>• High initial construction cost</li> <li>• Affect on tax revenue to the town – current annual tax bill is \$2,780 for Bishop Property and \$1,050 for King Property</li> <li>• Potential neighborhood concerns with a new building / parking at current open space area</li> <li>• Need to potentially relocate Band Shell</li> <li>• Challenges of land purchase/ building purchase</li> <li>• Zoning review will be needed</li> <li>• Farther from downtown than current location</li> </ul>
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## COST COMPARISON

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Feb. 19, 2019 **Cost Comparison** 42

2019 Const. Costs (assume 6-8% construction cost escalation per year)	Approx. \$ / sq ft	Sq ft	Sub-Total	Other Costs	Approx. Total Cost
<b>Primary Site – Mole Hollow</b>					
Mole Hollow Reno/ Add	\$ 270	10,000	\$ 2,700,000	\$ 800,000	\$ 3,500,000
Purchase & Site Related				\$ 600,000	\$ 600,000
					<b>\$ 4,100,000</b>
<b>Alternate Site – Next to Arms Academy</b>					
New Construction*	\$ 400*	8,200	\$ 3,280,000	\$ 980,000	\$ 4,260,000
Purchase & Site Related				\$ 500,000	\$ 500,000
<small>(higher costs per SF due to height and brick detailing)</small>					<b>\$ 4,760,000</b>
<b>Alt. Site – Buckland Police Station</b>					
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	\$ 500,000
					<b>\$ 3,350,000</b>
<b>Alternate Site – BSE / King / Bishop</b>					
New Construction	\$ 350	8,200	\$ 2,870,000	\$ 860,000	\$ 3,730,000
Purchase & Site Related				\$ 500,000	\$ 500,000
					<b>\$ 4,230,000</b>

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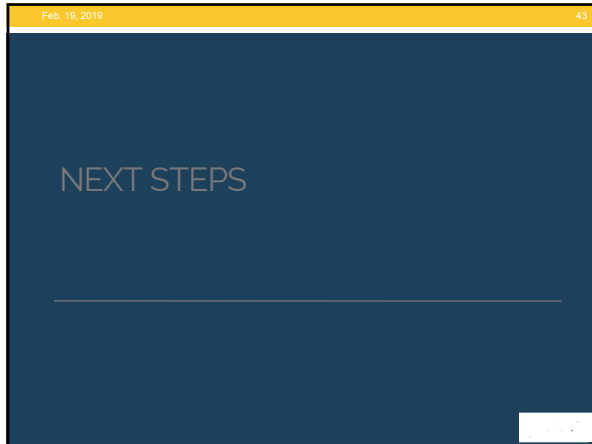
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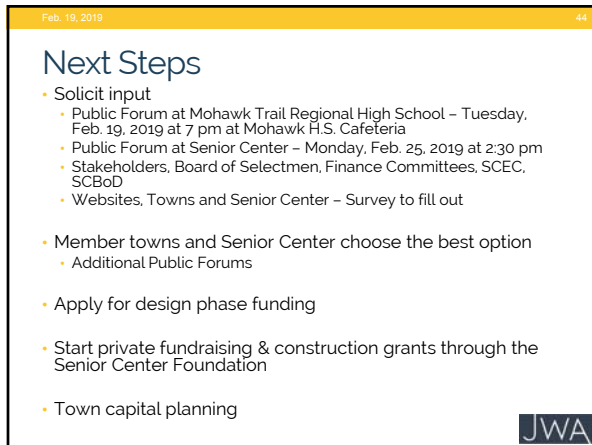
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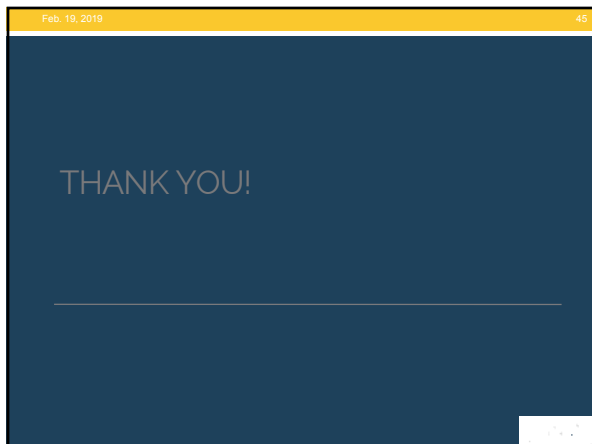
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