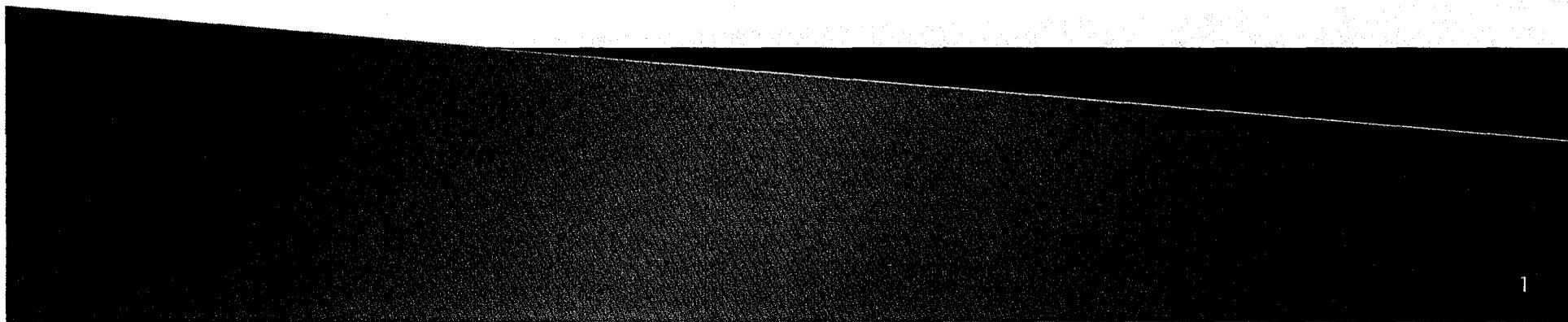




Report of the Senior Center Building Committee

Board of Selectmen
January 9, 2012

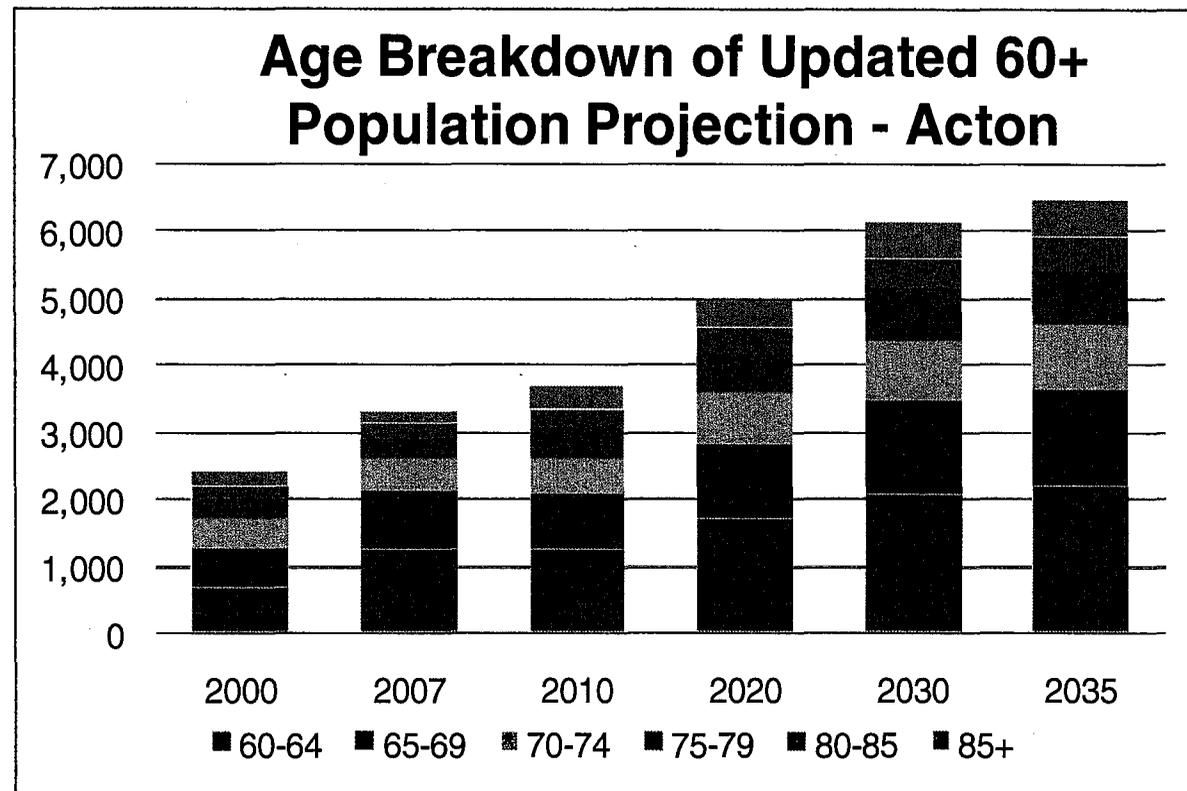


Why are We Here?

- ▶ Report on Committee's work since June
- ▶ Committee members:
 - Mike Gowing, Steve LeDoux, Dean Charter, Paulina Knibbe, Steve Baran, Ann Chang, Charlie Aaronson, Barbara Wilson, Barbara Tallone, Sharon Mercurio, Peter Ashton
- ▶ Seeking feedback and direction on a couple of critical issues
 - Clearer definition of “community use” component of center and how to get there
 - Public outreach/communications leading up to Town Meeting

Genesis of the Committee

- ▶ Seniors (60+) are most rapidly growing segment of our population
 - 3,900 in 2011 (17% of total); over 6,000 by 2030 (26% of total)



Genesis of the Committee

- ▶ In 2007 BoS formed Senior Center Expansion Committee to study needs and whether Audubon Hill location could serve those needs
- ▶ After extensive study, conclusion was no, and recommendation was to build a new center in North Acton adjacent to NARA
 - Looked at over 60 sites in town
 - Considered leasing space
 - Discussed with other towns – no interest

Genesis of the Committee

- ▶ Report issued in January 2009 and work was put on hold due to economic downturn
- ▶ Last summer BoS reconstituted the committee and formed Senior Center Building Committee
- ▶ Our charge was to pursue the recommendations of the prior report

Work of the Committee

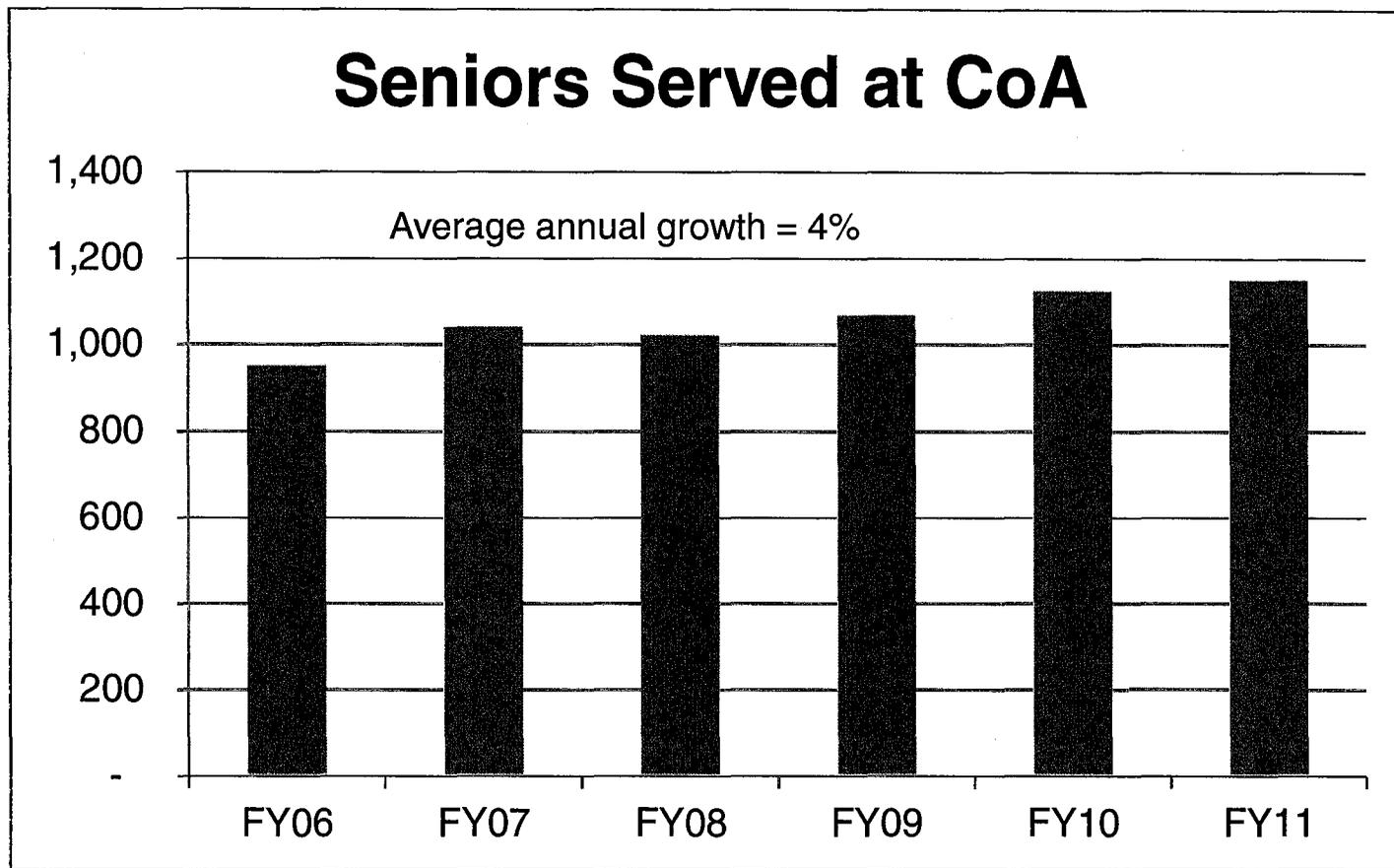
- ▶ SCBC has been meeting regularly since June
- ▶ What have we been doing:
 - Updated demographic projections
 - Visited additional newly built centers
 - Studied usage and identified unfulfilled needs
 - Evaluated other possible sites
 - Updated financial analysis of CoA and updated construction cost estimates
 - Input from the public and monitoring of 2020 process

Where are We Today?

- ▶ Updated survey of newly built or renovated centers
 - Townsend (built in 2009 w/ private funds)
 - Pepperell (built in 2003)
 - Northborough (built in 2009)
 - \$5.5M, 14,000 sq. ft. to serve a senior population of 2,700
 - Belmont (built in 2009)
- ▶ Recently approved design work/construction in Needham (\$8.5M), East Bridgewater (\$3.8M), Newburyport, Amesbury, Northampton

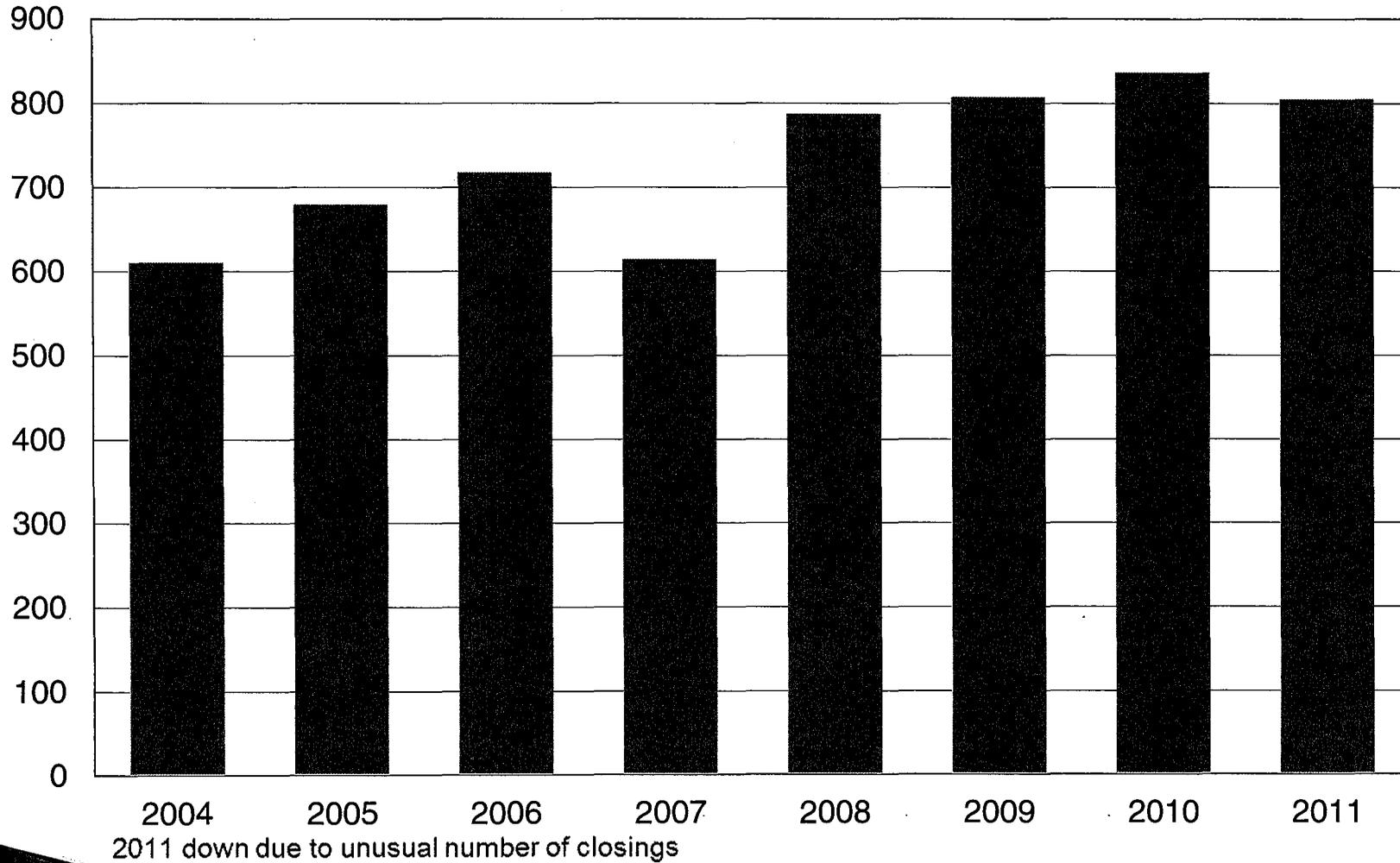
Where are We Today?

- ▶ Updated Usage Data:



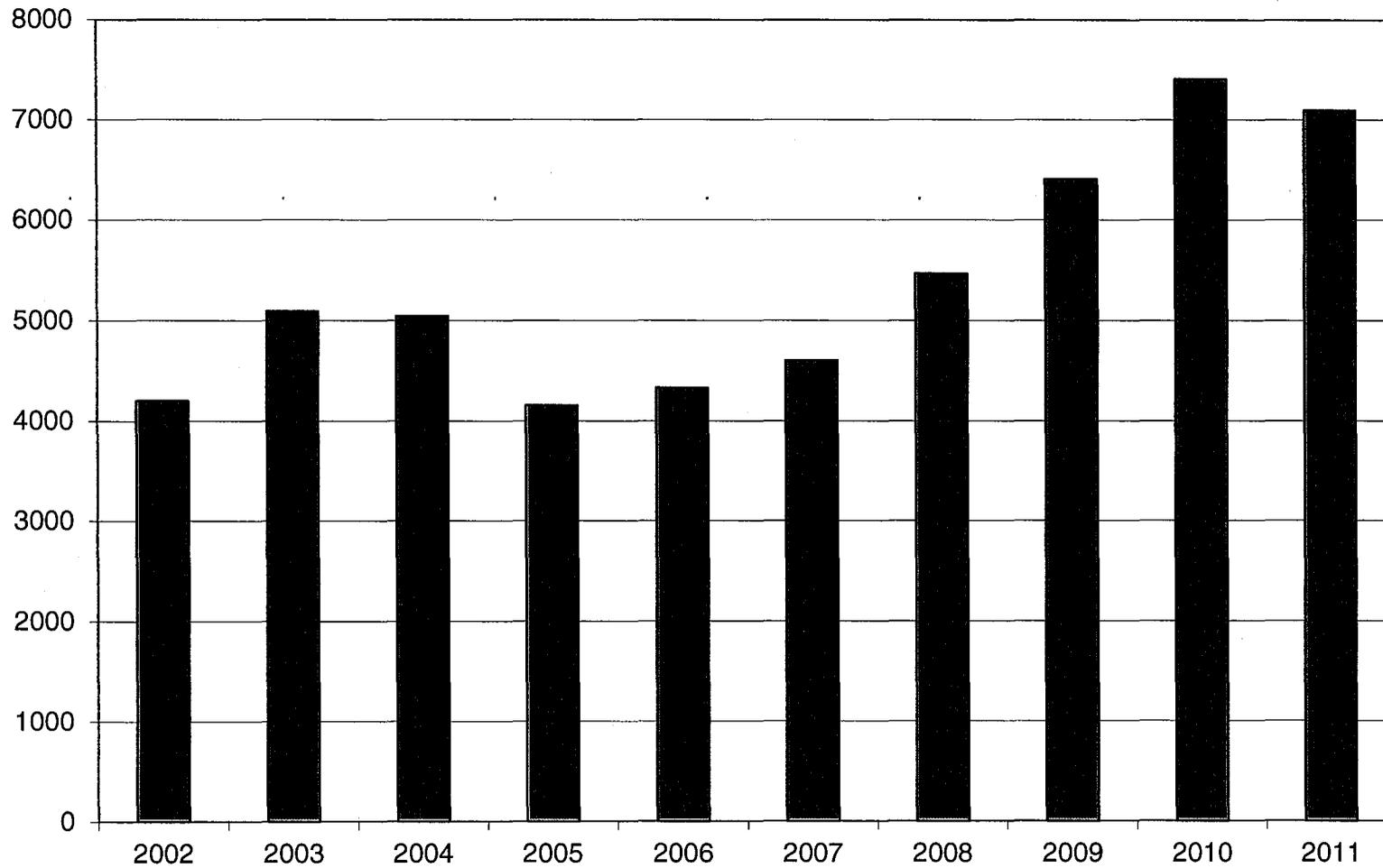
Source: Annual state reports

Number of Recreational, Social, Educational Classes and Activities



Source: CoA

Number of Seniors in Exercise Classes



FY 03 and 04 had unusual number of one-time exercise classes offered; FY11 down due to unusual number of closings

Source: CoA

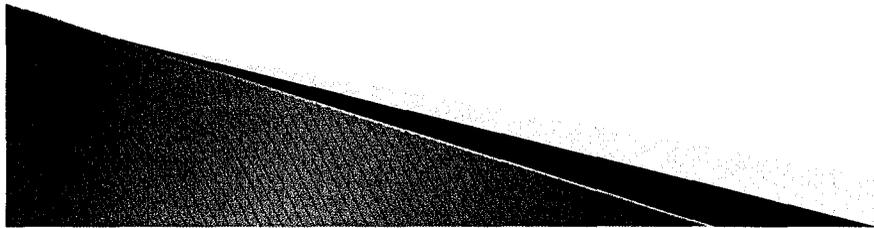


Where are We Today?

- ▶ Constraints posed by existing senior center:
 - Current size is 5,000 sq ft – inadequate and wasn't designed to be a senior center
 - Limited parking especially in mornings
 - Limited space for exercise, other programs
 - Programs oversubscribed
 - Limited private meeting space
 - E.g., wellness, podiatry clinics in dining room
 - Septic poses limitations on meals
 - Need for shelter, emergency use
- ▶ Considered rearranging schedule and times of different programs – not feasible

Where are We Today?

- ▶ Evaluated other possible sites
 - WAVE
 - Arlington St.
 - “Satellite” locations to offload certain programs
- ▶ Some community outreach, monitor 2020 process and public feedback
- ▶ Conducting a survey of seniors regarding usage, programs, interest in a new center
 - Results in February

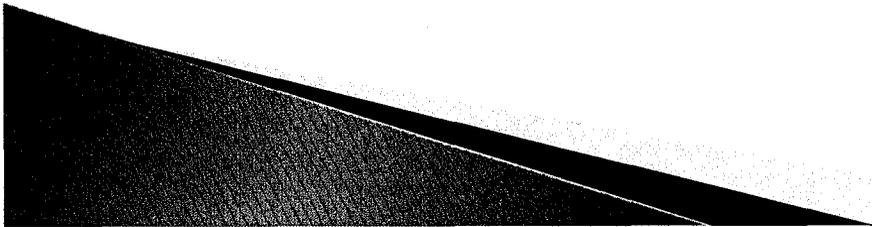


Where are We Today?

- ▶ Updated financial data
 - Updated construction cost estimate
 - Prior estimate (2008) was \$7.2 million
 - Updated estimate is \$7.7 million (Fall 2011)
 - Estimated annual debt service = \$500,000/yr. or about \$70/yr. on average SF tax bill (20 years)
 - Updated operating costs for CoA and Van
 - Additional operating costs for new center = \$270,000 includes personnel and supplies

Where are We Today?

- ▶ Current plan is to request \$140,000 at ATM for detailed design, engineering, schematics and final budget
 - Includes some money to explore community use option
- ▶ Work would be completed to request construction amount by April 2014



Direction from Selectmen

- ▶ Community use component
 - 2020 process identified senior center/community center as high priority, but community use is not well defined
 - Wide variety of ideas of what community use means
 - Day care
 - Youth activity center
 - Gym, other recreation uses
 - Swimming pool
 - Meeting space/rental to outside groups
 - Afternoon/evening use a possibility

Direction from Selectmen

- ▶ Original plan left community use vague
- ▶ Need clearer direction of what community center is, hours of use, target constituents
- ▶ We recommend formation of a subcommittee with some members of our committee as well as inclusion of different constituents
- ▶ Can get started on this work prior to ATM and if design money approved continue to work with architect in defining use/space needs



Direction from Selectmen

- ▶ Outreach activities – what do the Selectmen plan to do and what do you want us to do?
- ▶ If vote on design or full blown capital request in April, then considerable outreach is needed
 - Community forum?
 - Other outreach activities