

SENIOR CENTER  
FEASIBILITY  
COMMITTEE

PUBLIC FORUM



# FORUM OVERVIEW

- Senior Center Needs Study Review
- Senior Center Feasibility Report Review
  - Sites considered, Memorial School
- Anticipated Staffing Costs
- Financial Report
- Senior Center Statistics
- Where do we go from here...
- Public Comment



# NEEDS STUDY COMMITTEE

February 2012 - BOS appoints a Senior Center Needs Study Committee

Charge of the committee:

*“Identify, assess and make recommendations concerning the current Senior Center in terms of ability to provide current and anticipated needs of our senior population”*



# NEEDS STUDY MEMBERS

Dennis Lopata, Chairman

Norma Bandarra

Trant Campbell

Daniel Fitzgerald

William Garvey

Wayne Phanuef

Charles Bennett

Paula Dubord

Roger Fontaine

Betsy Johnsen

Fr. Joseph Sorano



# NEEDS STUDY FINDINGS

Demographics: (Town Clerk Report, June 21, 2012 )

Total population	<b>14,768</b>	
Total Adult population	<b>12,167</b>	
Total Senior (age 60 +)	<b>3,711</b>	<b>30.5% adult population</b>
Total Adults (age 50-59)	<b>1,972</b>	<b>16.2% adult population</b>

*“In 10 years, statistics show the senior population may increase by an additional 16%, for a total of 46% of the adult population being a senior.”*



# NEEDS STUDY

## SIMILAR COMMUNITIES COMPARISION

<u>Activity</u>	<u>Study Group</u> <u>Sq Ft</u>	<u>Wilbraham</u> <u>Sq Ft</u>	<u>Deficiency</u> <u>Sq Ft</u>
Nutrition	2,351	346	- 2,006
Medical/Health	1,763	307	- 1,457
Gen. Recreation	2,938	1,114	- 1,825
Exercise/Physical	1,763	576	- 1,188
Administration	1,176	460	- 718
All Other(storage, etc)	1,763	1,037	- 728

# NEEDS STUDY

## MONTHLY ACTIVITIES METRICS

<u>Service offered</u>	<u>Study Group 2011</u>	<u>Wilbraham 2011</u>	<u>Potential Gain</u>
Health	106	117	-1%
Fitness	394	274	43%
Recreation	1,408	282	400%
Community Education	58	16	262%
Social/Lunch	1,436	1,325	8.4%
<b>TOTAL</b>	<b>3,402</b>	<b>2,014</b>	<b>59%</b>

# NEEDS STUDY CONCLUSION

Present center not capable of providing services for seniors today or in 5 to 10 years

- Inadequate in space and ability to make available services wanted and necessary
- Seniors using services in at least 7 outlying area centers
- Seniors are being denied access to programs and/or activities due to lack of space availability
- Compared to other facilities, current center is well below average in space, services, and programs (Average is 3.31 sq. ft. per senior, Wilbraham has 1.06 sq. ft. per senior)





## NEEDS STUDY CONCLUSION cont'd

“Wilbraham needs, now and especially in the future, an adequate senior center equipped to provide health, fitness, meals, social and informational programs for a senior population that will increase steadily.” (Needs Study 2012)



“If you build it, they will  
come...”



TOWN	SQ FT	OLD DAILY ATTENDANCE	NEW DAILY ATTENDANCE	LUNCH ATTENDANCE
Agawam	25,000	75/100	300	100
Belmont	19,000	75	200	45
Hampden	5,500	15	100	25
Northborough	14,000	30	105	70
Mashpee	10,900	50	110	20
Hopkinton	14,300	30	300	65
Dalton	5,000	20	70	30
Kingston	7,200	6	56	25
East Long.	14,688	90	185	55
Hanover	7,550	60	97	25/125
Franklin	15,000	50	150	50
Northampton	18,600	30	250	40
Marshfield	12,600	55	210	65
Chicopee	20,000	190	280	unknown
WILBRAHAM	3,890	65	????	????

# FEASIBILITY COMMITTEE

February, 2014 -- BOS appoints Senior Center Feasibility Committee

Charges of the committee:

- Evaluate options for the relocation of the Senior Center
- Determine future programmatic needs of the Senior Center and the corresponding space needs
- Evaluate the feasibility of renovating current town properties, leasing a facility, or building on Town or privately owned land



# FEASIBILITY STUDY MEMBERS

Dennis Lopata, Chairman

Norma Bandarra

Carolyn Brennan

Trant Campbell

Paula Dubord

Gina Kahn

Nicholas Manolakis

Thomas Sullivan



# RFQ Process

- Board of Selectmen allocated \$30,000 to support the Request for Qualification (RFQ) for a Feasibility Study.
- Proposals submitted:
  - Dietz & Company,
  - Reinhardt Associates
  - Catlin & Petrovick Architects
  - Abacus Architects and Planners
- After review and interview process, Committee selected Catlin & Petrovick

# SITE SELECTION CRITERIA

- **Parking**
- **Access/Traffic**
- **Proximity to Services**
- **Public Transportation**
- **Land/Building Ownership**
- **Building or Buildable Area**
- **Location**

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# FEASIBILITY COMMITTEE SUMMARY

- Town leases 3,840 sq. ft. at 45B Post Office Park from the Springfield YMCA for \$72,960 annually.
- 12,500 and 15,000 sq. ft. of space would be needed with 100 parking spaces.
- Best location is town owned property behind the current Town Hall at 240 Springfield Street.

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# BUILDINGS & SITES CONSIDERED

1. Memorial School, 310 Main St
2. Stony Hill School, 675 Main St
3. Parcel, 758V Main St
4. Parcel, 508 Mountain Rd
5. Pine School, 88 Stony Hill Rd
6. Parcel, 215R Soule Rd
7. Ball Field, Mile Tree School
8. Parcel, 601R Main St
9. Epiphany Church, 20 Highland
10. Old Post Office, Crane Park
11. Christ King Church, 758 Main St
12. Fountain Park, 883 Tinkham
13. Spec Pond Lacrosse Field
14. Evangel Church, 348 Stony Hill
15. Parcel, 46 Monson Rd
16. Parcel, 179 Main St
17. Parcel, 188 Stony Hill Rd
18. Parcel, 805 Stony Hill Rd
19. Parcel, Post Office Park
20. Parcel, 240 Springfield St

## FEASIBILITY STUDY CONSIDERATIONS

- 12,000 – 15,000 sq. ft. Senior Center would meet current and future needs of residents age 60+
- Primary use for seniors and veterans. Off hours available for community groups, town departments, town voting, rentable space
- Weekday daily lunches return, provided by Greater Springfield Senior Services, Inc.
- Additional administrative staff needed
- Rental revenue used to offset operational costs (maintenance personnel, etc.)
- “Friends of Wilbraham Seniors” fundraisers

# What About Memorial?



# MEMORIAL SCHOOL

## Summary

48,895 sq. ft.

Build in 1950 – 69 years old

Valued at \$3,396,700

No air conditioning

Kitchen & Pantry 2,222 sq. ft

Gym/Auditorium 4,800 sq. ft.

Stage additional 1,000 sq. ft.

Asbestos floor tiles, Ceiling tile glues asbestos

25/30 feet tall ceilings problematic for heating/cooling

Restrooms - 23 toilets

Wide corridors 12 feet

No sprinkler system

Entrance w/admin. offices  
poorly located

## Needs

12,500-15,000 sq. ft. needed

Efficient LED lighting, heating, cooling

Over age 60 need 3 times or more light to than 20 year old

30% \$1,010,910 (per Mass General Law) renovations exceed 30% of  
value of building, entire building must be brought up to code

Town's cooling center

600 sq. ft. needed

4,500 sq. ft. needed of dividable space

ADA accessible group toilets/companion toilets with open accessible  
doorways 18 total

7 feet wide corridors to accommodate walkers/ wheelchairs

Renovation code requires sprinkler system

Entrance centrally located with minimal corridor space to travel

# MEMORIAL SCHOOL

- Heating system
- Roof
- Windows
- Driveway and drainage system needs replacing/repairing

## **SENIOR CENTER DESIGN NEEDS**

- Reconfiguration of entrance
- New parking area
- Extensive remodeling/renovation

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## ESTIMATED COSTS (CATLIN)

- Major renovations require major code upgrades including ADA, power, HVAC, site upgrades to manage storm water and ADA accessibility
- Projected cost **\$14,000,000-\$15,000,000.**
- Preliminary, estimate based on size and age of the building not a survey of the building,
- Unless major upgrades were made to meet ADA regulations, electrical code upgrades, energy upgrades, etc. the number could be higher.
- Hazardous materials survey needed and verification of underground tanks on site have been properly removed.
- Two story, new construction is less expensive than a single-story structure – including elevator and stairs. ●

- 15 to 20% of elderly have mobility issues. Long hallways in large, single-story buildings are barriers to group being served by the center
- Real expense of re-purposing Memorial School is legal requirement to upgrade entire building (MGL 148 #26-g)
- Beyond short-term capital cost of renovating, new, high efficiency structures would greatly reduce long term operational costs
  - Latest buildings: LED lighting, R-60 roofs, R-40 walls, triple pane energy star window systems, energy management systems (EMS) running HVAC and lighting.

# ANTICIPATED STAFFING COSTS

## PRESENT STAFFING COSTS – 4 total staff

Position	Hours	General Fund	Funding source	
			Title III Grant	Formula Grant
Director	F/T	\$74,880		
Social Services Coordinator/ Veteran's Admin. Assist.	F/T	\$35,561 \$ 7,815	\$11,333	
Activities/Volunteer Coordinator	F/T	\$25,815		\$16,209
Van driver/custodian (\$11.22/hr)	15 hr/wk			\$ 8,715
<b>TOTALS</b>		<b>\$144,071</b>	<b>\$11,333</b>	<b>\$24,924</b>

## ANTICIPATED STAFFING COSTS – 7 total staff

Position	Hours	General Fund	Funding source	
			Title III Grant	Formula Grant
Director	F/T	\$74,880		
Social Services Coordinator/ Veteran's Admin. Assist.	F/T	\$35,561 \$ 7,815	\$11,333	
Activities/Volunteer Coordinator	F/T	\$19,006		\$11,934
Van driver/custodian x2 (\$13/hr)	15 hr/wk	\$10,140		\$10,140
Administrative Assistant x2 (\$15/hr)	19 hr/wk	\$ 8,130		\$21,510
<b>TOTALS</b>		<b>\$155,532</b>	<b>\$11,333</b>	<b>\$43,584</b>



# FINANCIAL IMPACT



# WHY NOW? LOOKING AHEAD



# GROWTH OF THE SENIOR POPULATION

## JUNE, 2012

Total population	14,768	
Total Adult population	12,167	
Total Senior (age 60 +)	3,711	30.5% of adult pop.
Total Adults (age 50-59)	1,972	16.2% of adult pop.

## OCTOBER, 2019

Total population	14,622	
Total Adult population	12,187	
Total Senior (age 60+)	4,322	35.5% of adult pop.
Total Adults (age 50-59)	2,027	16.3% of adult pop.



# BENEFITS OF SENIORS STAYING ENGAGED AND ACTIVE

- **Increase in mental health/cognitive function**
- **Decreased depression**
- **Decreased isolation/loneliness**
- **Fall prevention**

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# **SOCIAL ISOLATION IN LATER LIFE**

- **Associated with 29% increase of Chronic Heart Disease**
- **32% increase of stroke**
- **Development of Type 2 diabetes/food insecurity**
- **Decrease in cognitive function measures**
- **Rates of all-cause mortality 50% higher than social integrated individuals**

**Center for Social & Demographic Research on Aging  
Gerontology Institute UMASS Boston**



# PROGRAMS/SERVICES OFFERED

- **AARP Tax Assistance**
- **Aerobics**
- **Art Lessons**
- **Attorney Visits**
- **Big Y Baked Goods**
- **Bingo**
- **Blood Pressure Readings**
- **Book Club**
- **Bridge Club**
- **Brown Bag Program**
- **Bus Trips**
- **Chair Exercise**
- **Chair Yoga**
- **Cooking Demonstrations**
- **Craft Programs**
- **Diabetes Screening**
- **Dominoes**
- **Dump Bags Sales**
- **Educational Speakers**
- **Equipment Tune Ups**
- **Exercise Equipment**
- **Facial Clinics**
- **Financial Assistance**
- **Flu Shot Clinic**
- **Foot Care Nurses**
- **Gentle Exercise**
- **Gentle Hiking**
- **Hearing Clinic**
- **Healthy Eating Seminar**
- **Holistic Health Series**
- **Jazz Dance Class**
- **Jewelry Workshops**
- **Knitting**
- **Knox Box Program**
- **Line Dancing**
- **Majong**
- **Massage Therapy**
- **Medical Equipment Loaning Closet**
- **Memory Screenings**
- **Men's Breakfast Club**
- **Monday Lunch**
- **Monthly Special Lunch**
- **Musical Entertainment**
- **Outrageous Adventures**
- **Pinochle**
- **Podiatrist**
- **Poker**
- **Public Computer Stations**
- **PVTA Discount Bus Ticket Sales**
- **Real ID Program**
- **Red Hat Events**
- **Reflexology**
- **Reiki**
- **Rug Making**
- **SHINE Insurance Counseling**
- **Tap Dance Class**
- **Tai Chi**
- **Tax Abatement/Exemption Applications**
- **Technology Classes**
- **Yoga**
- **Weekend Meals on Wheels Delivery**
- **Zumba Gold**

## EVENTS/PROGRAMS 2018

CATEGORY	DUPLICATED	UNDUPLICATED
COMMUNITY EDUCATION	1509	553
CULTURAL EVENT	104	103
FITNESS/EXERCISE	4,990	250
HEALTH SCREENING	835	241
INFOMRATION SHARING	239	126
RECREATION	1,012	131
SOCIAL EVENT	6,320	543
<b>TOTAL SIGN-INS</b>	<b>15,009</b>	<b>1,252</b>

# SOCIAL SERVICES OFFERED

- **FUEL ASSISTANCE**
- **HOUSING ASSISTANCE**
- **FOOD STAMPS/SNAP APPLICATION PARTNER**
- **BROWN BAG PROGRAM**
- **KNOX BOX**
- **FAMILY/CAREGIVER SUPPORT**
- **WELLNESS CHECKS FOR HOMEBOUND**
- **FILE OF LIFE PROGRAM**
- **SMOKE/CO DETECTORS PROGRAM**
- **HANDICAP RAMP PROGRAM**
- **MANDATED REPORTER FOR PROTECTIVE SERVICES**
- **INSURANCE ASSISTANCE**
- **PRESCRIPTION ADVANTAGE APPLICATIONS**
- **GRANPARENTS SUPPORT GROUP**
- **FARMERS MARKET COUPONS**
- **UTILITY DISCOUNT APPLICATIONS**
- **DISABILITY PARKING PLACARD APPLICATIONS**
- **DMV LICENSE RENEWAL ASSISTANCE**
- **SPECIALITY PHONE (HEARING IMPAIRED) APPLICATIONS**



## SOCIAL SERVICES 2018

CATEGORY	DUPLICATED	UNDUPLICATED
ARE YOU OK	32	27
FAMILY SUPPORT	120	61
FOLLOW UP	100	64
FOOD STAMPS	48	15
HEATING OIL	218	59
INSURANCE	15	7
SOCIAL SERVICES	2,322	358
VETERANS	214	78
<b>TOTAL SERVICES</b>	<b>3,069</b>	<b>439</b>

## TRANSPORTATION 2018

CATEGORY	DUPLICATED	UNDUPLICATED
AROUND TOWN	108	18
GROCERY	566	20
MEDICAL	292	33
OUTRAGEOUS ADVENTURES	50	14
SHOPPING	593	28
<b>TOTAL RIDES</b>	<b>1,589</b>	<b>71</b>

# VOLUNTEERS 2018

SERVICE TYPE	HOURS	DUPLICATED	UNDUPLICATED
AARP TAX AIDE	226	43	5
BINGO CALLER	83	43	3
BLOOD PRS NURSE	52	43	5
BROWN BAG	74	42	10
FRONT DESK	1,703	379	10
INSTRUCTORS	120	52	4
KITCHEN	28	16	3
LIBRARY	45	19	2
MEDIA	80	25	2
MEDICAL DRIVER	405	147	17
NEWSLETTER	214	149	25
SHINE	85	17	1
VAN DRIVER	393	95	3
MOW DRIVER	196	98	13
<b>TOTAL</b>	<b>3,704</b>	<b>1,235</b>	<b>94</b>

# BUILDING COMMITTEE

**The Feasibility Committee has completed their charge and requests that the Board of Selectmen move forward with the recruitment and appointment of a Building Committee.**

# PUBLIC COMMENT

