

THE SENIOR CENTER FEASIBILITY STUDY

Supported by Ashfield, Buckland & Shelburne

October 26, 2015

Agenda

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

BACKGROUND & HISTORY

The Senior Center: History & Mission

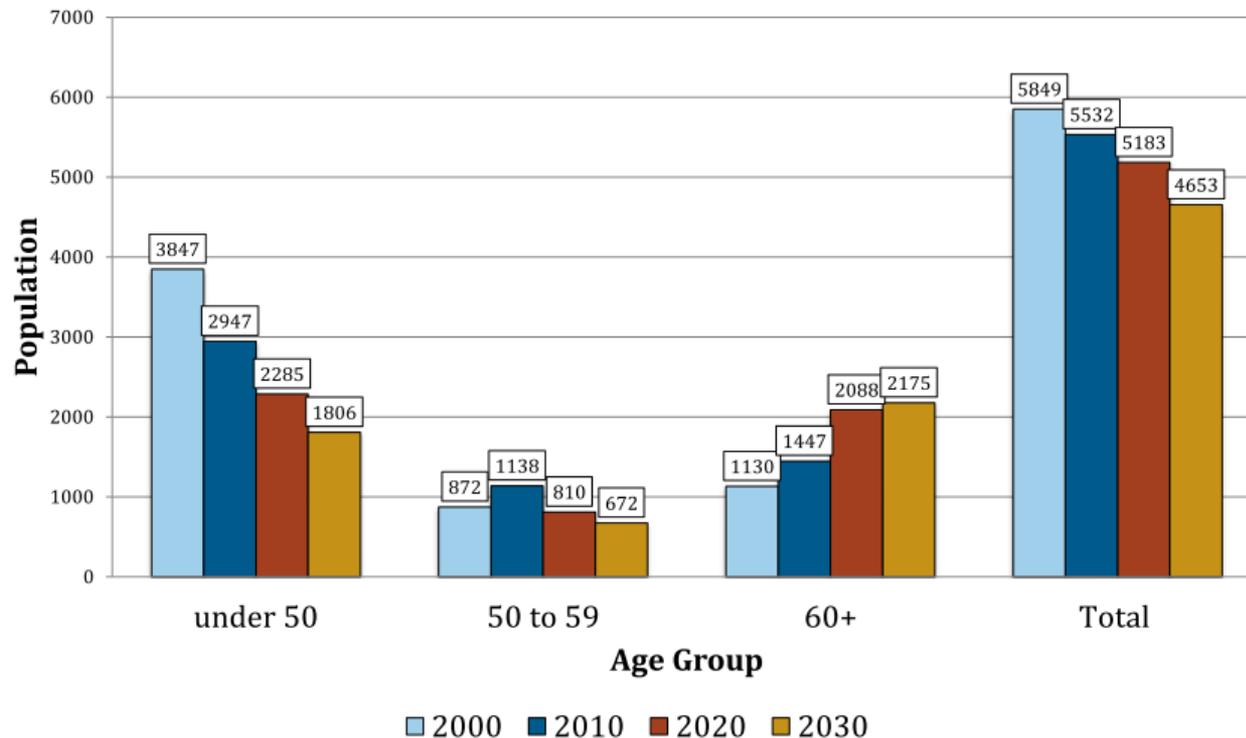
- Established in approximately 1970 at a storefront on Bridge Street. Moved to Community Center and back to Bridge Street.
- Moved to Masonic Lodge in Shelburne Falls in 1984
- 4 Town Consortium formed in 1987
- 3 Town Consortium supported by Ashfield, Buckland and Shelburne (since 2012)

“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.”

Demographics

- 2014 - Senior Center (through FRCOG), funded a UMass Boston study: "Aging in West County Communities: Coming Together to Age in Place"

Figure 3. Number of residents in consortium towns, by age group, 2000 to 2010, and projections for 2020* and 2030*

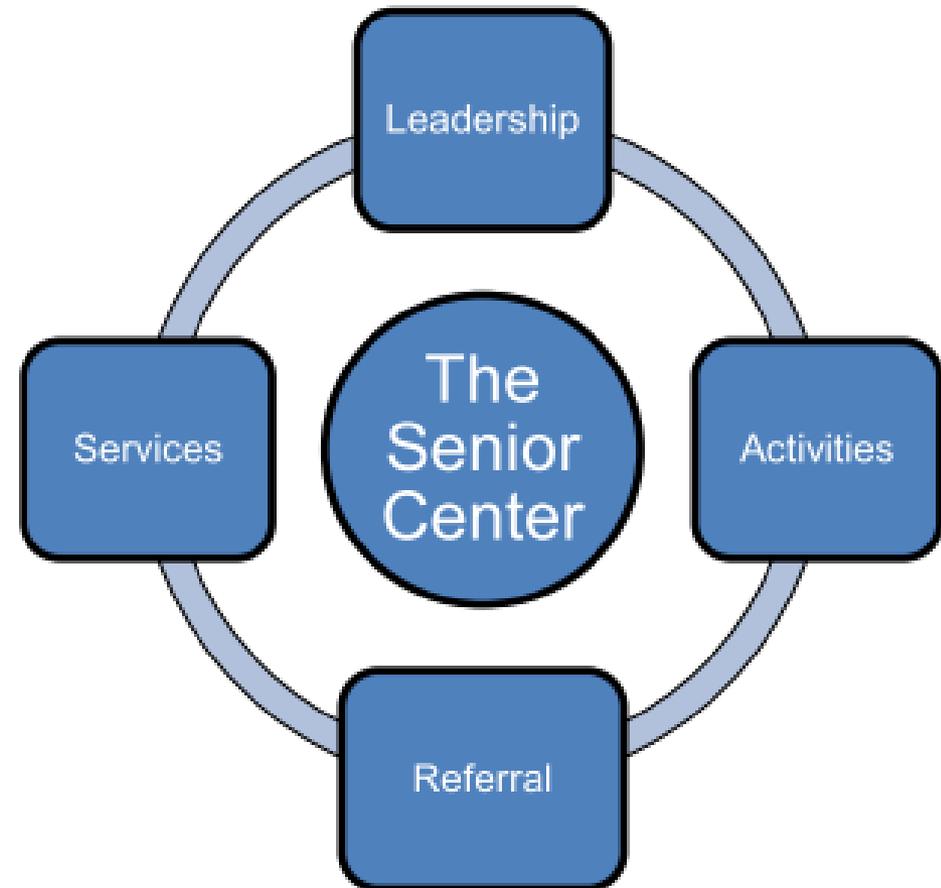


Sources: 2010 U.S. Census, Demographic Profile Data

* Figures for 2020 and 2030 are projections generated by the Donahue Institute, University of Massachusetts: <http://pep.donahue-institute.org/>

Role of the Senior Center

- Outreach Services
- Personal Enrichment and Recreational Activities
- Nutrition Programs
- Transportation Programs
- Legal / Professional Services
- Nursing / Medical Services
- Veterans Services Counseling
- Social and Support Groups
- Physical Activity Programs
- Neighbor to Neighbor Assistance Program
- SHINE Program
- Safety / Reassurance Programs
- Website
- Monthly Newsletter



“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!

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.

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

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.

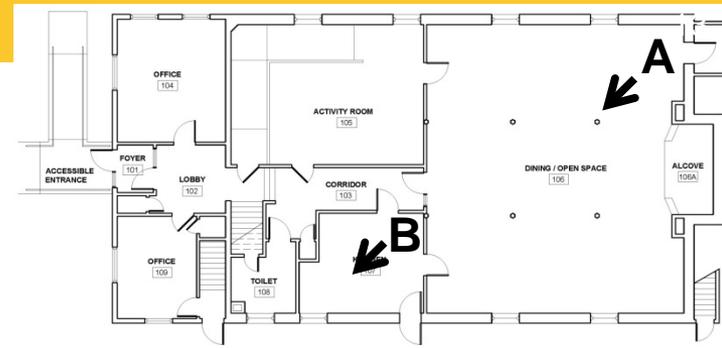
EXISTING CONDITIONS

Masonic Lodge – First Floor

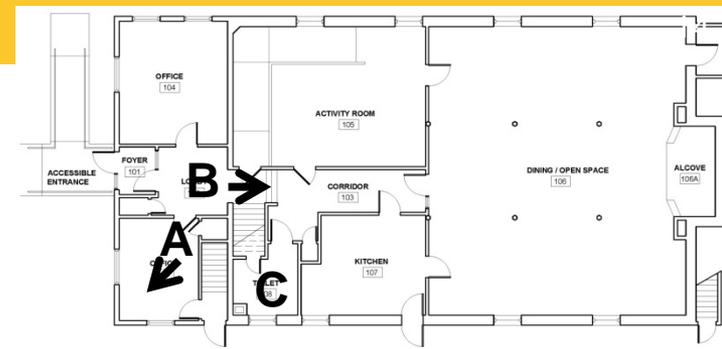


October 26, 2015

Masonic Lodge



Masonic Lodge



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

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

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

Evaluative Criteria

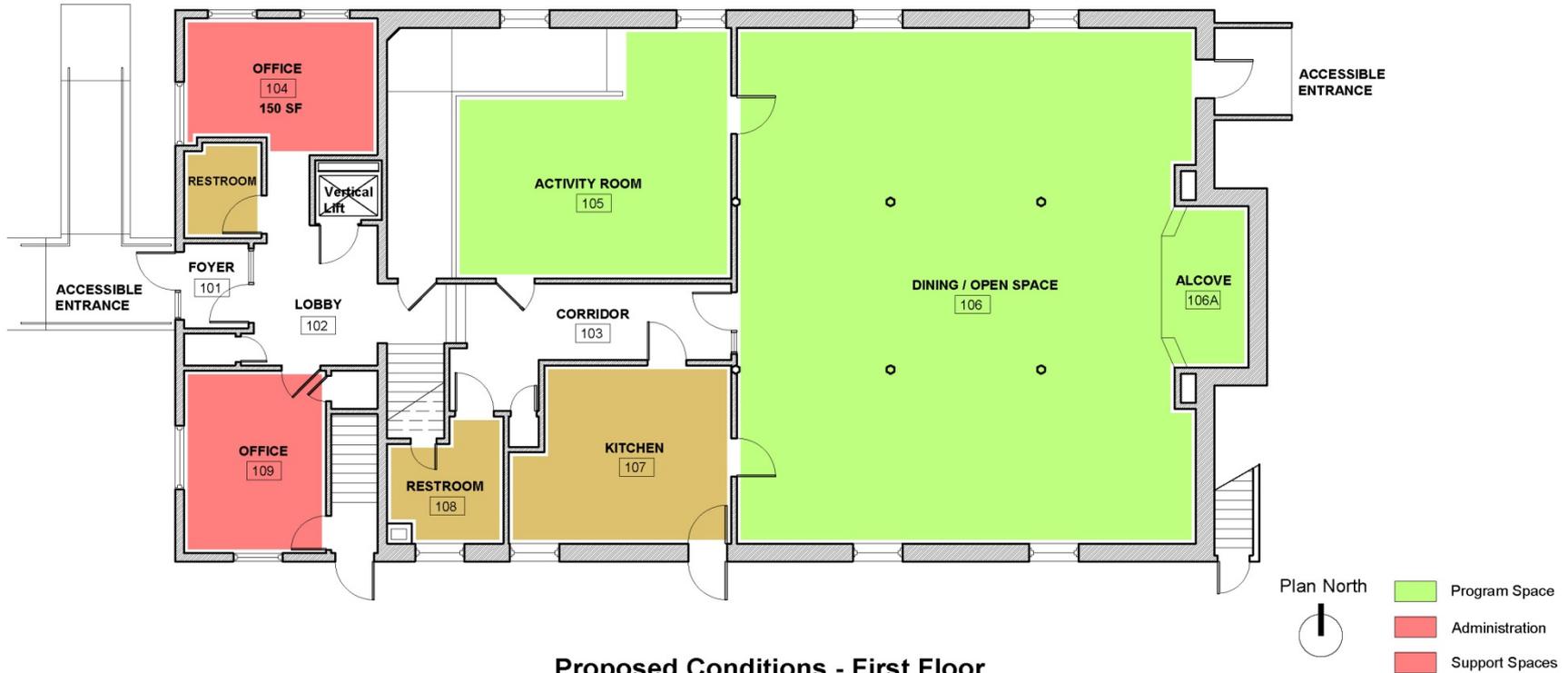
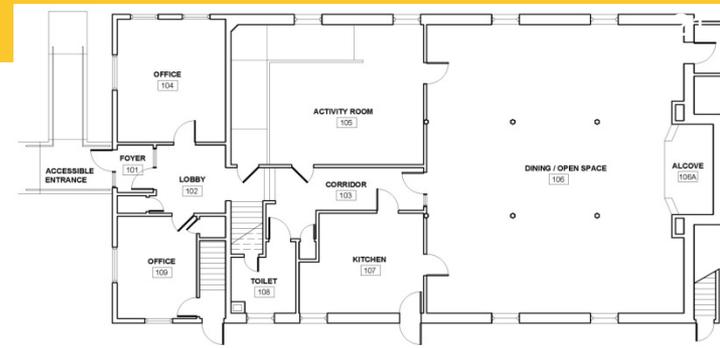
- Ownership
- Proximity to other services
- Accessibility
- Parking and Van drop off
- Maintenance and Operating Costs
- Opportunities for Sustainable Building
- Impact on neighborhood
- Cost
- Provide for growing needs:
 - Larger Multi-Purpose Space
 - Additional Activity Rooms
 - Additional Office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

Scheme 1

- Renovate Masonic Lodge & Additional space below Buckland Police Station

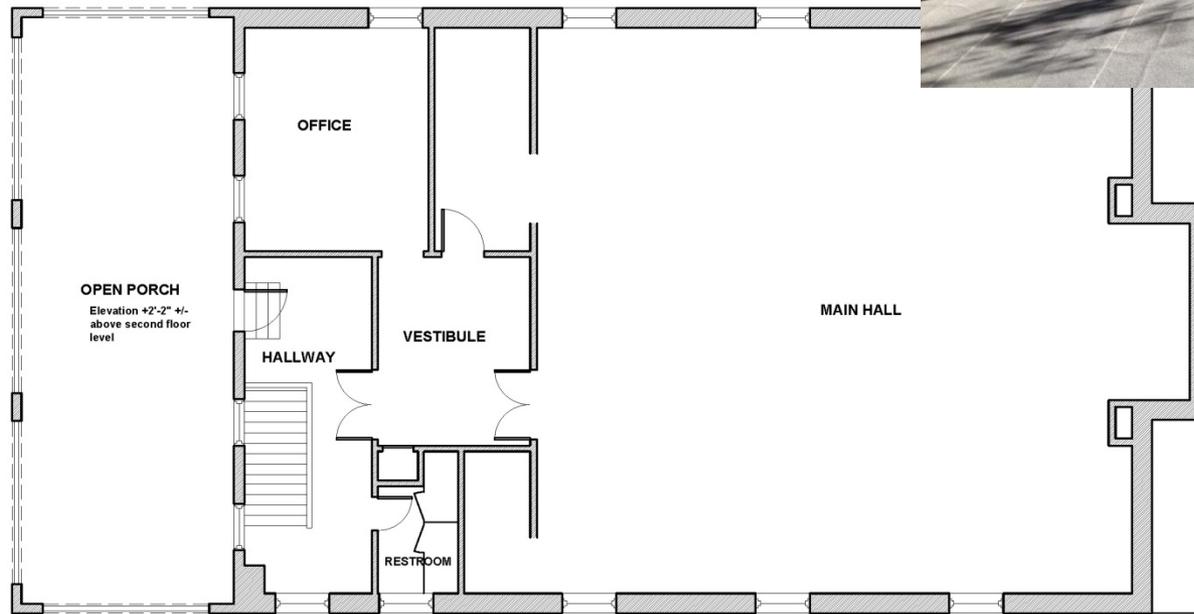


1 - Masonic Lodge Renovation



Proposed Conditions - First Floor

1 - Masonic Lodge Second Floor Existing

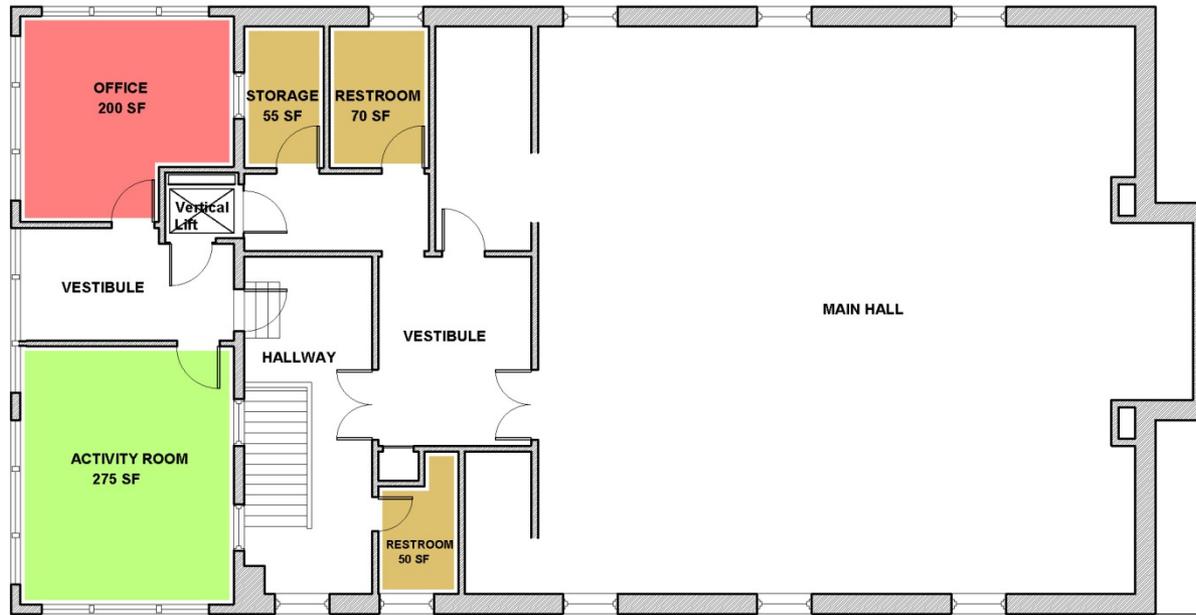
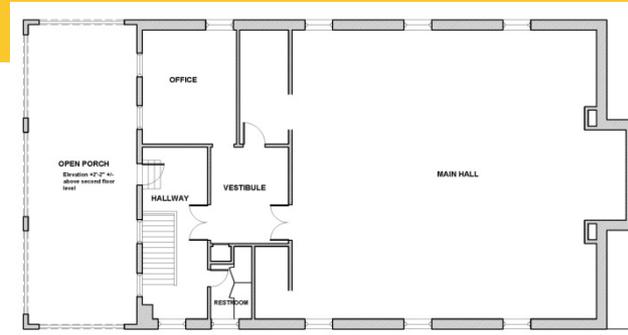


Plan North



Existing Conditions - Second Floor

1 - Masonic Lodge - Second Floor Proposed



Plan North



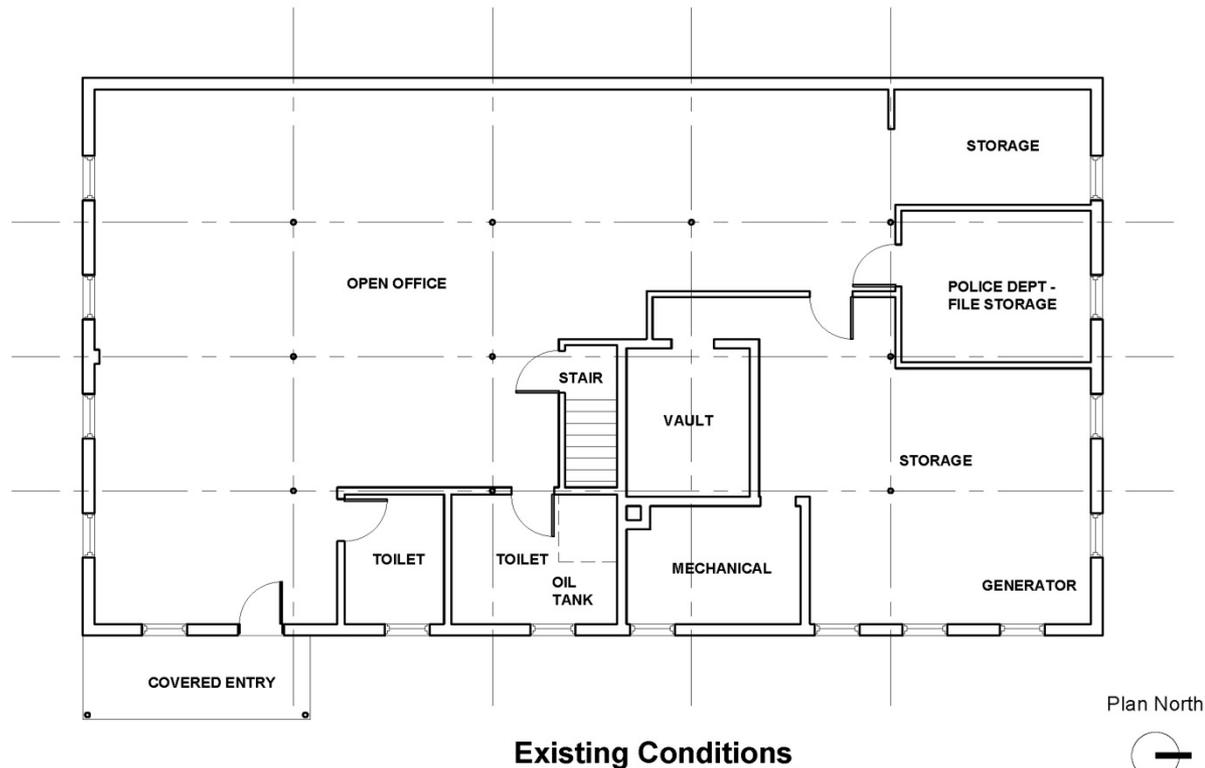
- Program Space
- Administration
- Support Spaces

Proposed Conditions - Second Floor

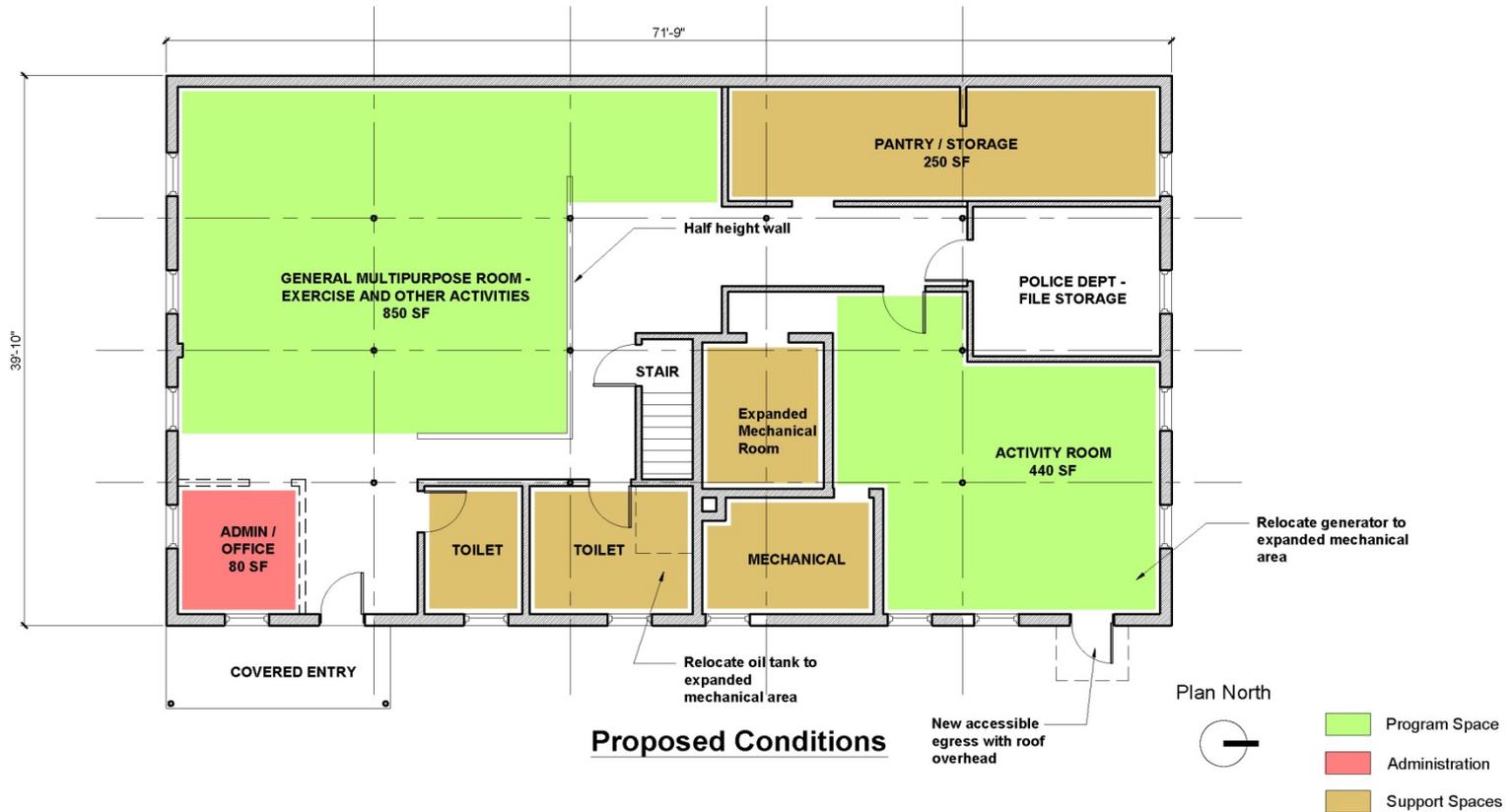
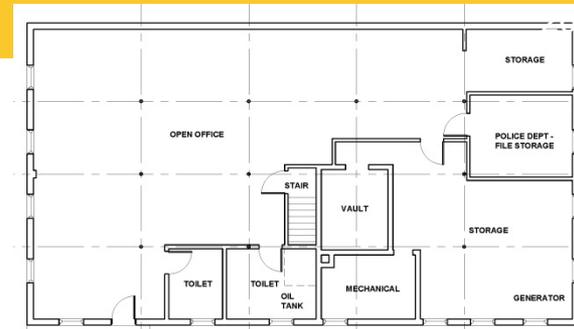
1 - Conway Street Ground Floor



1 - Conway Street Ground Floor - Existing



1 - Conway Street Ground Floor - Proposed



Proposed Conditions

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	<u>1,155</u>	<u>2,085</u>	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:

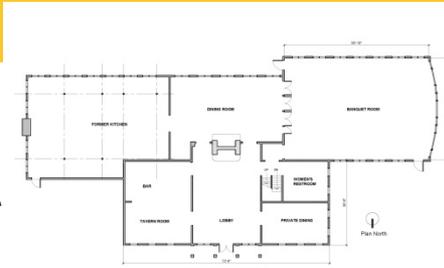
- Approximately \$700,000

Scheme 2

- Renovate an existing building (Sweetheart)



2 - Renovation - Sweetheart 1st Floor - Proposed



Proposed Conditions

Scheme 2

- Renovate a large existing structure
- Sweetheart used as an example

Program Square Footage:

	Renovation	Ideal Program	Existing
Program Space	3,570	3,400	1,750
Administration	680	750	410
Support	<u>1,450</u>	<u>2,085</u>	555
Total Net Sq Ft	5,700	6,235	2,715

Note:

- *Additional space to be rented out – potentially to professionals who can serve the Senior Center population*

Cost:

- Approximately \$3.2 million

Scheme 3

- New Construction at vicinity of Church St & Mechanic St



3 - Neighborhood



Buckland
Shelburne
Elementary

Potential Site

Cowell
Gymnasium

Shelburne
Buckland
Community
Center

Post Office

Current
Senior Center
Location

3a - BSE and 51 Mechanic Street



3b - 51 Mechanic and 12-14 Church



3 - New Construction



Concept Views – Scheme 3a



Concept Views – Scheme 3a



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	<u>2,085</u>	<u>2,085</u>	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

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

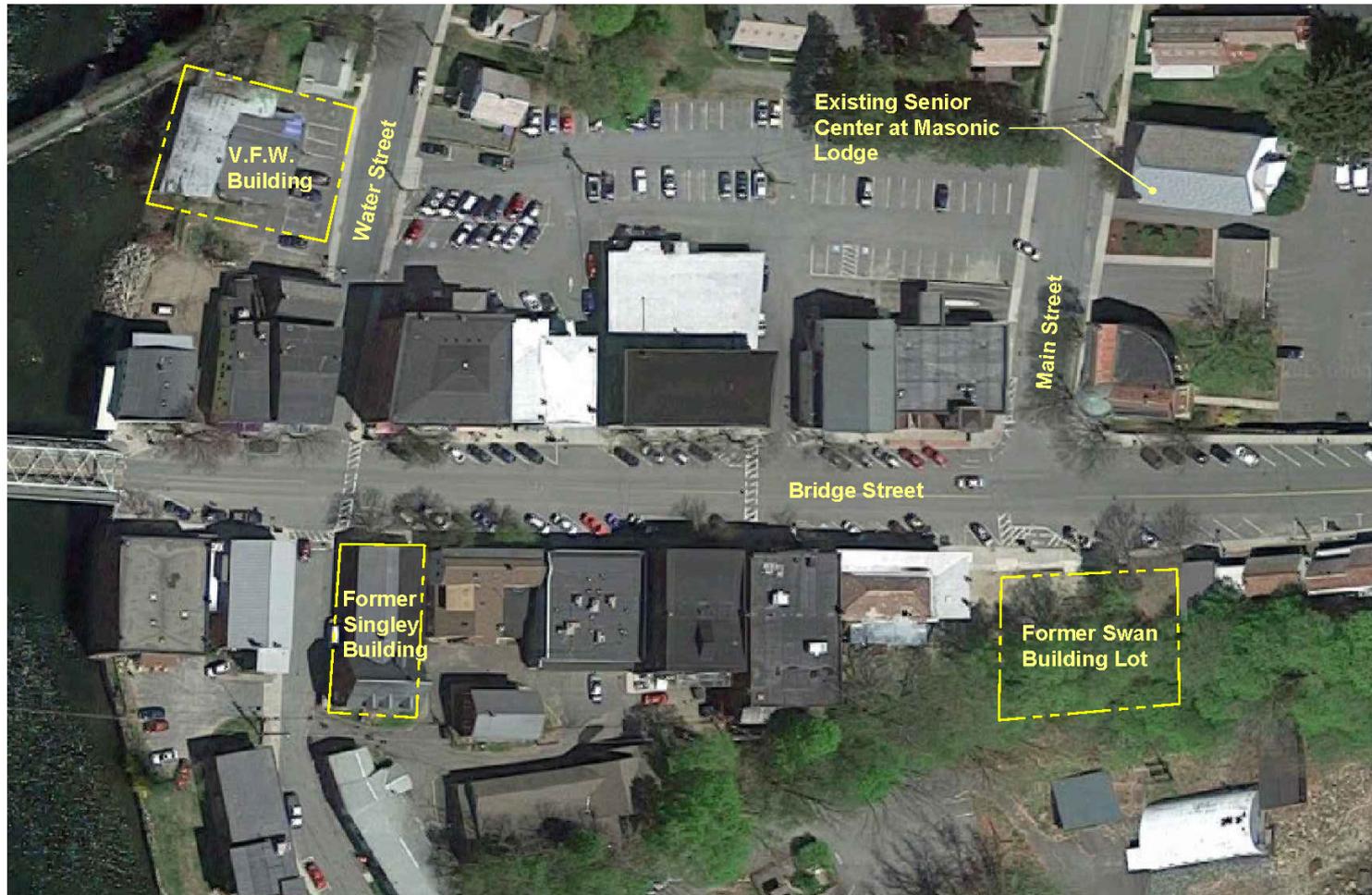
4 - Other Town Sites Considered

- Cowell Gym Site



4 - Other Town Sites Considered

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



4 - Other Town Sites Considered

- Lamson & Goodnow Buildings and Lot



COST COMPARISON

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

PRO'S AND CON'S

Scheme 1 – Masonic and Conway St.

Pro's

- 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

Con's

- 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

Scheme 2 – Purchase & Renovate

Pro's

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

Con's

- 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

Scheme 3 – New Construction

Pro's

- 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.

Con's

- Most expensive
- Potential neighborhood concerns with new building at open space area – need to relocate band shell
- Farther from town than current location

NEXT STEPS

Next Steps

- Solicit input (including tonight!)
- Modify Evaluative Criteria (as necessary)
- Member towns and Senior Center choose the best option
- Apply for design phase funding
- Start private fundraising & construction grants through the Senior Center Foundation
- Town capital planning

THANK YOU!

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

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