

Informational Presentation for the Scituate Council on Aging & Recreation Center Buildings

1. Council on Aging Needs Assessment
2. The proposed Council On Aging Building
3. Development of the Gates School Site Plan
4. The Recreation Center
5. Summary

Scituate's Senior Center Since 1983



1. Exercise/Fitness, Wellness, Recreation
2. Education, Information, Stimulation
3. Socialization
4. Community Outreach
5. Volunteer Opportunities
6. Transportation

ALL OF THESE CREATE, PROVIDE
CONNECTIONS

What We Don't/Can't Provide

1. More plentiful volunteer opportunities
2. Daily lunches for socialization (or HDM)
3. Spaces for privacy for clients, visiting professionals, more health and wellness
4. Proper exercise space in one building
5. Limited class space and staff awareness of participant needs and dynamics
6. Limited opportunity to cultivate variety of programs to increase interest, participation
7. New classes; promotion of lifelong learning

Town census data - voter registration lists 2014, 2017 & 2018 Projections from UMass Donahue Institute

	2010	2014	2017	2018	2020	2025	2030	2035
Total Pop	18,133	18,848	18,880	18,666	17,434	17,102	16,900	16,724
60 & over	4,334	5,116	5,236	5,323	5,521	5,950	6,075	5,816
% 60+	24%	27%	27%	29%	32%	35%	36%	35%
55+	6,112			8,892				
				48%				
45-59	4,483			4,331				
				23%				
18-45	5,248			5,732				
				30%				
Under 18	3,887			2,631				
				14%				

Senior Center Participation Statistics

WHEN	Exercise/ Recreation	Information/ Social Events	Duplicated	Unduplicated
2017	273 / 279 (552)	223 / 151 (374)	10,011	960
2018	288 / 341 (629)	190 / 320 (510)	10,785	1,100
FY 2018	314/ 344 (658)	207 / 255 (462)	10,790	1,175
FY 2019 (8 mos)	236 / 263 (499)	165 / 223 (388)	6,552	925

How Did We Get Here?

2014-15 Needs Assessment Study

- Need for SC activities & services
- Desire for better facility
- Majority planning to remain in Scituate

2015-16 Building Re-use Report

- Standalone Senior Center
- Possible renovation of Gates building for
- Town Hall including Recreation facility;
= Tabled to make Senior Center a priority

2017 Feasibility Study Jan-Oct

- Gates site chosen as best location for SC

2018 Funds allocated for design of Senior Center

- Removal of old Gates building recommended
- Scope expanded to include Gym/Recreation

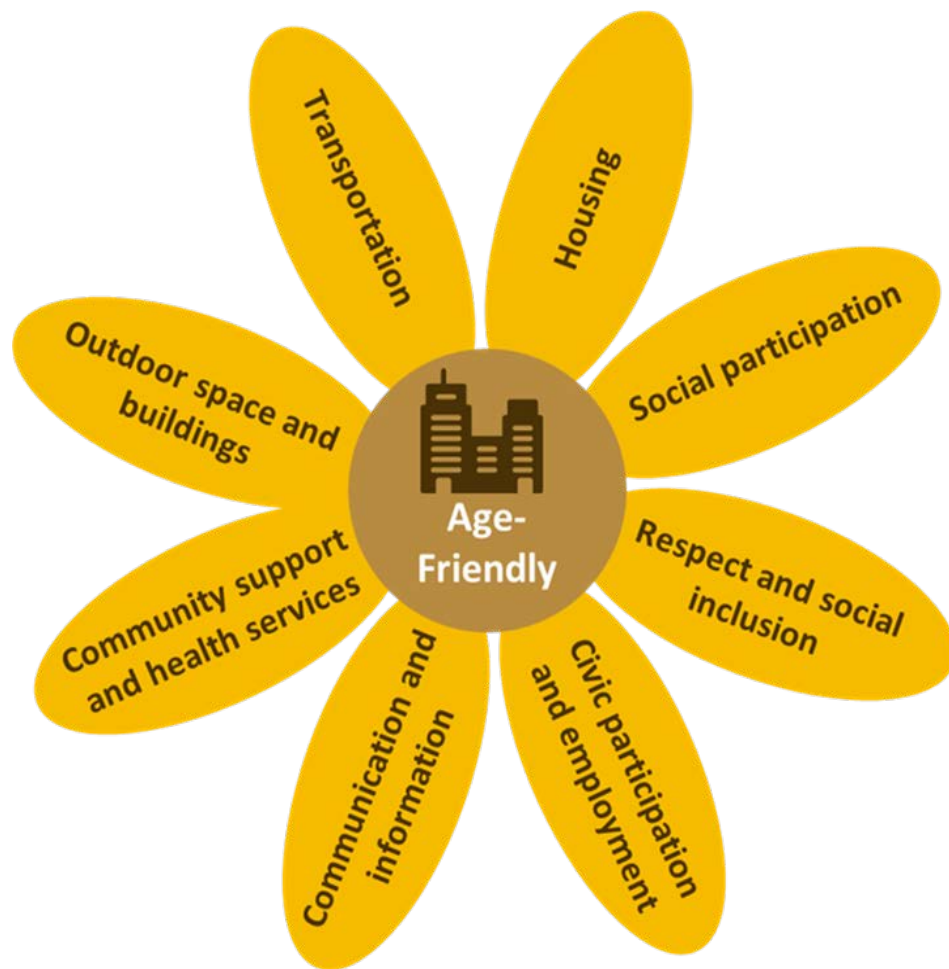
Project Summary

1. **UPDATES** Veterans Memorial Gym for town residents of all ages – minimum necessary for ADA compliance for now; can phase in other needs/priorities as able.
2. **CREATES** new 15,000 sq ft building for Community Senior Center providing for day and evening programs, activities, social events, meeting space, and community or private events.
3. **MAINTAINS** existing Gates campus resources—Historical Society/landmarks, green space/frontage (future value added), tennis, baseball, soccer (walking track); proposed outdoor attributes.

Commitment Connection Community



- Site improvement for central & visible area of Scituate;
- Improved parking with room for vans & Rec;
- Outdoor space for events, recreation, exercise, sustainable gardening, community gathering;
- Multi-use, multigenerational activities on one campus
- Community use of SC building resources & amenities for Recreation, Historical Society, youth sports, evening/weekend meetings and events, rentals



A community-led initiative with the goal of planning changes to Scituate that will improve accessibility, inclusivity, and creativity so that residents of ALL ages can participate fully in the community.

Aging in Place By the Numbers

30%

The percentage of the Scituate population over age 60 by the year 2030.

3 out of 4

Scituate seniors wish to live in Scituate as long as possible.

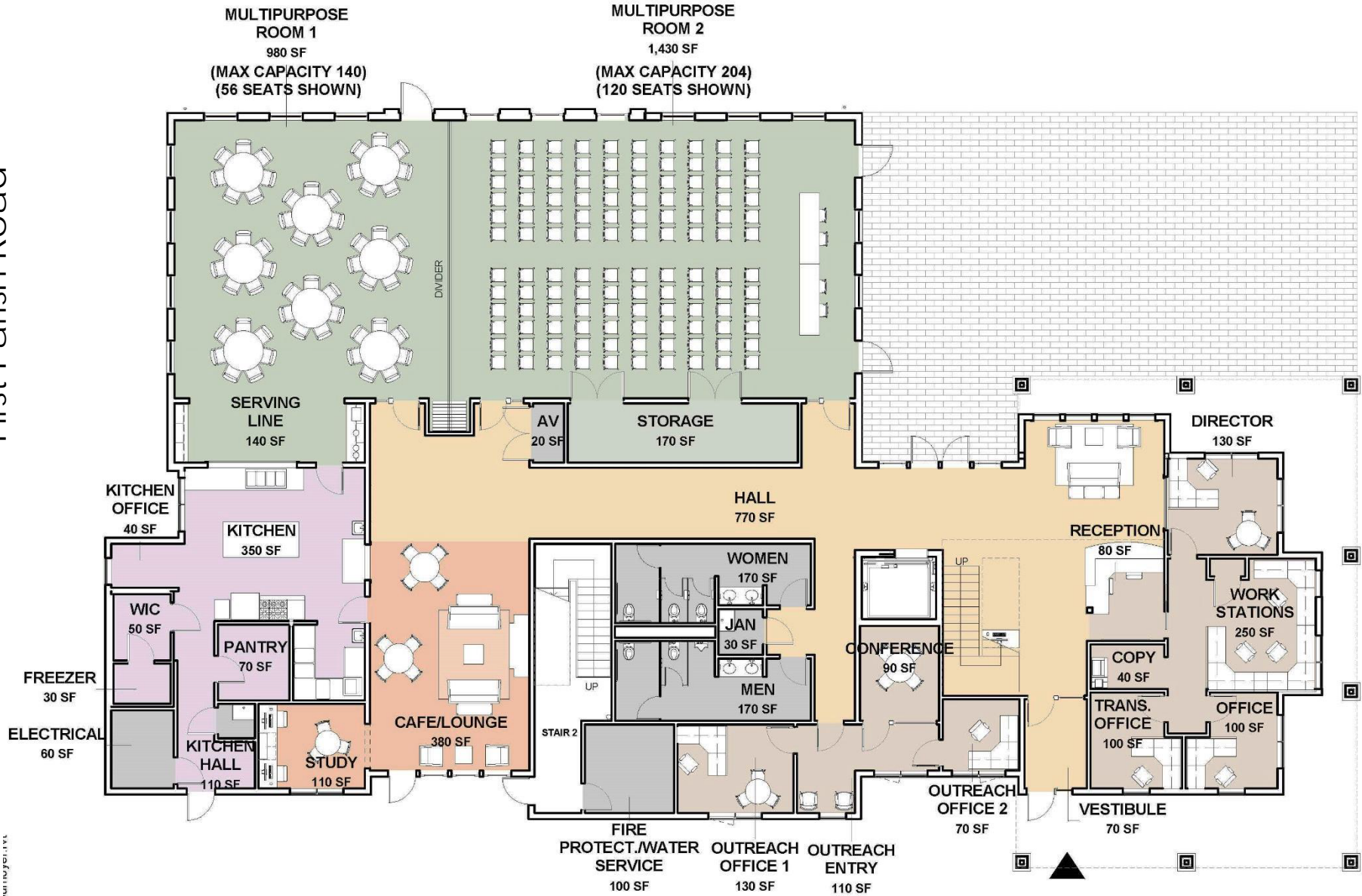
90%

of the Scituate senior population report a sense of belonging in the community.

CoA First Floor Plan

Green

First Parish Road



Access Drive

CoA Second Floor Plan

Green

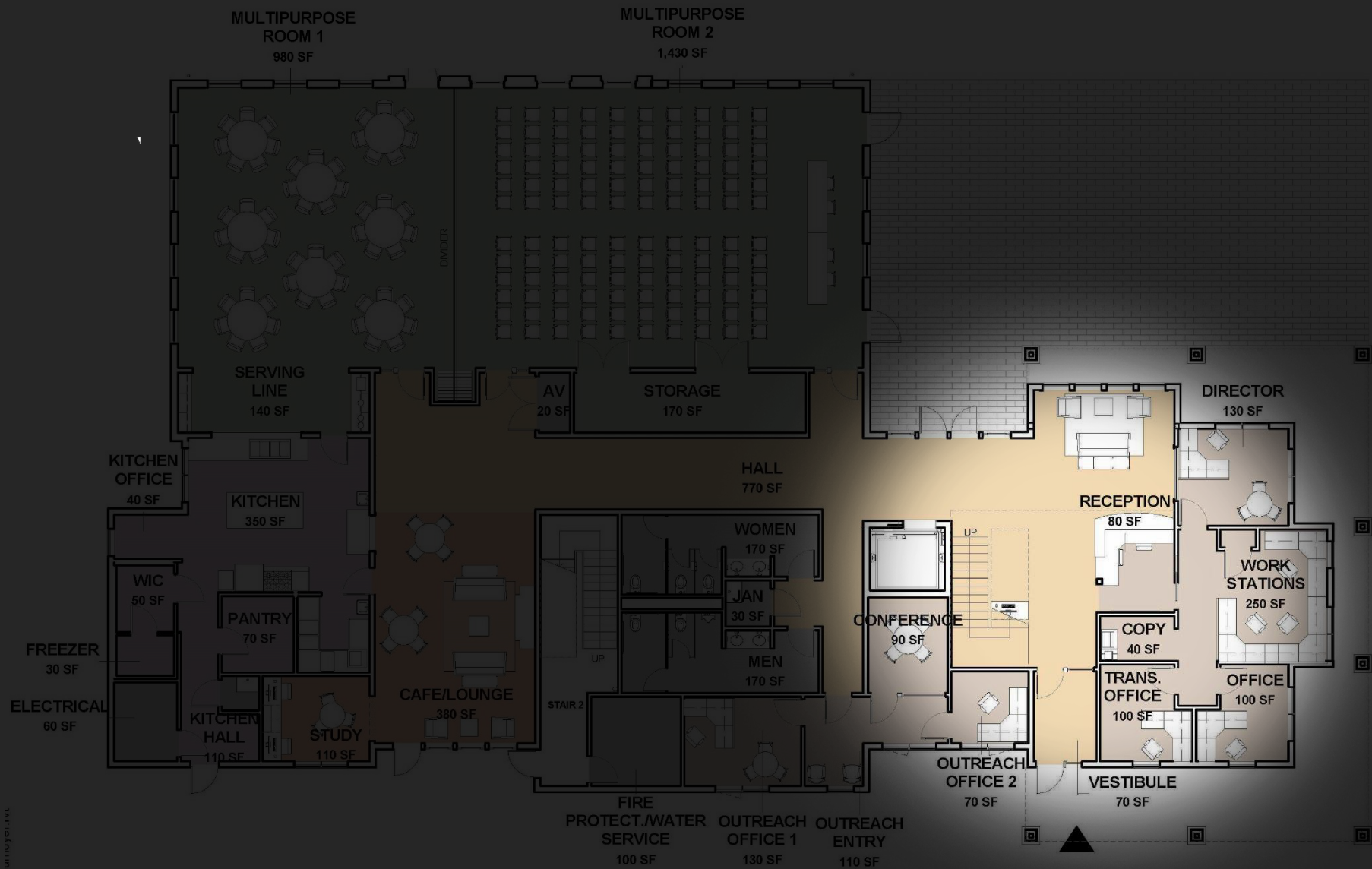
First Parish Road



Access Drive

15,640 square foot total building

- 2,400 sf sub-dividable Multi-Purpose Room (MPR)
- Multi-Purpose Commercial Kitchen
- 3 Program Rooms
- 3 Conference Rooms
- Wellness Center
- Activity Room
- Café Lounge functions as anteroom to MPR
- 640 sf Veterans Suite
- Flexibility for future adaptation

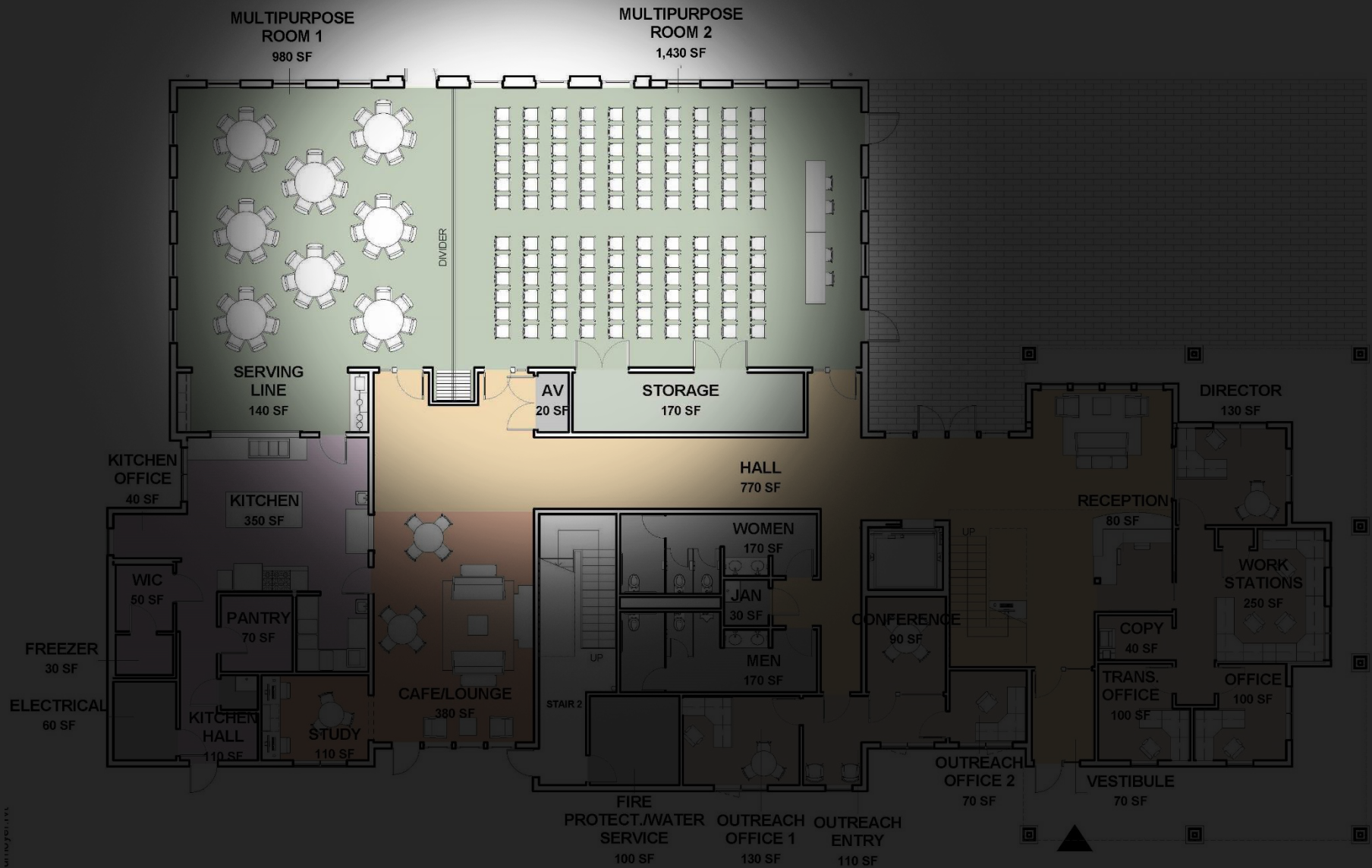


CoA Entry



CoA Lobby & Information





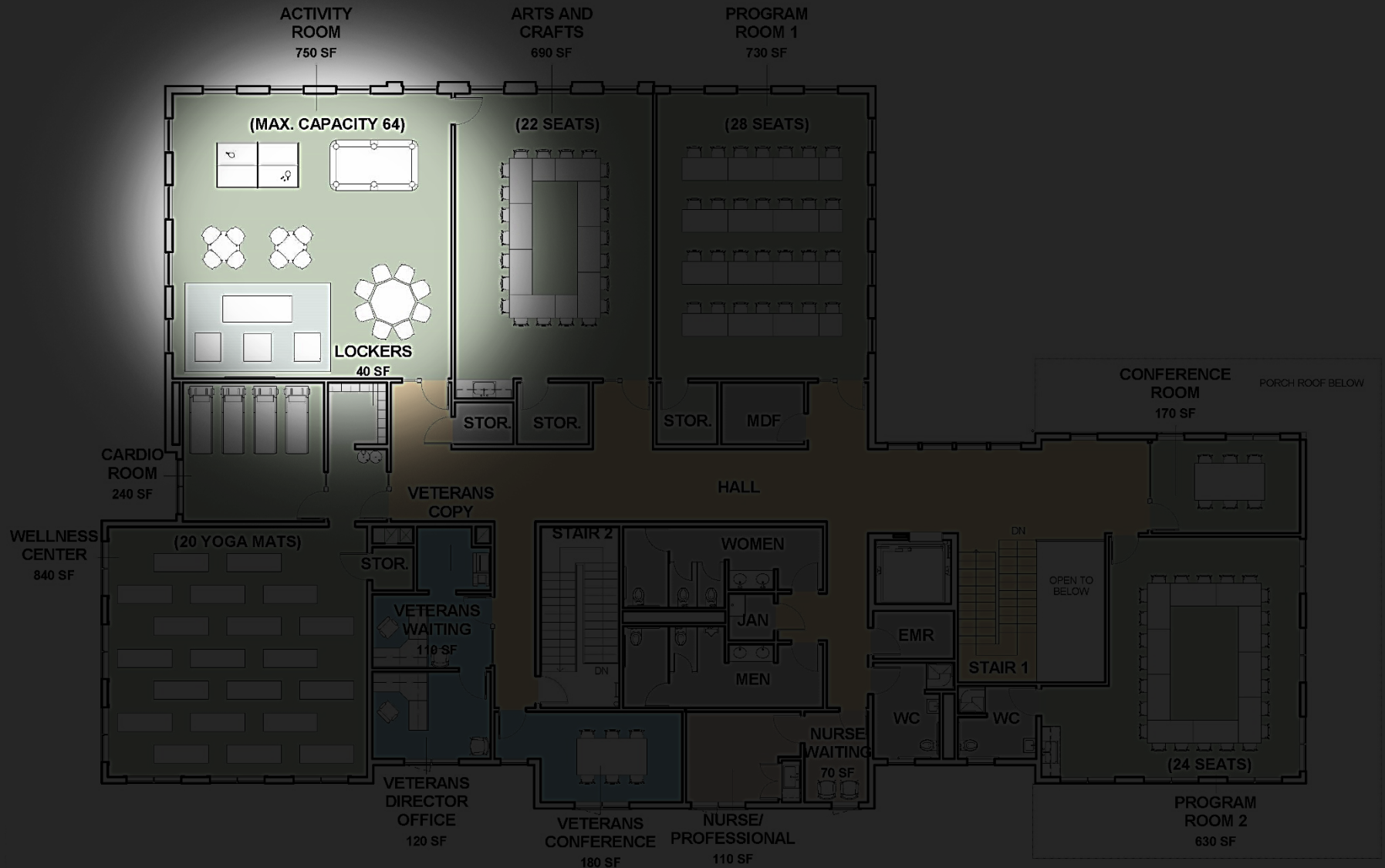
A flexible sub-dividable Multi-Purpose Room



Café & Anteroom to the MPR



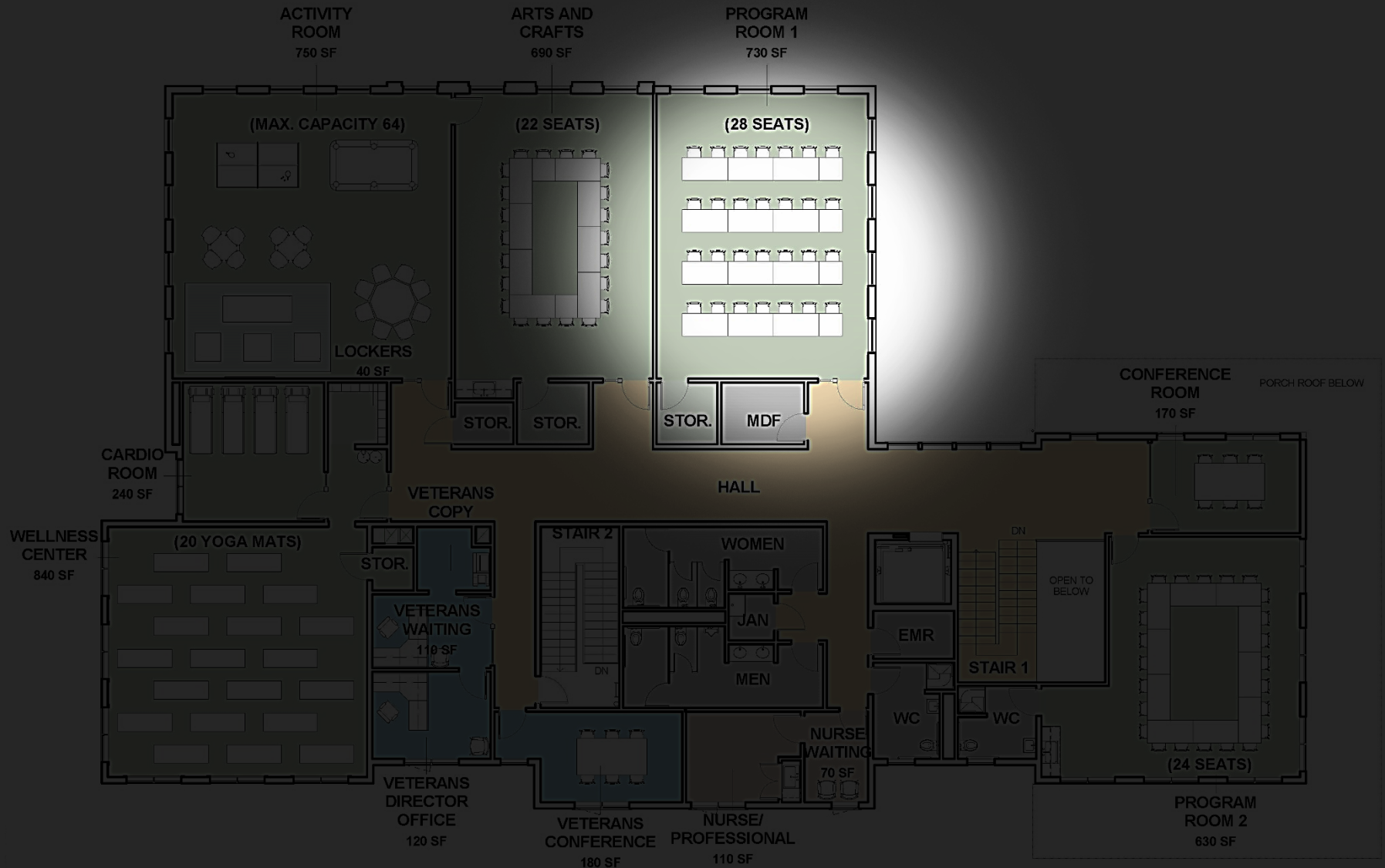
Activity & Program Rooms



Activity Room



Activity & Program Rooms



Program Room



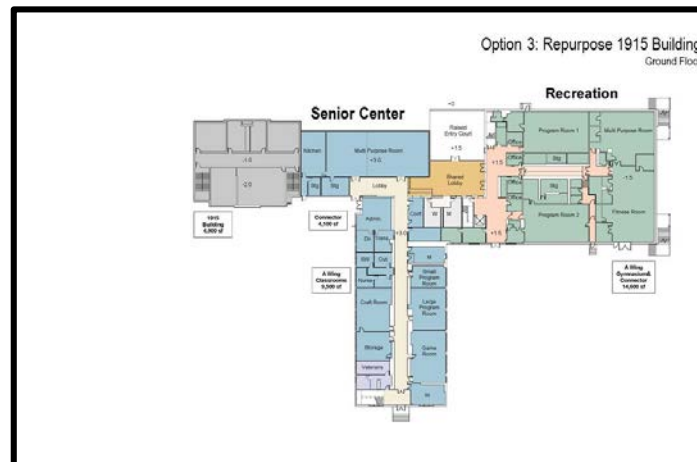
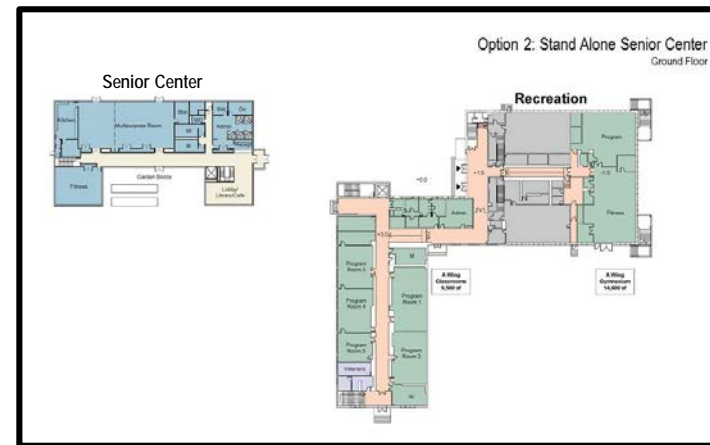
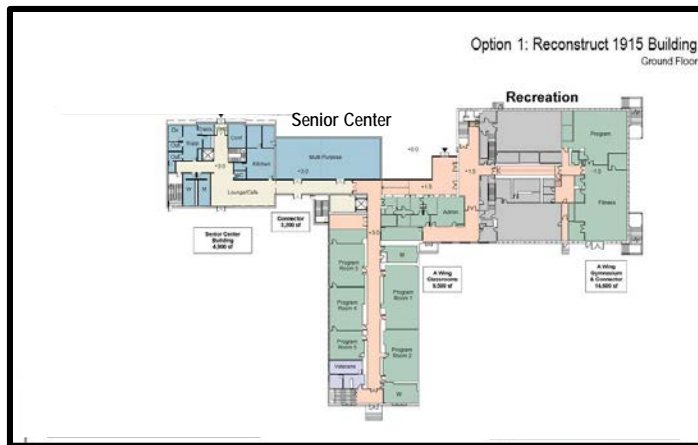
Scituate's Gates School Campus

First Parish Road



Previous Options Considered

Complexity of renovation, excess floor area and the lower efficiency of using classroom spaces for the senior center programs result in the reuse and renovation schemes ranging in cost between \$25 M and \$27 M. A stand alone Senior Center with the Renovated Gym Building for the Recreation Department was determined to be the most cost effective option.

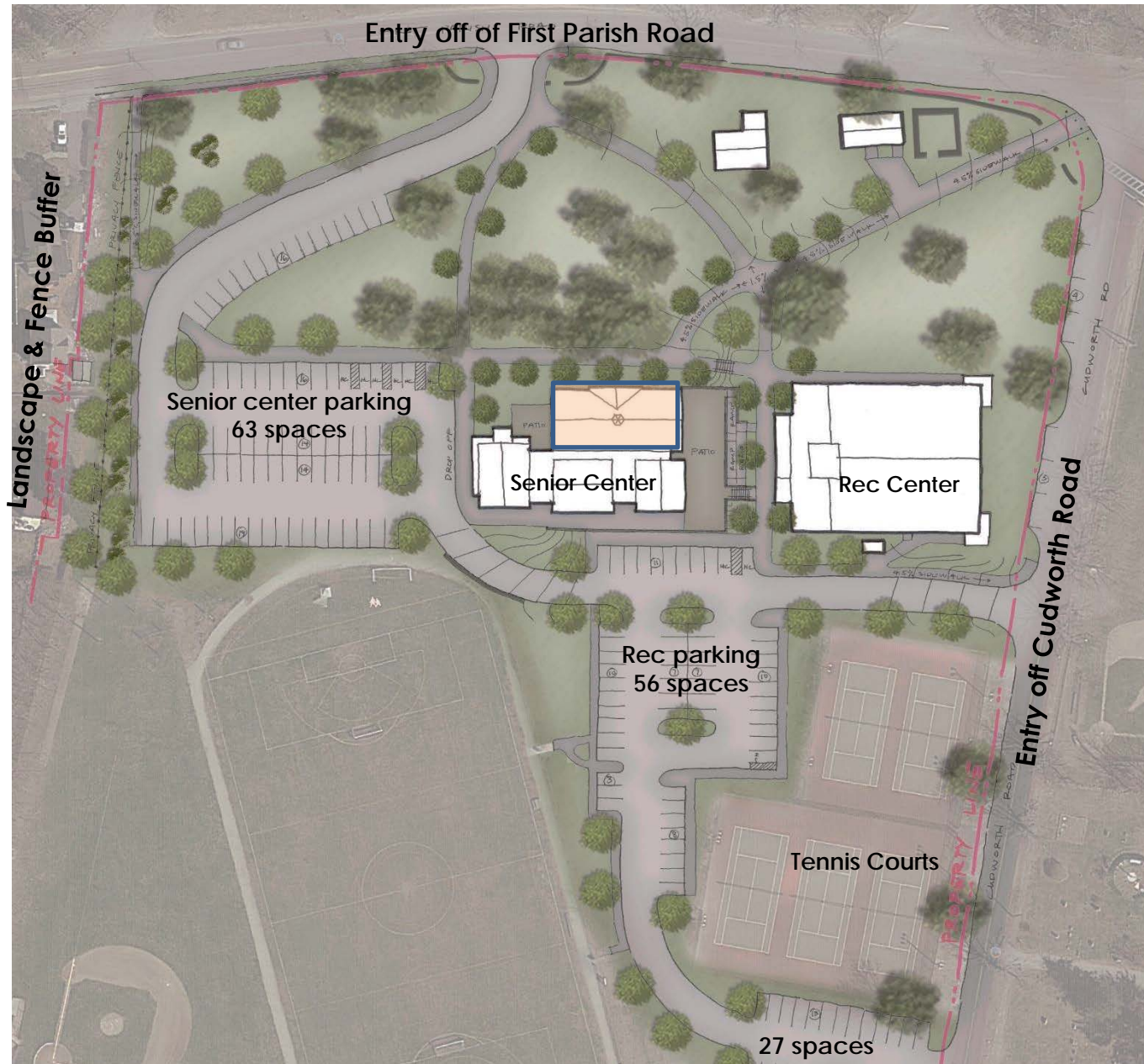


Project Cost Range of the Options Considered

Cost Range for these Options: **\$21M – \$27M**

Total Project Cost includes construction cost plus all other project related costs including but not limited to equipment, furniture, utility back charges, professional fees, and moving.

The Original Preferred Alternative



Included 15,640 square foot total building

With 640 sf Veterans Office Suite

Demolished Gates School except "A Wing" Gym

Gym building adapted to house the Recreation Center

Reconstructed "B-Wing" is centerpiece for CoA building

An \$18 M to \$20 M project cost range

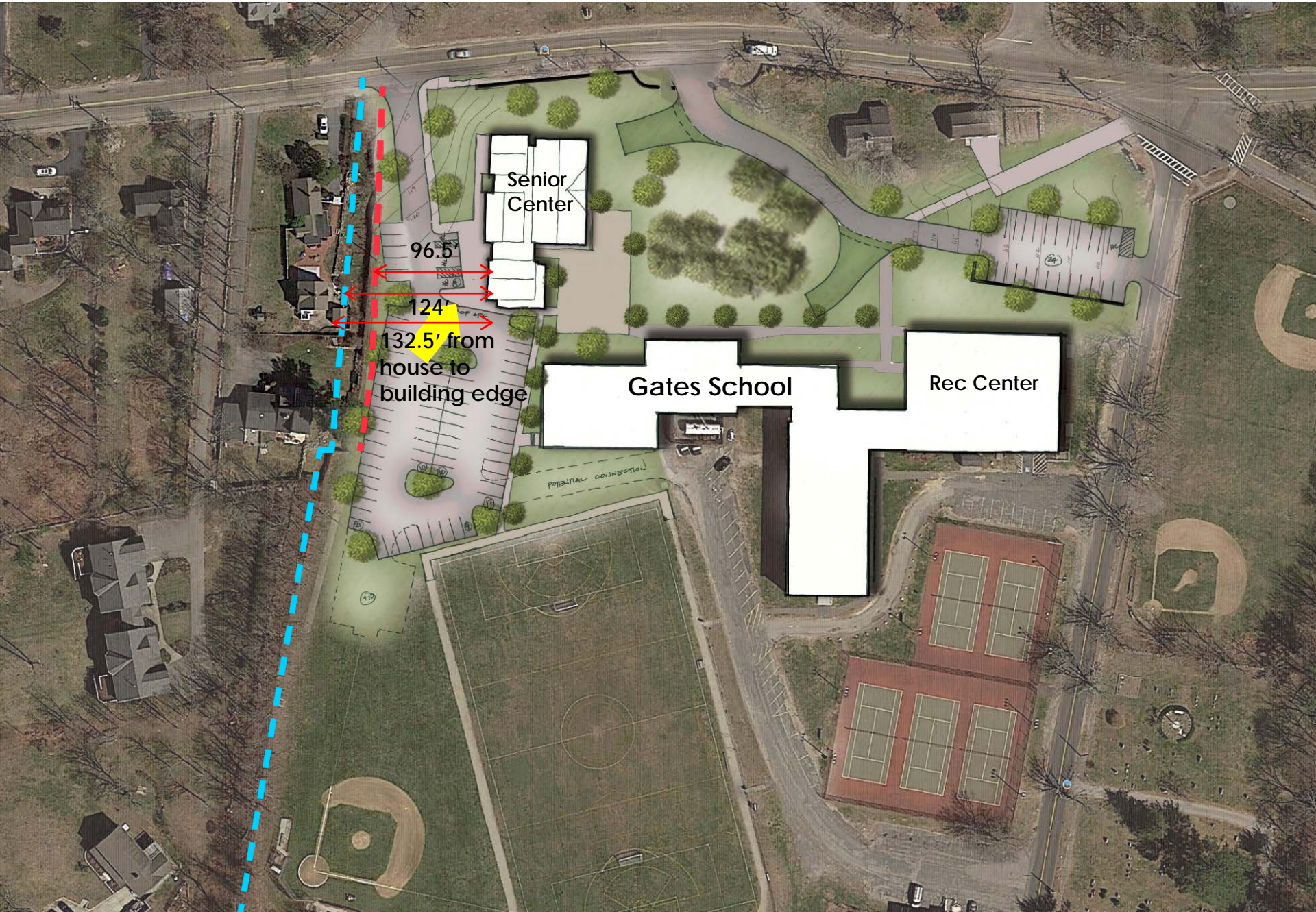
What lead to the change?

Community resistance to demolishing the Gates School

Concern regarding the cost

CoA Building is "engaged" to the Gates School discussion

Proposed: Retaining the Gates School



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Included 15,640 square foot total building

With 640 sf Veterans Office Suite

Maintains most of Gates School

Gym receives accessibility & maintenance improvements
(Elevator, accessible restrooms & roof repair)

Post War “C Wing” is demolished

Council on Aging Building located near C Wing footprint

CoA Building is “disengaged” from the Gates School

Lower Cost, less work in Rec Center portions of project



Gates Campus with the CoA Building



CoA Patio off Lobby & Multi-Purpose Room

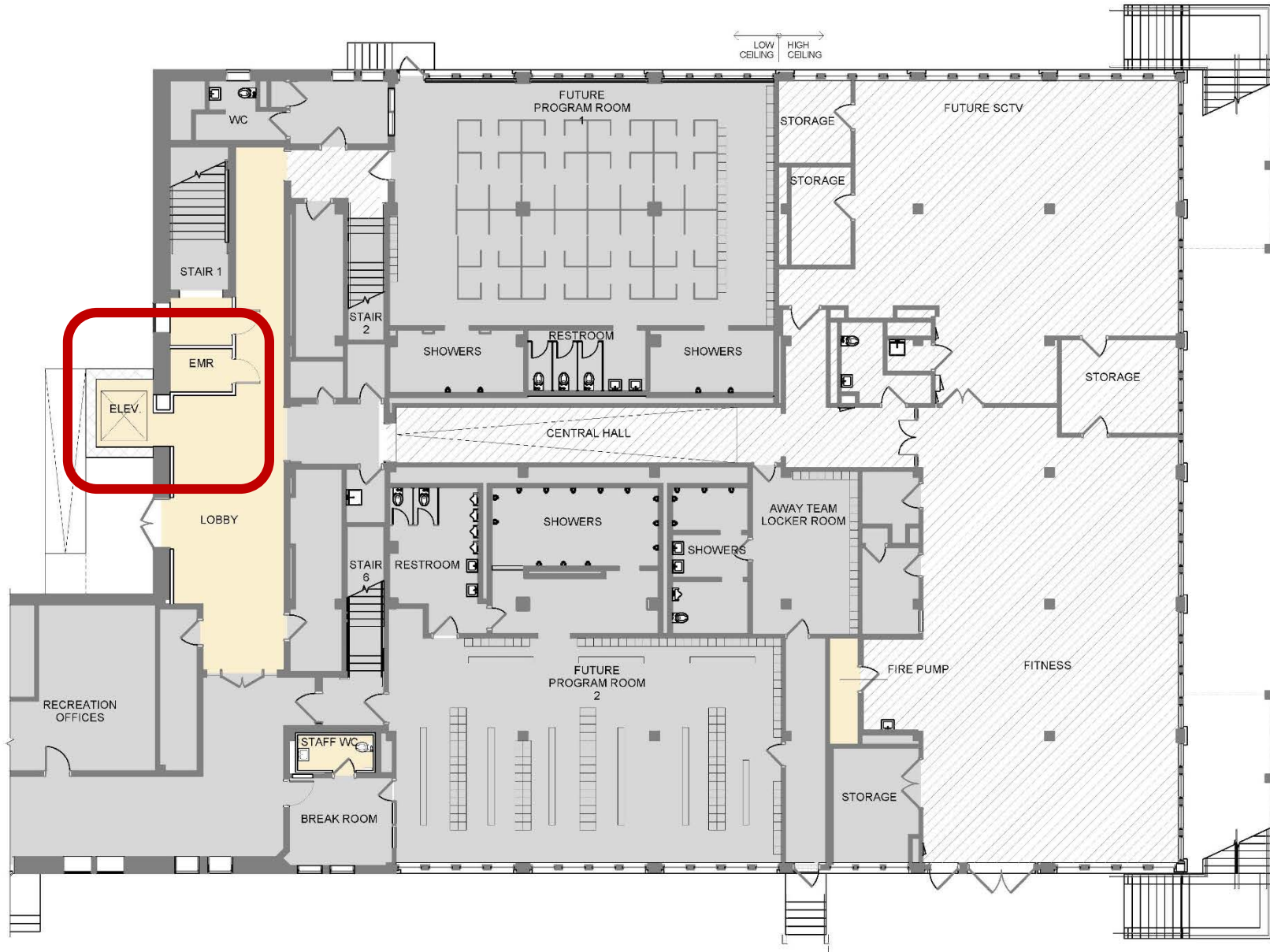


Renovations to the Gym Building for Recreation Use



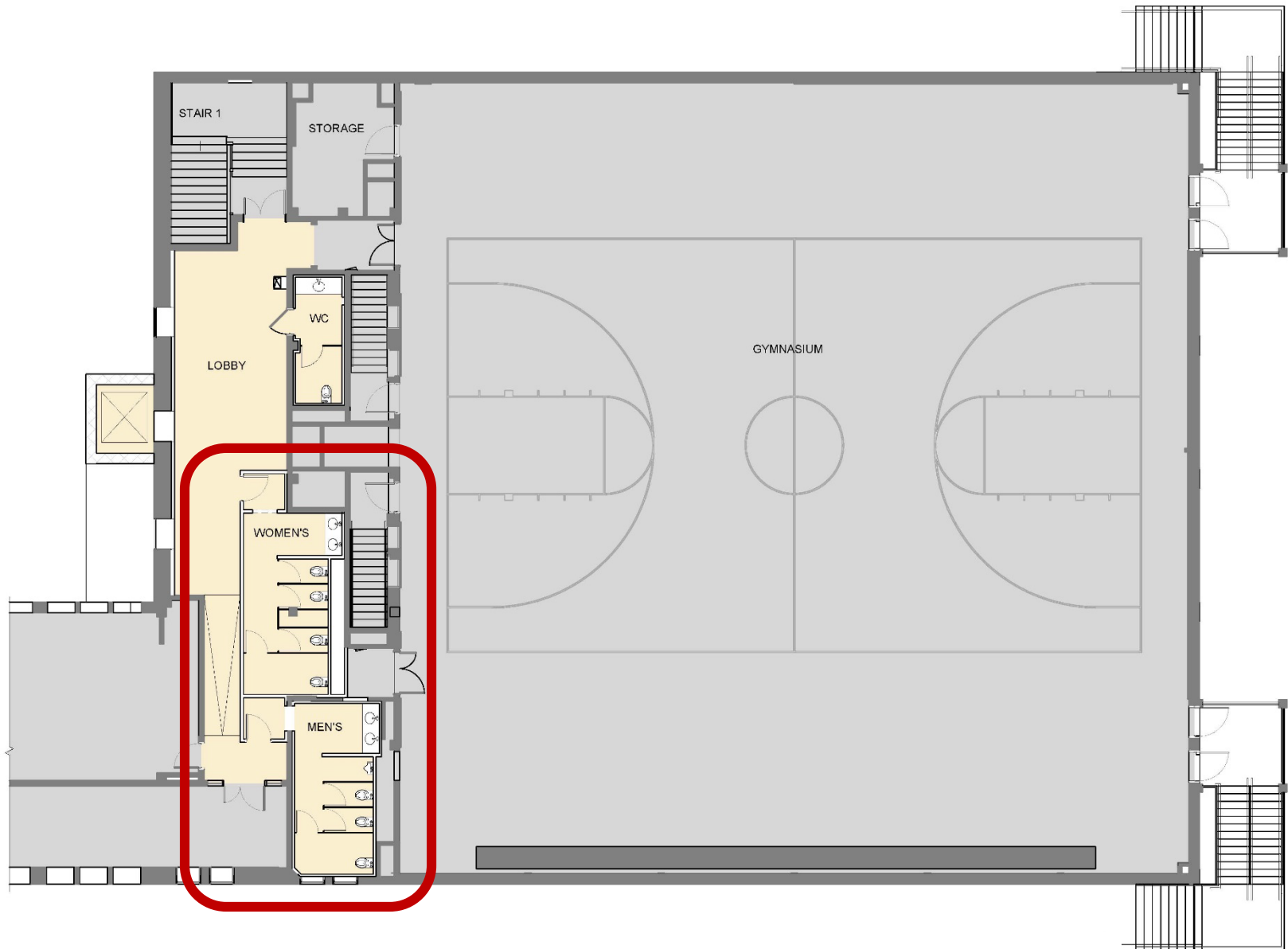
First floor of the Gym Building

Elevator for access to second floor



Second Floor of the Gym Building

Accessible restrooms appropriately sized for groups using the gym



Proposed: Renovating the Gym Wing

The Gym is 25,256 square feet

Gym receives accessibility & maintenance improvements

Elevator, accessible restrooms & roof repair

Rec office and program spaces remain as is in the A Wing

Project Cost Tracking

Component	SD Estimate	DD Estimate	Proposed
Council on Aging Building	\$ 8.5M	\$ 8.1M	\$ 8.1M
Recreation Center/Gym Renovation	\$ 4.5M	\$ 5.0M	\$ 1.2M
Site Work	\$ 1.5M	\$ 2.2M	\$ 1.1M
Veterans	\$ 0.5M	\$ 0.5M	\$ 0.2M
Demo & Abatement	\$ 3.0M	\$ 2.2M	\$ 0.3M
Soft Cost	\$ 1.0M	\$ 1.0M	\$ 1.0M
TOTAL	\$19.0M	\$19.0M	\$11.9M*

* Excludes cost of whole building generator

2019

March: Public Information Sessions

3.30.19 Public Information Session #3

May: Special Town Meeting and Vote

5.13.19 Special Town Meeting

5.18.19 Ballot Vote

June: Prequalification of Contractors

July: Funding and Bidding

September: Contract Award

October: Begin Construction

2020

October: New Senior Center Grand Opening