

Why are we here?

As we consider the pros and cons of sites for a new, larger Senior Center, let's keep in mind that these decisions are not most deeply about bricks and mortar, but the present and future well-being of seniors in our towns and throughout the region. The Senior Center is a resource that provides critical services for those seniors whose needs often fly under the radar; it makes a difference in their lives. Sometimes the difference is in programs of fun and companionship, but many times it is the difference between heat or no heat, transportation or no transportation, enough food or not enough food. As we learn more about possible sites during our time gathered here as a community who cares, let's remember that people are counting on us to keep moving toward the vision of enough space to provide programs and services that truly matter.





The Senior Center

Ashfield • Buckland • Shelburne

SENIOR CENTER EXPANSION COMMITTEE:

PUBLIC SITE FORUM

Supported by Ashfield, Buckland & Shelburne

November 6, 2019

Agenda

- Call to Order and Introductions
- Meeting Overview and Goals
- PowerPoint Presentation
- Comments and Questions
- Surveys

NEED FOR A NEW / EXPANDED SENIOR CENTER

Need – Challenges and Support to Age in Place (1 of 3)

Population Shift

- According to the 2014 Aging in West County Report, prepared by the University of Massachusetts Boston Gerontology Institute:
- In 2010 the Towns of Ashfield, Buckland and Shelburne had a combined population of more than 5,500 residents, of whom more than **26%** were 60 and older.
- By 2030, nearly **47%** of residents in consortium towns will be age 60 and older, representing about 2,175 residents.

Need – Challenges and Support to Age in Place (2 of 3)

The Senior Center

- Operating as a consortium of towns since 1987, The Senior Center is supported by funding from Ashfield, Buckland and Shelburne, plus grants, donations and funds from the Senior Center Foundation.
- In each of fiscal years 2018 and 2019, over 1,000 individuals participated in some way with Senior Center programs and services for a total of over 25,000 total units of participation.
- This includes diverse social, wellness and recreational activities, informational and enrichment programs and support for home care services, fuel assistance and housing support.
- Transportation by lift equipped vans service 9 local towns for medical, food shopping and social trips (over 3,000 trips last year.)
- 7 staff (5 are part time) and over 100 volunteers contribute their time and talents to provide these services and opportunities.

Need – Challenges and Support to Age in Place (3 of 3)

Recognizing the Main Issues

By 2014, it was clear the current facility, a rented and shared first floor in the Masonic Lodge was inadequate.

- only 1 toilet
- lack of privacy: for health, veteran and outreach services, walk through activity rooms and offices challenging privacy, acoustics and attention
- accessibility limited- narrow hallways, reception and copier in hallway, crowded rooms and offices
- need for additional program spaces to meet requests by residents

Improved and additional space is needed to resolve these basic dignity issues immediately, regardless of population fluctuations.

Programming and Fundraising

Community Survey

Philanthropy Resources Group (PRG) is working with the Senior Center Foundation in collaboration with the Senior Center Board of Directors on an online community survey for you to use to discuss what we are not covering tonight. The survey queries what the Senior Center should have in terms of programming and how programming should be carried out in the future.

We urge you to participate in this survey:

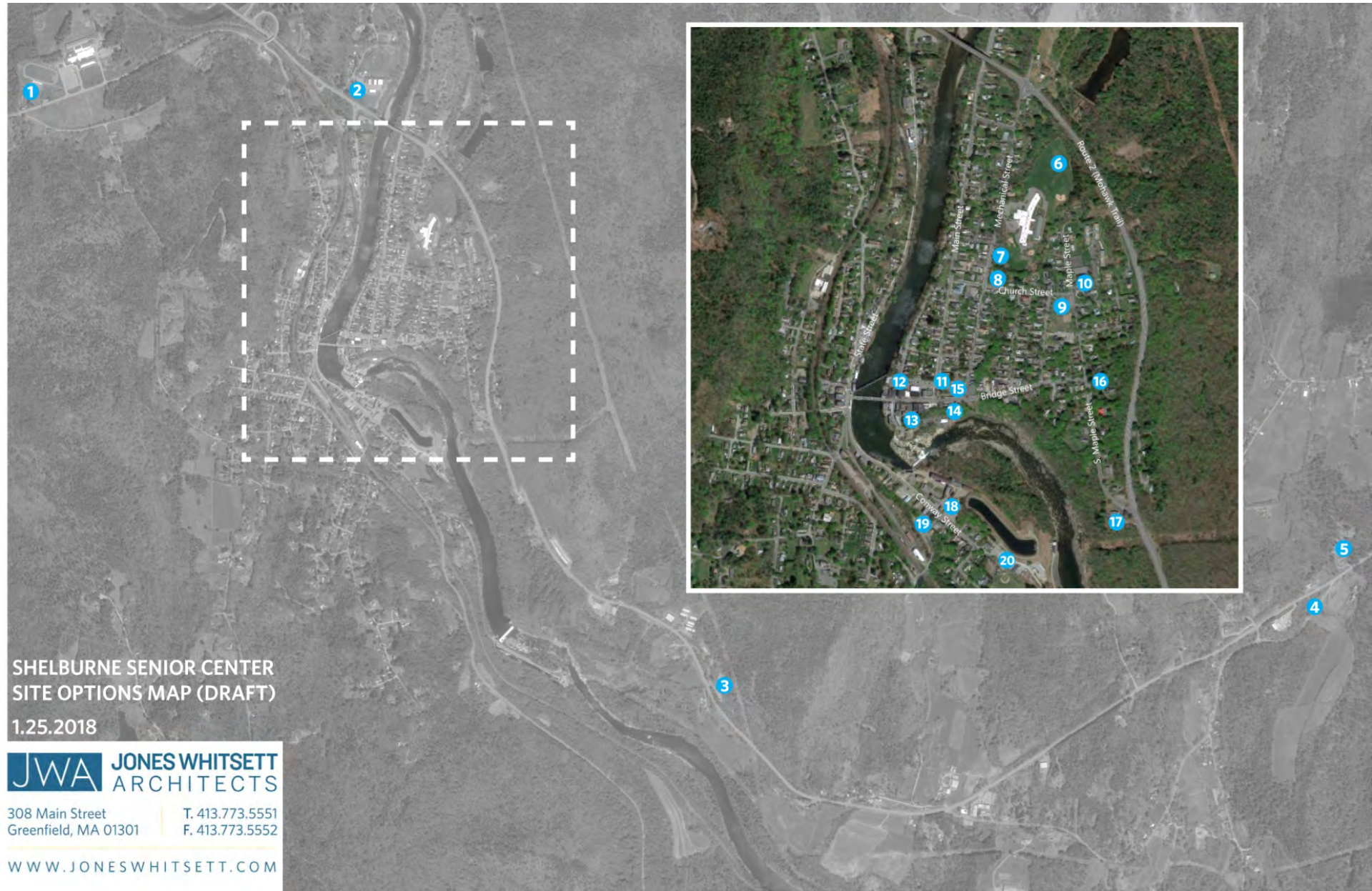
<https://www.surveymonkey.com/r/SeniorCenterFeedback>

It will take only 5 minutes and will inform our work.

PRG is a nationally recognized organization helping non-profits to raise gifts and manage their resources effectively.

SITE AND DESIGN OVERVIEW

Sites Considered –for the Senior Center



SHELBURNE SENIOR CENTER
SITE OPTIONS MAP (DRAFT)
1.25.2018

JWA JONES WHITSETT
ARCHITECTS

308 Main Street | T. 413.773.5551
Greenfield, MA 01301 | F. 413.773.5552

WWW.JONESWHITSETT.COM

Sites considered in more depth

- **Buckland Police Station**
- **Masonic Building**
- **Mole Hollow Building**
- **Town of Shelburne Lot near
Arms Academy**
- Cowell Gym / Highland Village Properties
- King / Bishop / BSE Properties

Approximate Cost Comparison

(assume 5-8% construction cost escalation per year)	Approx. \$ / sq ft	Sq ft	Sub-Total	Other Costs	Approx. Total Cost
<u>Possible 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>Possible Site – Masonic Building</u>					
Renovation & Addition	\$ 230	9,300	\$ 2,140,000	\$ 640,000	\$ 2,780,000
Purchase & Site Related				\$ 700,000	\$ <u>700,000</u>
					\$ 3,480,000
<u>Possible Site – Mole Hollow Building</u>					
Renovation & Addition	\$ 270	10,000	\$ 2,700,000	\$ 800,000	\$ 3,500,000
Purchase & Site Related				\$ 600,000	\$ <u>600,000</u>
					\$ 4,100,000
<u>Possible Site – Town of Shelburne Lot Near 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 & brick detailing)					\$ 4,760,000

POTENTIAL SITE
BUCKLAND POLICE STATION
BUILDING – CONWAY STREET

ESTIMATED COST: \$3,350,000

1. Renovate and expand at Buckland Police Station on Conway Street



View from Conway Street

View at rear, showing walk out lower level and parking area



1. Renovate and expand at Buckland Police Station on Conway Street



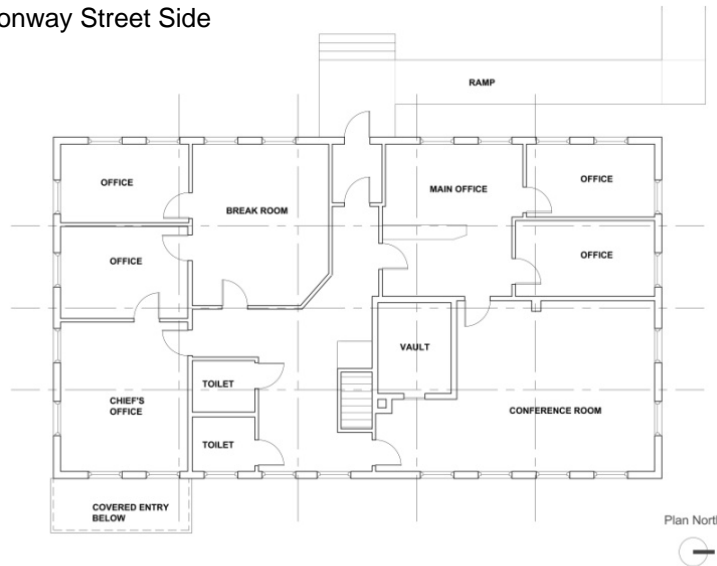
View of main level meeting room

View of lower level, showing columns and low ceiling



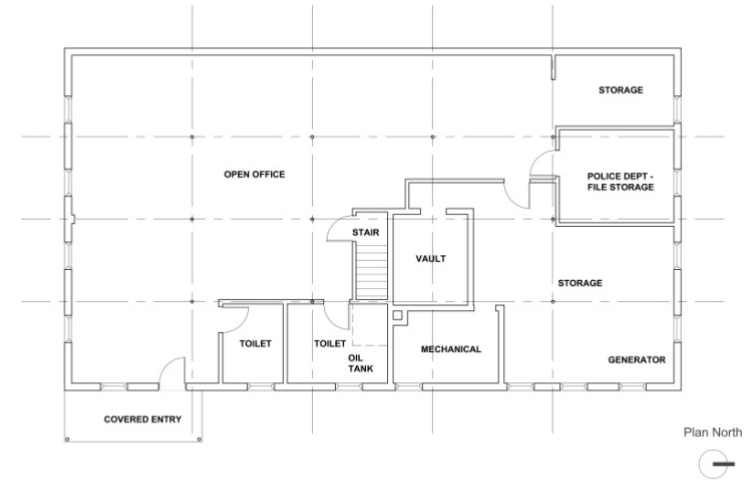
Buckland Police Station- Existing Conditions

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

Potential Site - Conway Street - Proposed Conditions - Upper Level



Potential Site - Conway Street - Proposed Conditions - Lower Level

Conway Street Side

New stair and elevator addition



Area of new construction needed to meet program requirements

Proposed Conditions - Lower Level

PROS - Buckland Police Station Building

- Reasonable amount of parking is available on site and across the street
- Building is owned by Town of Buckland and has been offered as a potential site by the Selectboard
- Accessible to walking paths and playing fields
- Existing first floor (upper level) can be renovated at a reasonable cost

- **CONS – Buckland Police Station Building**
- Currently occupied by the Buckland Police Department
- Limited headroom at lower level, and many columns
- Limited natural daylight at lower level
- Moisture mitigation may be needed for floors and walls at lower level, as well as oil cleanup at oil tank
- Not within easy walking distance of downtown Shelburne Falls
- Building is undersized for use as a Senior Center, and will require an addition

POTENTIAL SITE
MASONIC BUILDING
7 MAIN STREET

ESTIMATED COST: \$3,480,000

2. Potential Site - Masonic Building



Historic photograph of Masonic Building – early 20th century

2. Potential Site - Masonic Building



Contemporary view of Masonic Building

2. Potential Site - Masonic Building



Parking at East side of Masonic Building



View of East entrance to Senior Center

2. Potential Site - Masonic Building



View of second floor at Masonic Building



View of West porch at Masonic Building

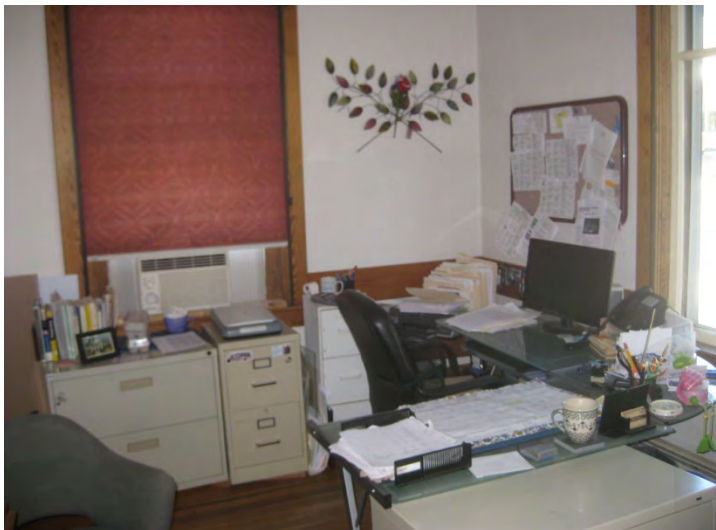
2. Potential Site - Masonic Building



View of entry hallway at Senior Center



View of large assembly room

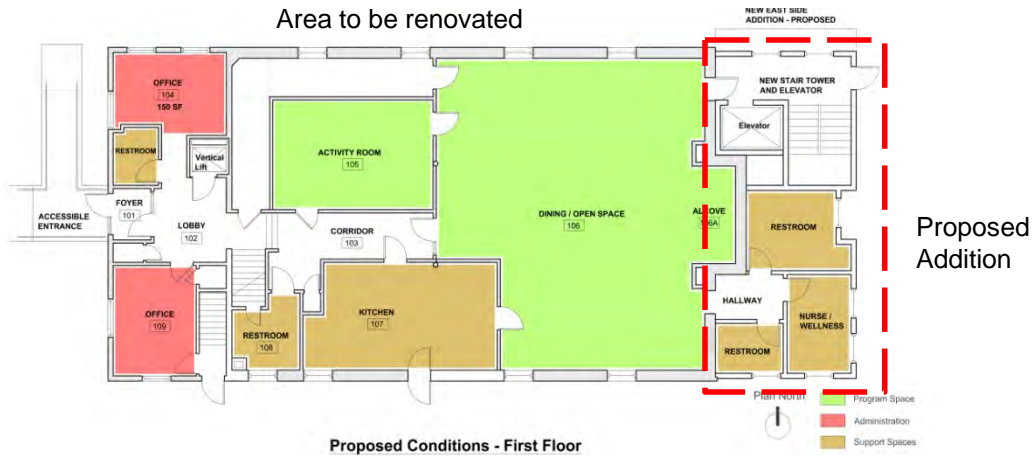


View of staff office



View of kitchen

2. Potential Site - Masonic Building



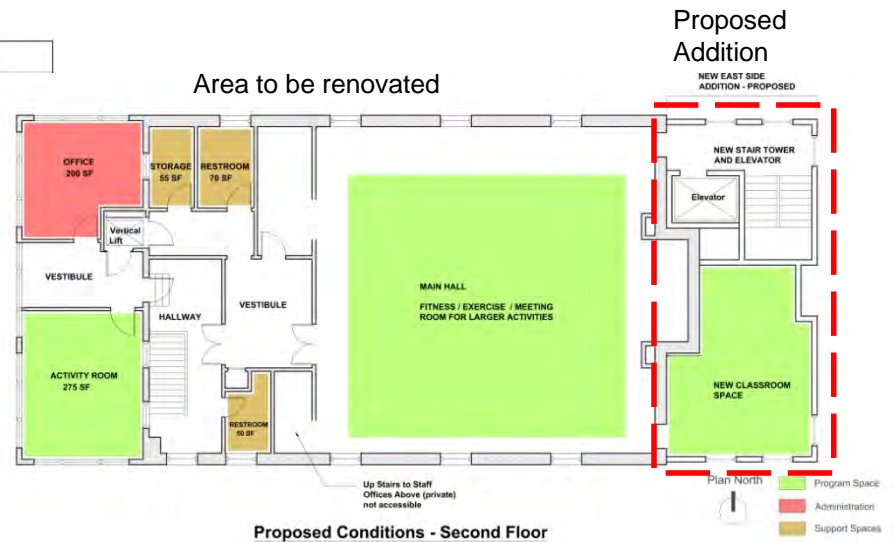
JWA JONES WHITSETT ARCHITECTS
 Consultants:
 108 Main Street, Greenfield, MA 01301

Shelburne Senior Center
 Masonic Building, 7 Main Street, Shelburne

Project number: 1510
 Date: August 15, 2019
 Drawn by: GD

A1.1

Schematic plan first floor – with renovations



Schematic plan second floor – with renovations

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 Consultants:
 108 Main Street, Greenfield, MA 01301

Shelburne Senior Center
 Masonic Building, 7 Main Street, Shelburne

Project number: 1510
 Date: August 15, 2019
 Drawn by: GD

A1.2
 Scale: 1/8" = 1'-0"

PROS - Masonic Building

- Building is currently owned by the Masons, and they have submitted a proposal including sale of the property to the Senior Center
- Central location near grocery store, library, banks and pharmacy
- Significant public parking located nearby
- Senior Center is already located here
- Potential to expand to have program space at the 2nd floor, as well as a small addition to the east side of the building

- **CONS – Masonic Building**

- Currently is undersized and with limited restrooms, however this could be remedied by using the entire building
- Located in an older building, which while it is good shape, it will require significant upgrades and renovations
- Limited on site parking
- Limited outdoor open space

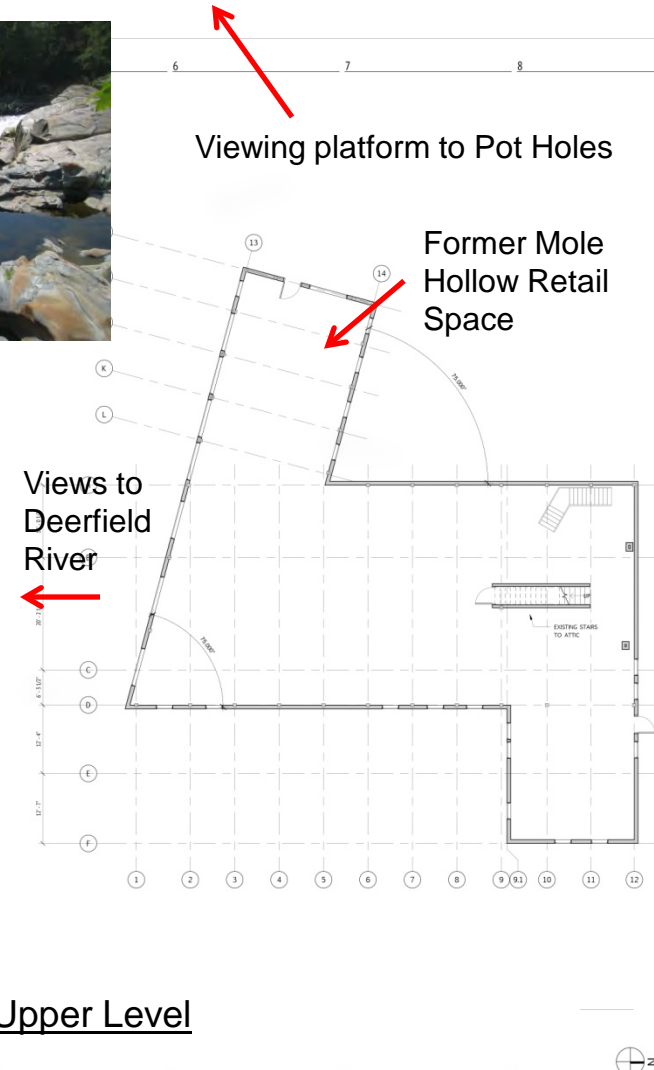
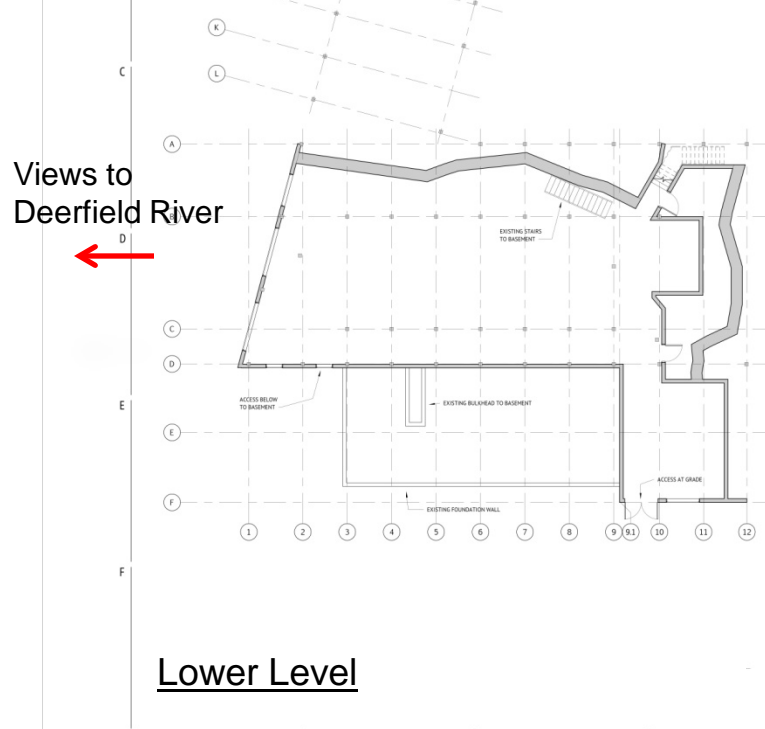
POTENTIAL SITE MOLE HOLLOW BUILDING

ESTIMATED COST: \$4,100,000

1 – Mole Hollow Existing Conditions



1 – Mole Hollow Renovation – Existing Conditions



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 Website

EXISTING SHELburne SENIOR
 CENTER

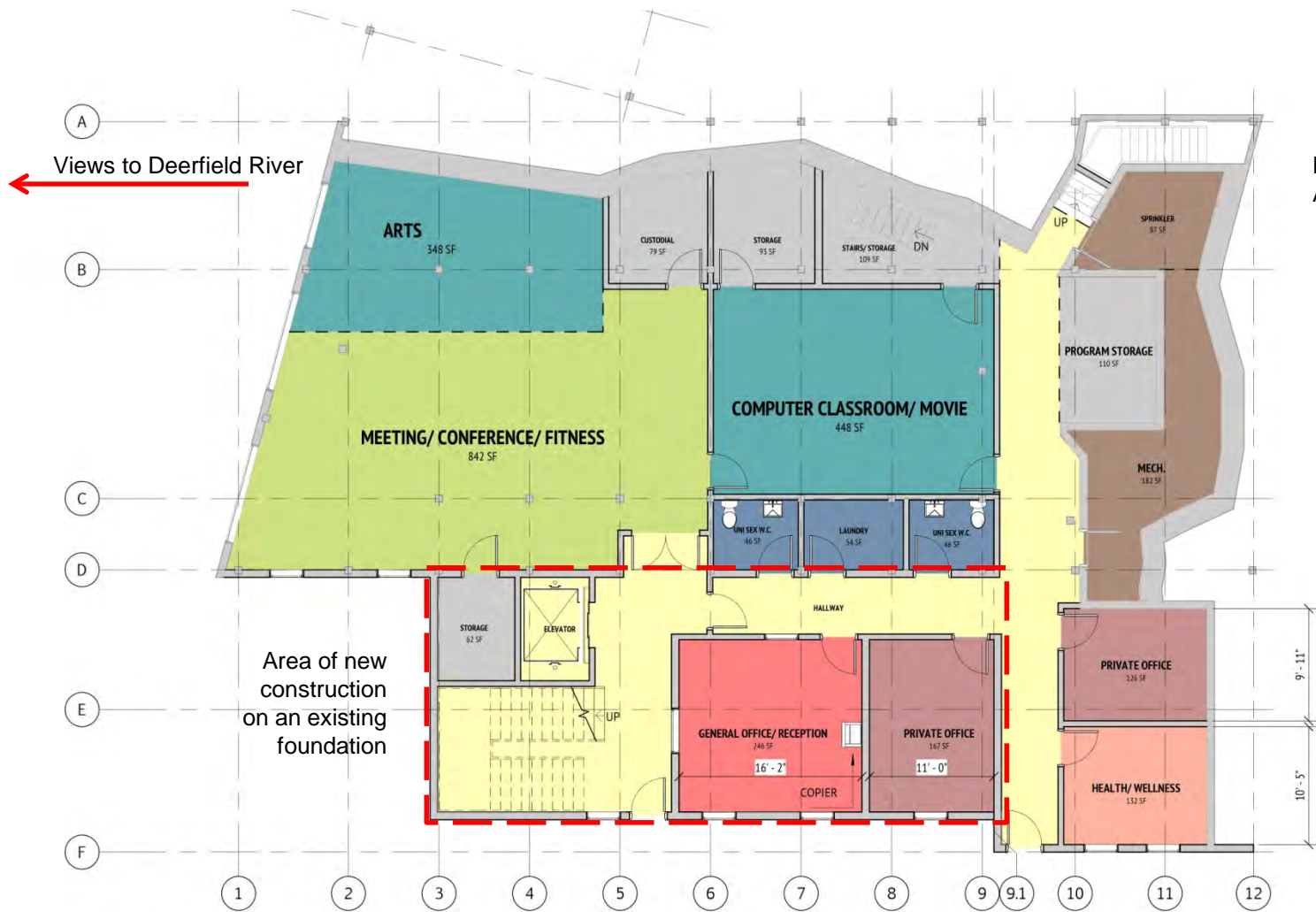
10 Deerfield Avenue
 Shelburne, MA

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

EX101



1 – Mole Hollow Renovation – Lower Level



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 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"



PROS - Mole Hollow Building

- Building is currently unoccupied and for sale
- The building is large enough for the entire expanded Senior Center, with potential extra space
- Beautiful location with views of river and potholes
- Historic timber-frame structure could be renovated into a Senior Center

- **CONS – Mole Hollow Building**

- Use of the building by the Senior Center would take it off the tax rolls and remove property available for commercial use.
- Some parking available onsite, limited parking nearby
- Narrow road access to the site, as well as limited sidewalk access in the winter
- Intersection at Deerfield Avenue to Bridge Street can be difficult to maneuver, especially during busy tourist seasons

POTENTIAL SITE
TOWN OF SHELBURNE LOT
NEAR ARMS ACADEMY

ESTIMATED COST: \$4,760,000

4. Potential Site – Town of Shelburne Lot near Arms Academy



Historic view of
Science Building
at North Side of
Arms Academy

4. Potential Site – Town of Shelburne Lot near Arms Academy

Contemporary
view of Arms
Academy
Building –
looking
Northeast



4. Potential Site – Town of Shelburne Lot near Arms Academy

Historic View
from 1967 of
Arms
Academy
Building – with
Science
Building –
looking
Northeast

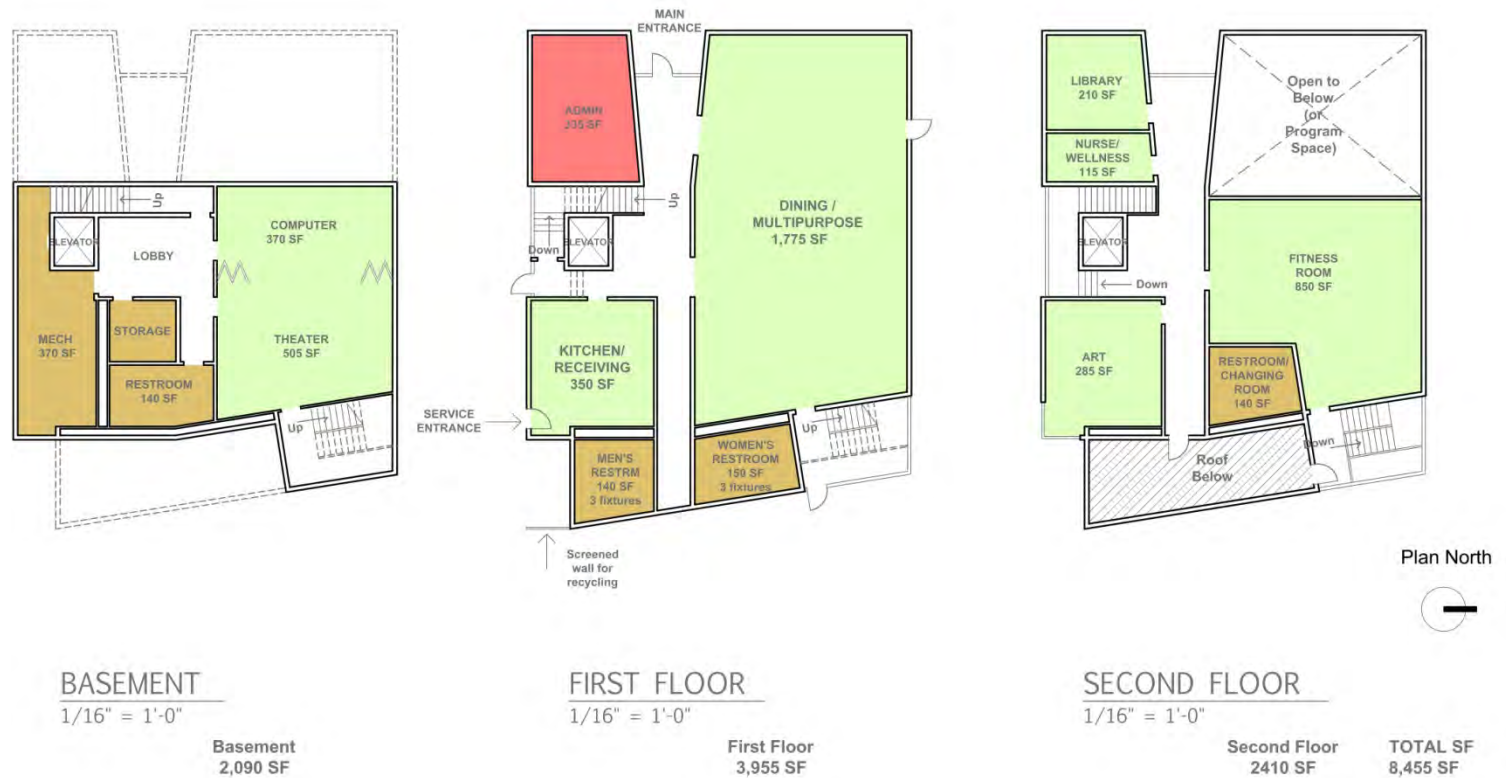


4. Potential Site – Town of Shelburne Lot near Arms Academy



Contemporary view of north side of Arms Academy – with parking lot

4. Potential Site – Town of Shelburne Lot near Arms Academy



Schematic Floor Plans for potential new building

4. Potential Site – Town of Shelburne Lot near Arms Academy

Schematic Site plan of potential new building at North side of Arms Academy



PROS - Town of Shelburne Lot near Arms Academy

- Lot at the north is currently owned by the Town of Shelburne
- Possibilities for joint ventures with the Historical Society and BSE School
- Some on-site parking available plus additional parking in adjacent areas
- A new building, located near the site of the former Science Building could be designed and placed to fit sympathetically within the neighborhood and the historic Arms Academy Building

- CONS – Town of Shelburne Lot near Arms Academy
- Highest estimated cost due to need to make a new building which fits into the historic neighborhood context, most likely with detailed brick and masonry construction
- Community petitions and resistance to a new community building citing traffic, historical impacts, property values, open space and parking concerns
- Existing parking lot is used for the ball field, Smith Kelleher Funeral Home, Cowell Gym events, resident parking during snow storms, and snow storage

POTENTIAL SITE
COWELL GYM AND HIGHLAND
VILLAGE PROPERTIES

5. Alternate Site – Cowell Gym / Highland Village

Potential site
looking
North from
Cowell Gym
parking lot



5. Alternate Site – Cowell Gym / Highland Village Properties



Potential plan showing two story building

PROS - Cowell Gym / Highland Village Properties

- Lot to the east of the tennis courts is currently owned by the Town of Shelburne
- A new Senior Center located here would be nearby existing Senior Housing
- Possible use of the Cowell Gym for some activities
- Location near the Historical Society and BSE would allow for some joint ventures

• CONS

- Very small amount of buildable area including both properties
- Highland Village does not appear to be directly owned by the Town of Shelburne and is being researched; and does not have additional space available for parking or use by the Senior Center
- Cowell parking lot is sometimes fully used by Cowell Gym related events
- Potential for neighborhood concern for a new building at this location due to perceptions of increased traffic, etc.

POTENTIAL SITE
KING / BISHOP / BSE
PROPERTIES

6. Potential Site – King / Bishop / BSE Properties



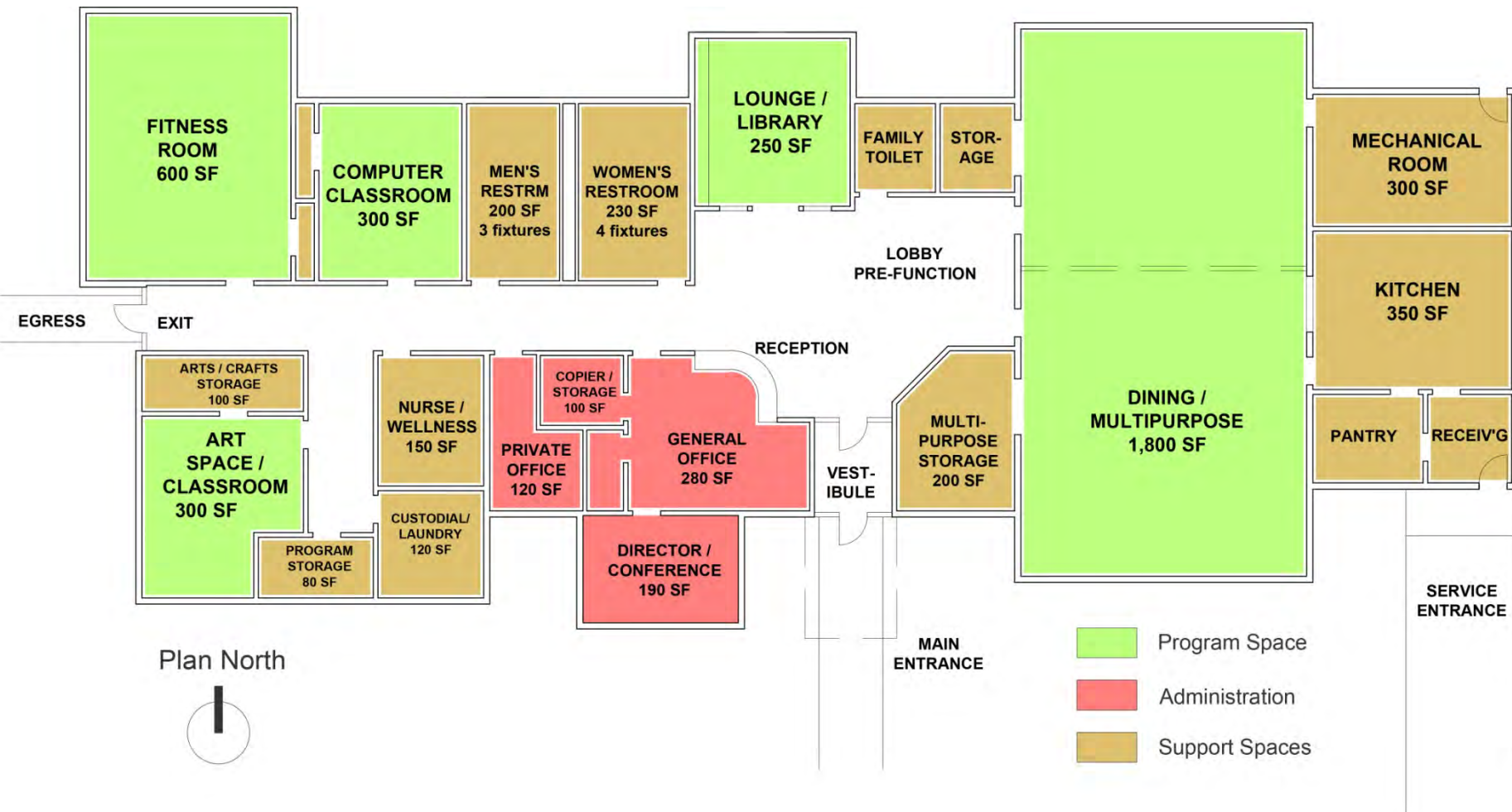
One Story
Plan with
parking for
16 vehicles

6. Alternate Site – King / Bishop / BSE Properties



Two Story
Plan with
parking for
41 vehicles

6. Potential Site - New Construction



One Story Schematic Floor Plan at Church and Mechanic Street Location

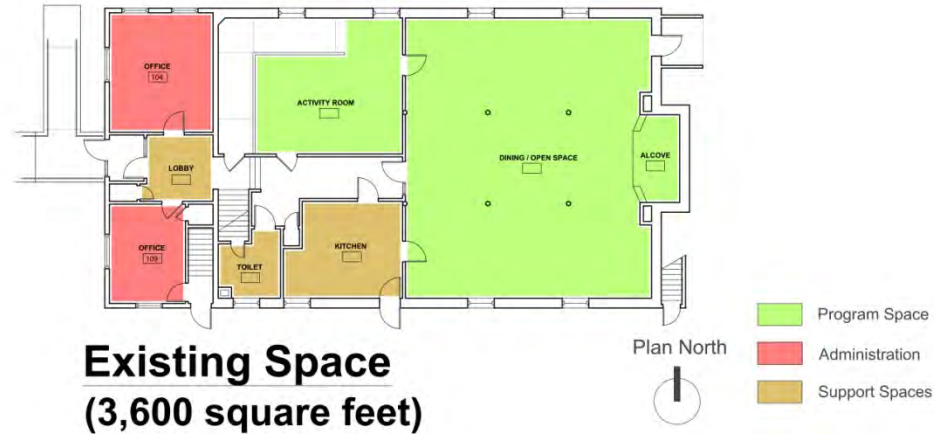
PROS - King / Bishop / BSE Properties

- Potential for quality interaction between students and seniors
- Fairly central to downtown Shelburne Falls
- Potential for adequate parking on site, depending on layout
- **CONS**
- Neighborhood concerns about new construction using part of the open space land at Buckland Shelburne Elementary School
- Challenges of land transfer with the Mohawk Trail Regional School District for a new Senior Center
- Challenges of coordinating three separate parcels of land for final purchase and development for a future Senior Center

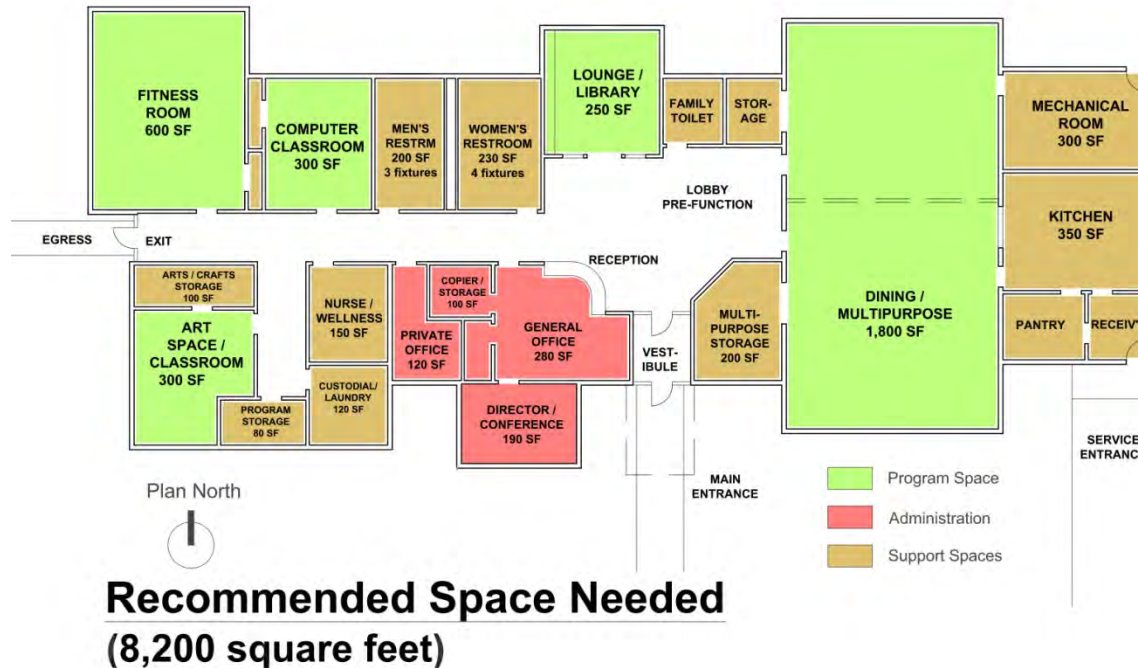
SITE DESIGN & SITE COMPARISON PROGRAMMING

Program Analysis – Size Comparison

Current Existing Space



Generic Possible Future Space



OPTIONS FOR FUTURE LOCATION OF THE SENIOR CENTER

FOUR POSSIBLE OPTIONS & TWO ALTERNATE SITES

- Renovation and Addition at existing Buckland Police Station
- Renovation & Small Addition at Masonic Building
- Renovation & Small Addition to former Mole Hollow Building
- New Construction at Town of Shelburne Lot near Arms Academy
- Alternate Site - New Construction at Cowell / Highland Village Properties
- Alternate Site - New Construction at King / Bishop / BSE Properties

Renovate Mole Hollow Building on Deerfield Avenue



New Construction at Town of Shelburne Lot near Arms Academy



Renovate and Expand Buckland Police Station on Conway Street



Renovate and Expand at Masonic Building



FOUR SITE COMPARISON CHART - TASKS SENIOR CENTER IN SHELBURNE FALLS

Comparison of Various Sites Considered for a New / Expanded Senior Center

Task List

Building Name	Location	Discussions with Owner / Neighbors/ Stakeholders	Preliminary Building Layout Planning	Preliminary Site / Parking Planning	Preliminary Cost Estimating based upon square footage Costs	Preliminary Review with Public and Ranking based upon feedback	Availability / Discussions with Current Owner	Building Inspection Report
Buckland Police Dept.	Conway Street, Buckland	Very preliminary discussions with Buckland Selectboard have taken place. Further discussion warranted.	Completed	Schematic Site Review has been reviewed. Further site review as necessary	Completed	Completed Spring 2019	Buckland Selectboard has publicly discussed as a possible location for a Senior Center. Further discussion as necessary.	Not undertaken yet.
Masonic Building	7 Main Street, Shelburne	In Progress	Completed	N/A - Very little site parking available beyond what is currently on site	Completed	Initial Assessment Completed 2015 based upon partial use. Revised review based upon possible full building use to be considered.	Senior Center in early discussions with Mountain Lodge Masons.	Completed 2019
Mole Hollow	Deerfield Avenue, Shelburne	In depth discussions have taken place with Building Owner. Public forum received feedback from Commercial neighbors and concerns about parking / traffic.	Completed	Completed	Completed	Completed Spring 2019	Private Owner. Property currently for sale.	Completed 2018
Town of Shelburne Lot near Arms Academy	Church and Maple Street, Shelburne	Ongoing	Completed	Completed	Completed	Completed Spring 2019	Owned by Town of Shelburne. Further talks with Shelburne Selectboard as necessary	N/A

COST COMPARISON

Approximate Cost Comparison

(assume 5-8% construction cost escalation per year)	Approx. \$ / sq ft	Sq ft	Sub-Total	Other Costs	Approx. Total Cost
<u>Possible 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>
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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 & brick detailing)					\$ 4,760,000

Operating Cost Estimates (1 of 2)

PROJECTED NEW SENIOR CENTER ESTIMATED MUNICIPAL OPERATION EXPENSE BUDGET

Fy2019 Municipal Budget

Personnel

Director	43,200.00
Outreach Coordinator	23,700.00
Activities Coordinator	13,500.00
Act Assist.Coordinator	
Office Assist./Receptionist	4,800.00
Building Manager	
Sub. Staff	3,500.00
<i>Personnel Subtotal</i>	<i>88,700.00</i>

Benefits 35,100.00

Heat and Utilities

Heating Fuel	4,800.00
Electricity	6,300.00
Telephone	1,100.00
Sewer/Water	400.00
<i>Heat and Utilities Subtotal</i>	<i>12,600.00</i>

Projected (Fy2024) Municipal Budget

Including 3% yearly inflation factor

Personnel

Director	48,900.00
Outreach Coordinator	32,700.00
Activities Coordinator	18,000.00
Act Assist.Coordinator	13,700.00
Office Assist./Receptionist	14,200.00
Building Manager	9,100.00
Sub. Staff	4,000.00
<i>Personnel Subtotal</i>	<i>140,600.00</i>

Benefits 54,500.00

Heat and Utilities

Heating Fuel	15,700.00
Electricity	20,600.00
Telephone	2,100.00
Sewer/Water	2,000.00
<i>Heat and Utilities Subtotal</i>	<i>40,400.00</i>

Operating Cost Estimates (2 of 2)

FY 2019 Budget (continued)

Miscellaneous

Internet	1,300.00
Postage	600.00
Office Supplies	1,400.00
Computer/Equipment	1,000.00
Repairs/Replacement	1,800.00
Copier Payment/Printing	1,600.00
*Newsletter	
Memberships/Dues	900.00
Staff Training	800.00
Staff Travel	1,000.00
Subscriptions	300.00
Programing	2,000.00
*Transportation Expense	
Propane	1,100.00
Custodial/Snow Removal	4,300.00
Rent	8,100.00
Security/Inspections	300.00

Misc. Operat. Cost Subtotal 26,500.00

Total Operation Costs FY2019 162,900.00

Total Operation Costs FY2024 188,846.00

FY 2024 (Projected)

Miscellaneous

Internet	2,500.00
Postage	1,100.00
Office Supplies	2,300.00
Computer/Equipment	6,000.00
Repairs/Replacement	1,300.00
Copier Payment/Printing	2,300.00
*Newsletter	-
Memberships/Dues	1,700.00
Staff Training	1,300.00
Staff Travel	1,600.00
Subscriptions	700.00
Programing	3,100.00
*Transportation Expense	-
Propane	2,000.00
Custodial/Snow Removal	15,600.00
Rent	
Security/Inspections	3,000.00
Insurance	14,000.00

Misc. Operat. Cost Subtotal 58,500.00

Total Operation Costs 282,300.00

*covered by other sources

Approximate Anticipated Capital Cost Funds by Sources

The following is a rough approximation of funds estimated to be raised from the various sources identified below.

Total from Member Towns	\$ 400,000 - \$ 800,000
State Block Grants (3 town application)	\$ 1,300,000
*State Appropriations	\$ 500,000 - \$ 1,000,000
Funds Raised by Foundation	<u>\$ 1,500,000 - \$ 4,000,000</u>
Total Anticipated Funds	\$ 3,700,000 - \$ 7,100,000
*FY2020 State Budget Appropriation	\$ 25,000.00

NEXT STEPS

- COMMENTS AND QUESTIONS
- SURVEYS
- PLANNING COORDINATOR

Forum Surveys

- **One Page Scorecard**
- **Site Selection Evaluation Criteria Scorecard**
- Complete one or both surveys
- Sign your survey(s) for accountability
- Deposit in envelope as you leave (individual envelopes are available for submission if you prefer.)

- **Online**
- Presentations and surveys will be on the Town of Shelburne Senior Center website following tonight's presentation.
- **Town Halls in Ashfield, Buckland and Shelburne**
 - Presentation and surveys will be available at each town hall
- **The Senior Center**
 - Presentation and surveys will be available at The Senior Center
- **Submission**
 - Sign the survey(s)
 - Return the surveys to the Senior Center in Shelburne Falls by 3 pm on **Monday, December 2, 2019**
 - You may submit in a plain envelope

Survey Results

- Presentation will be by JWA on Thursday, December 5, 2019
- The Senior Center Expansion Project Committee will discuss the next steps

THANK YOU!

Why are we here?

As we consider the pros and cons of sites for a new, larger Senior Center, let's keep in mind that these decisions are not most deeply about bricks and mortar, but the present and future well-being of seniors in our towns and throughout the region. The Senior Center is a resource that provides critical services for those seniors whose needs often fly under the radar; it makes a difference in their lives. Sometimes the difference is in programs of fun and companionship, but many times it is the difference between heat or no heat, transportation or no transportation, enough food or not enough food. As we learn more about possible sites during our time gathered here as a community who cares, let's remember that people are counting on us to keep moving toward the vision of enough space to provide programs and services that truly matter.

