Summary of Discussions with Wellesley Community Center

Board of Selectmen

September 20, 2010

Tonight's Objective

The objective of tonight's presentation is to update the full Board on the discussions between the Board of Selectmen, Council on Aging and the Wellesley Community Center's Strategic Planning Group and to discuss the options to preserve the ability of the Council on Aging and its programs to stay in the WCC on a long term basis.

Agenda

- Participants in discussions and meeting dates
- WCC mission and current thinking
- BOS and COA vision and goals for Senior Center
- BOS and COA Plan for delivery of programs and services
- Design specifications
- Challenges with WCC Facility
- Issues with COA's current spaces at WCC
- Options considered
  - Renovation of existing facility
  - Tear down/rebuild
  - Additional alternatives
- Questions and discussion

Meetings and Participants

Board of Selectmen

Terri Tsagaris, Barbara Searle, Hans Larsen

Council on Aging

Gayle Thieme, Linda Cohen

Tolles Trustee

Gail Kingsley

Wellesley Community Center

Steve Peretti, Cherine Nestor, Dennis Archibald,

Kevin Toomey, Don Kelley, Craig Bentley, David Walsh

Meeting Dates: June 7, 22; August 3, 25; September 7

WCC Mission and Current Thinking

- Mission is to provide meeting space for community groups at lowest possible cost
- Current facility does not meet needs of the COA and design goals of proposed Senior Center
- Viable plan must meet the needs of the COA and the needs of all WCC constituencies, including groups that pay for use of the space

Vision and Goals of Senior Center

- Enable and enhance vibrant, engaged and healthy lifestyle
- Place to gather, connect, socialize, learn aand exercise
- Deliver and expand programs to meet needs of adult seniors
- Foster intergenerational participation
- Promote “aging in place”

Plan for Delivery of Programs and Services to Seniors

- Must meet vision and goals of Senior Center Working Group and Council on Aging
- Must include facility and operating plans
- Must be financially feasible
- Must be executable within reasonable time frame
- Must include details of logistics and operational management

Design Specifications

- Accessible, flexible and comfortable spaces conducive to multiple activities
- Dedicated and exclusive spaces for senior activities
- Activity spaces including a Main Hall and Activity Rooms
- Meeting Spaces
- Dining/Food Preparation Facilities
- Office and Administrative spaces
- Informal gathering spaces

Fundamental Challenges with WCC Facility

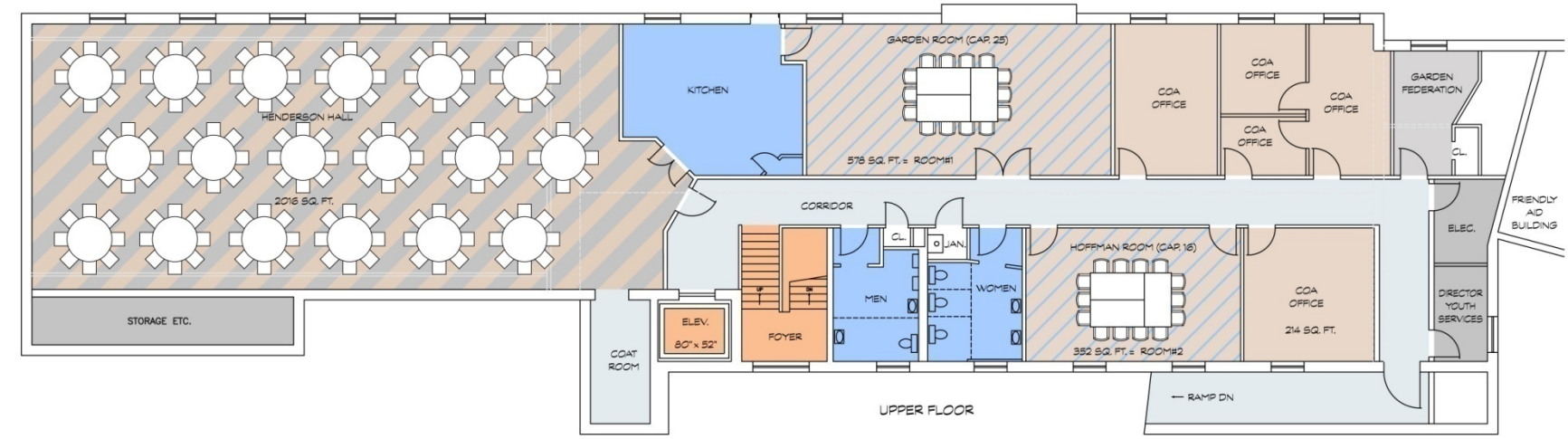
- Upon entering building, must either use stairs or elevator to get to offices or meeting spaces
- One level of building not accessible by elevator
- Elevator to lower level enters directly into meeting space rather than hallway
- Handicap ramps not ADA compliant, including ramp to Tolles-Parson Room

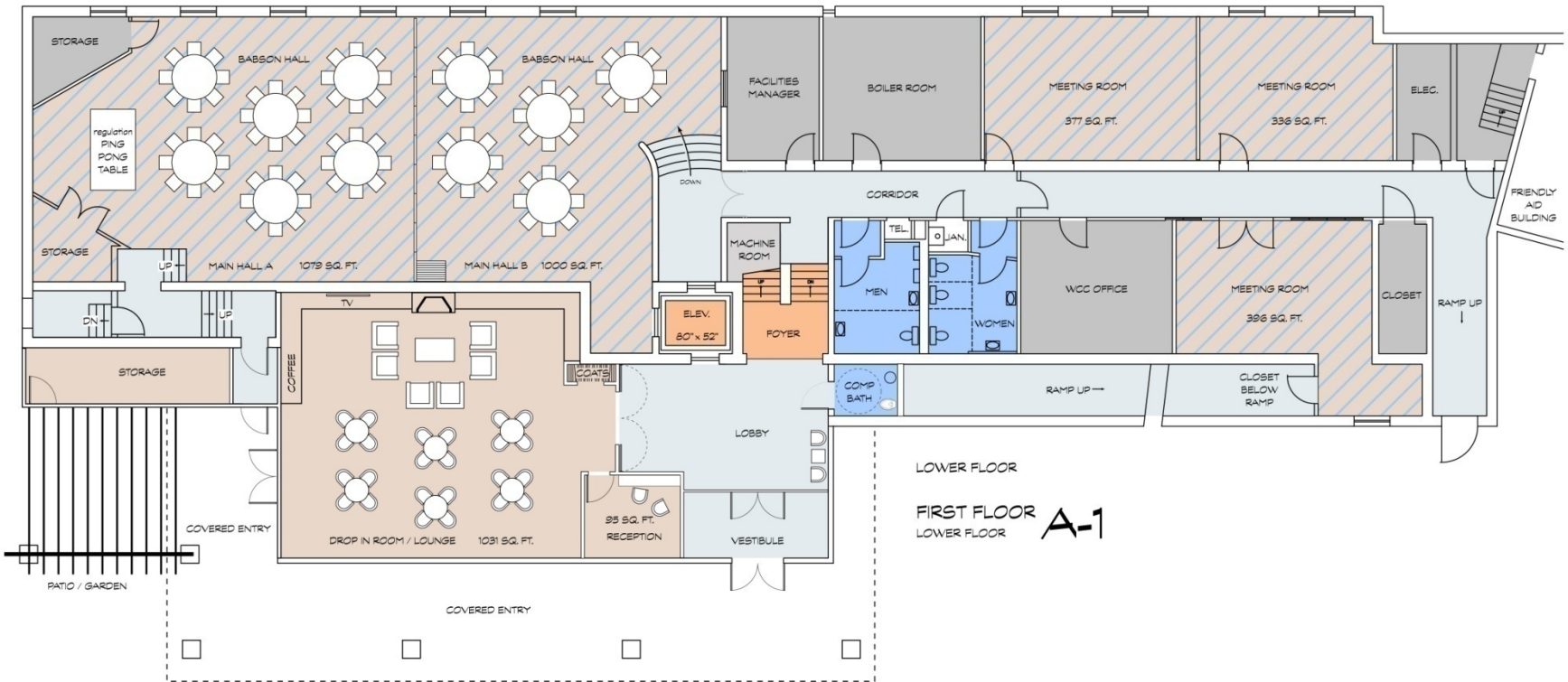
Current issues with COA Space at WCC

- Only one room for exclusive use of COA – in basement, limited light, no elevator access
- Accessibility a challenge
- Lack of adequate space for concurrent programming
- Offices on different floor from primary activity spaces
- No central location for meeting or socialization
- No custodian on site during entire working day; cleaning standards inadequate

Option A-1

- Addition to lower floor
- Adds Drop-in Room and reception area on lower level; one additional COA office on upper level
- Converts current Pre-school space to meeting rooms
- Exclusive COA space: COA offices, Drop-in Room and Reception area
- Construction cost estimate: $2,538,000
- Cost to Town: $2,138,000
- Cost to WCC: $400,000





FIRST FLOOR
LOWER FLOOR

A-1

Issues with Option A-1

- COA offices and kitchen remain on second floor away from reception and primary meeting spaces
- Primary activity spaces in basement; less natural light as result of addition
- 4 levels of space; high elevator costs
- Not enough exclusive space for COA
- Large financial contribution by Town without ownership or operational control

Option A-2

- Same as Option A-1 with larger addition to lower floor
- Addition of Drop In Room, reception area and small activity space to lower floor; one additional COA office on upper floor
- Convert current Pre-school space to meeting rooms
- Construction cost estimate: $2,513,000
- Cost to Town: $2,113,000
- Cost to WCC: $400,000

HENDERSON HALL
2016 SQ. FT.
KITCHEN
GARDEN ROOM (CAP. 25)
578 SQ. FT. = ROOM#1
COA OFFICE
COA OFFICE
COA OFFICE
COA OFFICE
GARDEN FEDERATION
CL.
CORRIDOR
ELEC.
FRIENDLY AID BUILDING
STORAGE ETC.
COAT ROOM
ELEV. 80" x 52"
FOYER
CL.
JAN.
MEN
WOMEN
HOFFMAN ROOM (CAP. 16)
352 SQ. FT. = ROOM#2
COA OFFICE
214 SQ. FT.
DIRECTOR YOUTH SERVICES
RAMP DN
UPPER FLOOR
LEGEND
= EXCLUSIVE SPACE: 24/DAY, 7/WEEK
= DEDICATED SPACE: MON - FRI, 9AM - 4PM
= SHARED SPACE: RESERVE AHEAD
= COMMON USE SPACES
STORAGE
BABSON HALL
BABSON HALL
FACILITIES MANAGER
BOILER ROOM
MEETING ROOM
377 SQ. FT.
MEETING ROOM
336 SQ. FT.
ELEC.
FRIENDLY AID BUILDING
regulation PING PONG TABLE
MAIN HALL A 927 SQ. FT.
MAIN HALL B 856 SQ. FT.
CORRIDOR
STORAGE
UP
ADA COMPLIANT RAMP UP
TEL
JAN.
MEN
WOMEN
WCC OFFICE
MEETING ROOM
396 SQ. FT.
CLOSET
RAMP UP
DN
UP
COATS
MEN
WOMEN
ELEV. 80" x 52"
FOYER
DROP IN ROOM / LOUNGE
775 SQ. FT.
MACHINE ROOM
RAMP UP
CLOSET BELOW RAMP
LOBBY
SMALL ACTIVITY AREA
500 SQ. FT.
TV
COFFEE + TEA
ADMIN
187 SQ. FT.
RECEPTION
VESTIBULE
COVERED FRONT ENTRY / PORCH
LOWER FLOOR
FIRST FLOOR PLUS
LOWER FLOOR PLUS ROOM
A-2

Issues with Option A-2

- COA offices and kitchen remain on upper floor away from reception and primary meeting spaces
- Primary activity spaces in basement; less natural light as result of addition
- 4 levels of space; multiple ramps
- Not enough exclusive space for COA
- Large financial contribution by Town without ownership or operational control

Option B-1

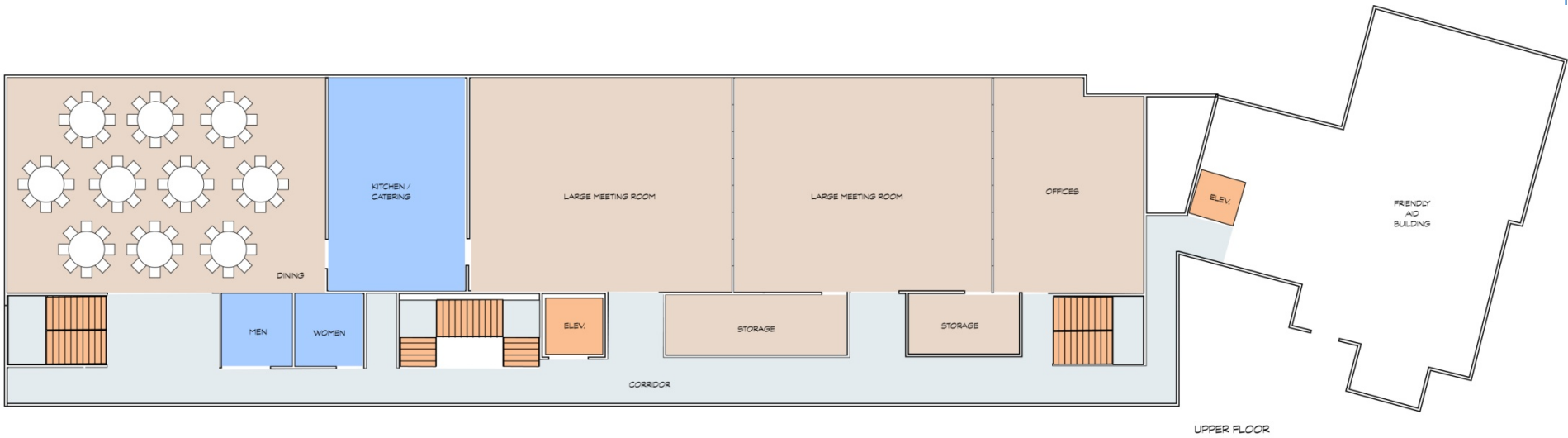
- Two-story addition
- Addition of Drop-in Room, reception area, small activity space and small kitchen on lower level
- Addition of two activity rooms and COA office space on upper level
- Total construction cost: $3,113,000
- Cost to Town: $2,713,000
- Cost to WCC: $400,000

TWO STORY ADD.
LOWER AND UPPER FLOOR

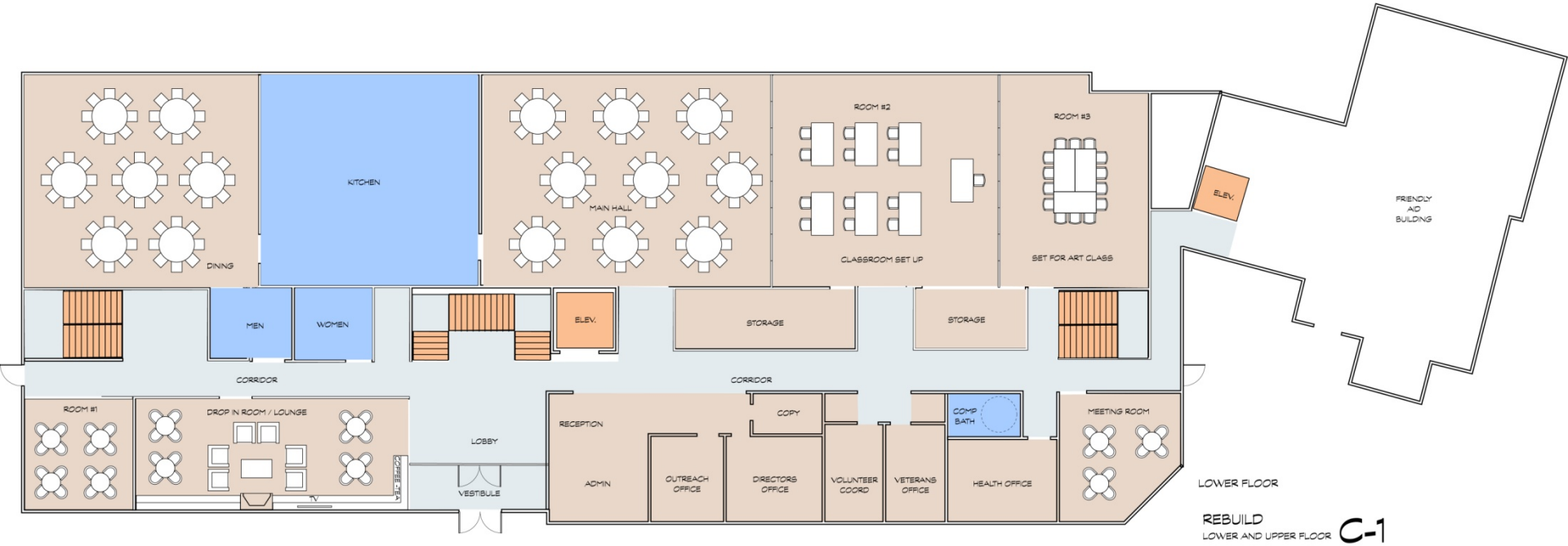
B-1

Issues with Option B-1

- Spaces on five levels
- COA offices on separate floor from main activity rooms
- Large financial contribution by Town without ownership or operational control



UPPER FLOOR



LOWER FLOOR

REBUILD
LOWER AND UPPER FLOOR C-1

Review of Option C-1

- Conceptually viable option, but many issues
- Large financial contribution by Town without ownership interest or operational control

Community Center Options

Option A-1 – Ground-level addition to accommodate Drop-in Room, reception area

Option A-2 – Similar to A-1, but with less elevator reconfiguration work

Option B-1 – Two-story addition to accommodate Drop-in Room, reception area and COA offices

Option C-1 – Tear down and rebuild facility

Cost of Community Center Options

Option	Estimated Total Cost Minimum	Estimated Total Cost Maximum	Cost to Town
A-1	$ 1,989,000	$ 2,538,000	$ 2,138,000
A-2	$ 1,964,000	$ 2,513,000	$ 2,113,000
B-1	$ 2,564,000	$ 3,113,000	$ 2,713,000
C-1	$ 3,575,000	$ 4,425,000	$ 4,025,000

Additional Concepts Proposed

- T-1 - Reservation and some renovation of entire 2nd floor of Community Center for exclusive use by the COA during the day (e.g., 9 AM – 5 PM)
- T-2 - Town to assume operational responsibility for entire Community Center facility (combined with some form of renovation/reconstruction)
- T-3 - Condominium option – New facility with Town/COA owning 1st floor and WCC owning 2nd floor

Condominium Concept – Further Details

Concept:

- Tear down and rebuild facility
- Use “condominium” approach whereby WCC owns and controls one floor of building and Town owns and controls one floor of building

Issues:

- Project scope, e.g., Friendly Aid Building
- Financing
- Timing
- Municipal procurement laws will apply to Town
- Operational and management logistics
- Maintenance of common areas of building
  (roof, elevator, landscaping, parking area, HVAC and plumbing, etc.)