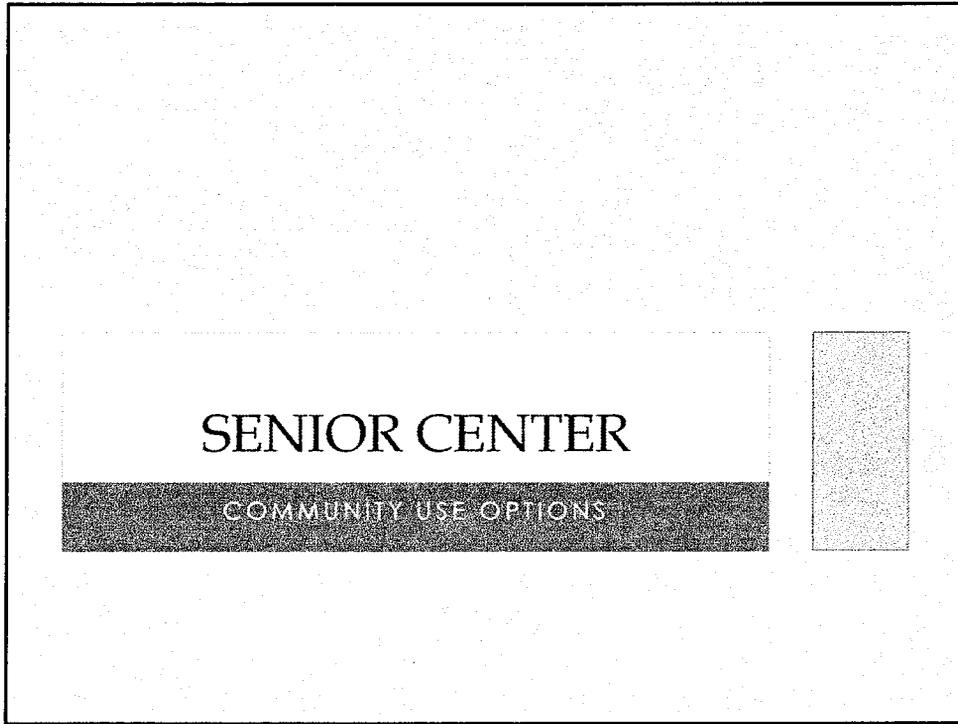


3/12/12 (4)



BACKGROUND

- Subcommittee Created in January, 2012 by BoS
- Charge – Explore Community Use Options associated with the Senior Center Project
- Membership
 - Families with pre-school and school children
 - Families with grown children
 - Seniors
- Two public forums – Feb 6th, Feb 13th
- Incorporated Info from
 - Acton 2020, Danny's Place Planning, SCBC, Beede Center

OPTION A: SENIOR CENTER

- Current Senior Center Project
- Community Uses That could be supported:
 - Performances – theater, dance, concerts, lectures
 - Events - wedding receptions, birthday parties, Dewali
 - Emergency Shelter
 - Voting location
 - After School activities – clubs, classes
 - Meetings
 - NARA associated activities
 - Overflow Parking
 - Bathrooms (accessible inside or outside of building)
 - Food for activities at NARA

OPTION A: COSTS

	FY2013	FY2015 (bonded)	When open
Design Money	\$140,000		
Construction		*\$7,700,000	
Additional Operating Costs - Sr Ctr**			\$284,000
Operating Costs - Community Use			Funded by user fees

*Construction costs will be bonded
 Expected cost for average home - \$70 per year

**Operating Costs for Expanded Senior Center
 \$154K per year (COA personnel and supplies)
 \$130K per year (custodian, maintenance + utilities)

**OPTION B:
SENIOR CENTER NOW,
COMMUNITY CENTER ADDITION LATER**

Design the Senior Center so that a community center wing could be added later

Additional Rec Center Features

- Regulation sized Gym (basketball courts, etc)
- Fitness center with weights and machines
- Community Rec Office
- Rainy day location for NARA summer camp

Additional Arts Center Features

- Arts and Crafts Rooms with storage
- Multi-purpose rooms for meetings, classes
- Performance / rehearsal spaces for theater, music, etc
- Display space for art shows

Raised in door track

OPTION B COSTS

	Size	Cost/Sq Ft	Total Cost
Gym	9000 sq ft	\$216.67	\$1,950,000
Fitness Center	2000 sq ft	\$390	\$ 780,000
Offices	500 sq ft	\$260	\$ 130,000
Art Rooms	500 sq ft	\$260	\$ 130,000
Total Additional	12000 sq ft		\$ 2,990,000
Total (w/Sr Ctr)			\$10,690,000

Estimates based on:

Gym currently under construction

Costs assume public bid laws

OPTION C: (LATER)

SENIOR CENTER / REC CENTER / ARTS CENTER

Start over with a new project

- (Probably) Different Location

Additional Rec Center Features that could be included:

- Indoor Swimming Pool.
 - A six lane pool suitable for exercise and swimming classes.
- Indoor small pool.
 - Zero entrance pool with warmer temperatures suitable for therapeutic purposes and usable by small children

Additional Arts Center Features that could be included

- Small auditorium w/stage and ancillary spaces (wings, backstage, etc)
- Music rehearsal spaces (sound proof).

OPTION C: COSTS

	Sr Center	Danny's Place Estimate	Beede Center Estimate	Total Estimated Cost
	\$7,700,000			
Low		\$6,300,000		\$14,000,000
High			\$12,000,000	\$19,700,000
**Land Costs not included				

Beede Center includes 4 pools and 2 rec centers. We are considering 2 pools and 1 rec center.

*Beede Center Cost (current prices, public bid law) - \$14,820,000

Reduced functionality - \$10,000,000

+ \$2 million for gym

QUESTIONS FOR THE BOS

What do we take to town meeting ?

- Option A: Senior Center now
- Option B: Senior Center now,
Community Center Addition later
- Option C: Combined Senior Center / Rec Center /
Arts Center later

Senior Center Building Committee voted to
recommend Option B

3/12/12

4

Senior Center Building Committee Community Use Subcommittee Summary of Functionality

Please note: these options are cumulative. Functionality in option A is available in subsequent options, etc.

**Option A: Senior Center
Project as currently defined with some small modifications**

When would community use occur?

Similar to the way the school facilities support community use
When Senior Center is not using the facilities
- late afternoon, evenings and weekends

What portions of buildings would it use?

Lobby
Large open room with simple raised stage at one end and with dividers
kitchen, (unstaffed)
bathrooms (accessible from outside when building is closed)

What functionality would be possible?

Space: Large Open Room

- Performances – theater, dance, concerts, lectures (plus rehearsals)
- Dinners / Parties - (wedding receptions, birthday parties, Dewali)
- Emergency Shelter
- Voting location

Space: Large Open Room (divided)

- After School activities – clubs, classes
- Meetings

NARA associated activities

- Overflow Parking
- Bathrooms (accessible from outside of building)
- Food for activities at NARA

What changes would be required to current plan?

Separate Kitchen storage to support food for NARA or function use

Option B: Senior Center (now), Community Center Addition (later)

Place the building on the site in such a way that later expansion is possible. The expansion could include a regulation-sized gym, associated locker rooms and multi-purpose/art spaces.

When would community use occur:

After the addition is built, any time the facility is open.

What additional portions of the building would it use?

The expanded portion

What additional functionality would be possible?

Additional Rec Center Features

Basketball / volleyball

Fitness center with weights and machines

Storage for large toys (plastic cars, etc)

Raised indoor track around the gym for year-round use

Community Rec Office

Rainy day location for NARA summer camp

Storage for Rec Dept property

Additional Arts Center Features

Arts and Crafts Rooms with storage

Multi-purpose rooms for meetings, classes,

Performance / rehearsal spaces for theater, music, etc

Display space for art shows

Other

Shared community 'office' space. Bulletin board for upcoming events.

Communications Central for local community groups.

Other possible changes to the building

Add a 'take-out' window to the kitchen for use by events at NARA

Option C: Senior Center / Rec Center / Arts Center (later)

When would community use occur:

Any time the facility is open

What additional portions of the building would it use?

This option is likely to need a different location due to size limitations of the NARA site. Given this, it makes sense to re-design the building to accommodate the senior center and the community rec / art center. The design should support the features listed in the other options plus functionality that is suitable to a full scale senior / community rec/arts center.

If this option is selected, considerable time needs to be spent determining the appropriate site and functionality requirements as part of the exploratory process.

If the facility is not located as NARA, the functionality specifically associated with NARA would not be available.

What functionality would be possible?

Acton residents have asked that the following additional uses be supported by this project:

Additional Rec Center Features

Indoor Swimming Pool. A six lane pool suitable for exercise and swimming classes.

Indoor small pool. Zero entrance pool with warmer temperatures suitable for therapeutic purposes and usable by small children

Small room for child care activities while parents are exercising

Additional Arts Center Features

Small auditorium w/stage and ancillary spaces (wings, backstage, etc)

Music rehearsal spaces (sound proof).