

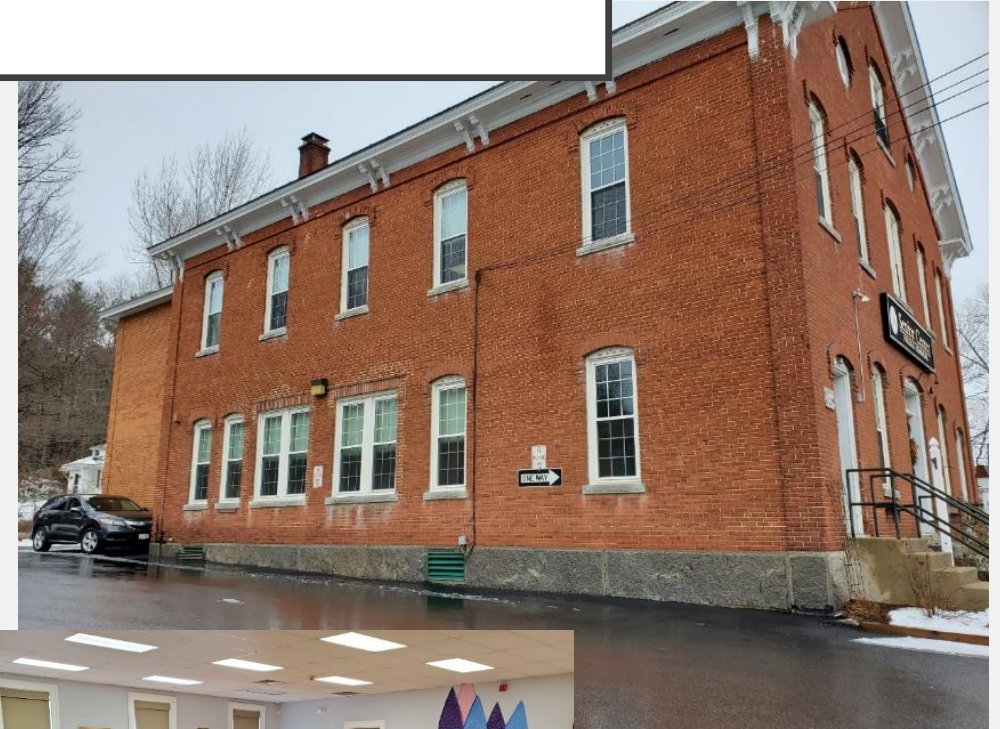
BOS September 7, 2021

STURBRIDGE AGELESS COMMUNITY PROGRAM NEEDS & FEASIBILITY



HOW WE GOT HERE

- In 2015, the Council on Aging formed the Senior Center Study Committee
- Completed community survey for needs analysis
- 2017 - Completed program needs study of current Senior Center programs and review of current facility to meet program needs
 - Determined that current facility has approximately 7,600 SF and the program space required is approximately 12,500 SF
 - Current building is inventoried on the Massachusetts Historical Commission Inventory of Historic Places as the Snellville School
- 2017/2018 – The Town put out an RFP requesting property or available land for a new senior center. No responses were received, leaving the Town with only currently owned properties to choose from, and few in the center of Town.
- 2020 – Town appropriated funds for completing a feasibility study of 480 Main Street, and 2 other sites (80 Haynes/Route 15 and 70 Cedar Street) as options for new construction for a new aging community building, after an exhaustive review of all Town-owned properties greater than 2 acres of buildable area



Sturbridge's senior population is projected to increase from 2,695 to 3,081 in 2025 and grow to 3,350 in 2030 (according to the Central MA Regional Planning Commission which is based on the Census).

Building Program

Space	Proposed Area	Notes
LOBBY	350	
GIFT SHOP	120	
MULTIPURPOSE ROOM	2,000	2,000 SF + subdividable additional 2 spaces. Currently serving 60 people, potential to 75. 6 tables set up always.
COMMERCIAL KITCHEN / MEALS ON WHEELS	550	450 sf plus 50 sf Dry Goods plus 50 sf walk-in cooler
EXERCISE/TAI CHI/YOGA	1,500	subdividable into two spaces
WORKOUT ROOM	300	
GAME ROOM	400	one pool table only
SMALL MEETING ROOM	250	
FLEX ROOM/PROFESSIONAL OFFICE	200	S.H.I.N.E./Veterans/Program Assistant use
DIRECTOR OFFICE	120	
OUTREACH COORDINATOR OFFICE	120	
CHEF'S DESK	120	(was Tri-Valley)
VETERANS AFFAIRS OFFICE	120	
HEALTH AND WELLNESS OFFICE	120	
COPY, SUPPLIES, COLLATING & MAILING	150	
PUBLIC RESTROOMS	520	on both floor levels
COMPANION ACCESSIBLE RESTROOM	80	
STAFF ACCESSIBLE RESTROOM	80	
STAFF BREAKROOM	100	Refrig, micro, etc. for patron allergy separation
MECHANICAL ROOM	250	
ELECTRICAL ROOM	150	
WATER SERVICE SPRINKLER & PUMP ROOM	250	
FIRE STAIRS	800	Existing SC entry stair is larger
ELEVATOR & ELEVATOR MACHINE ROOM	320	
DURABLE MEDICAL EQUIPMENT STORAGE	150	
GENERAL STORAGE	800	
SUBTOTAL	9,920	
GROSSING FACTOR @ 27%	2,732	need to include area for existing oversized stair, circulation, masonry wall thickness at existing building and interior walls
TOTAL	12,652	compare to original program 12,515 sf

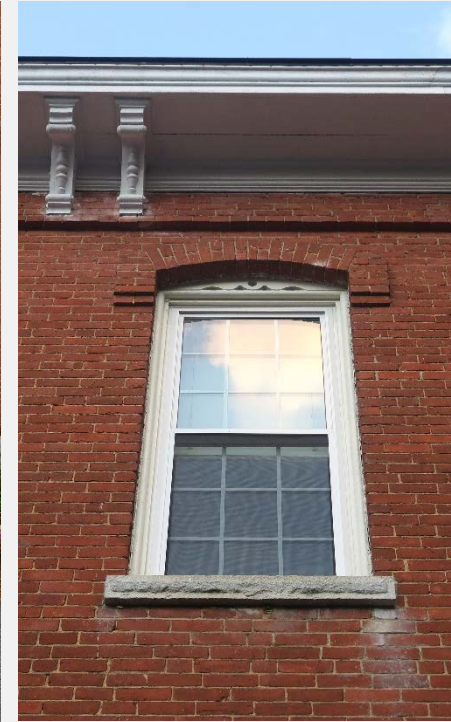
Set Up, Take Down & Program Space Implications



Divisible Multi-Purpose Room

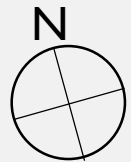


Evaluating Your Existing Building at 480 Main Street

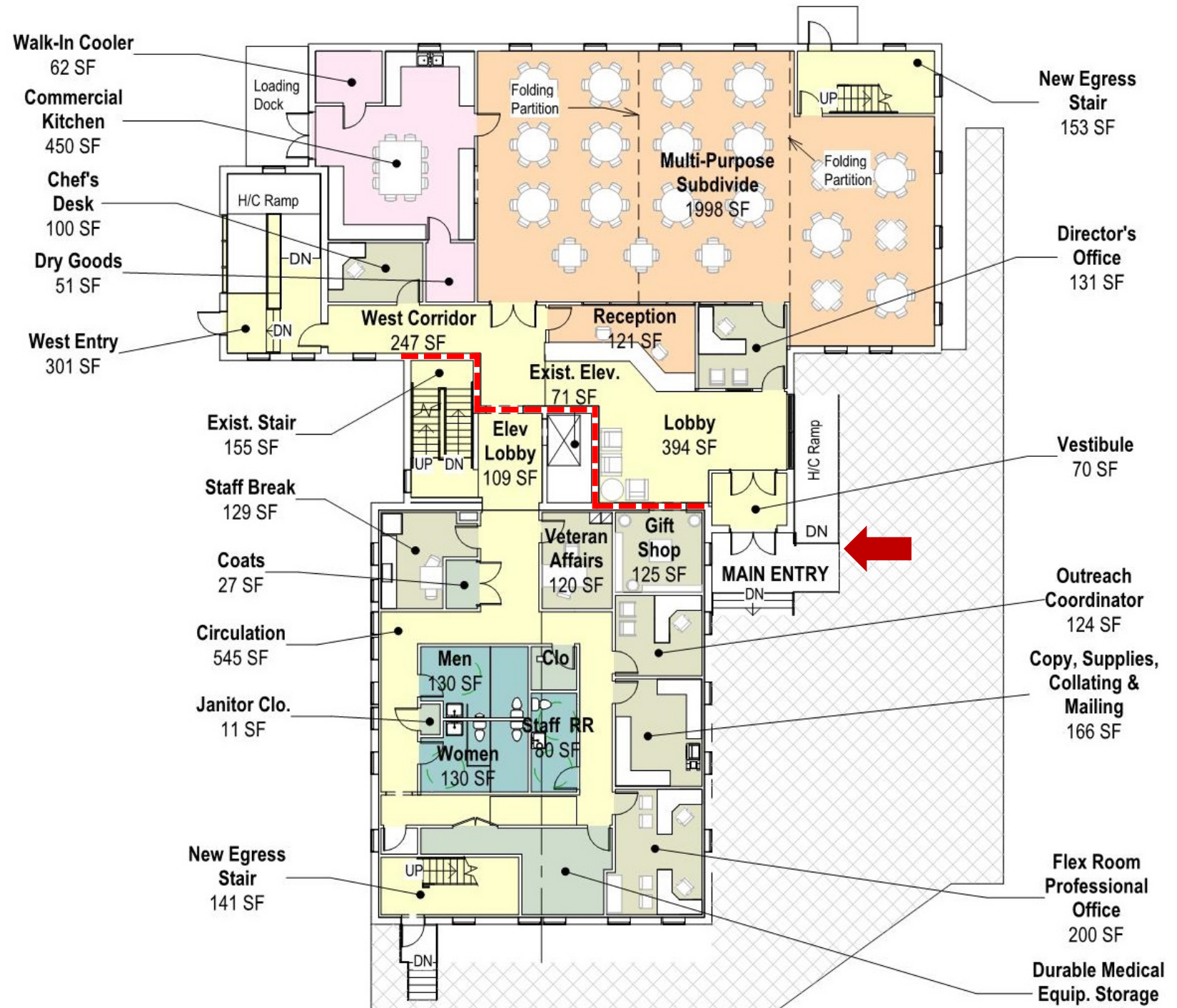


480 Main St. Conceptual Reuse First Floor Plan

- Commercial Kitchen
- Chef's Desk
- Accessible Restrooms
- Multi-Purpose (Subdividable) Seating for 114 Shown
- Director's Office Centrally Positioned
- Gift Shop off Lobby & Reception
- Offices, Staff RR

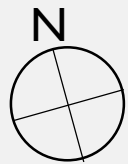


First Floor

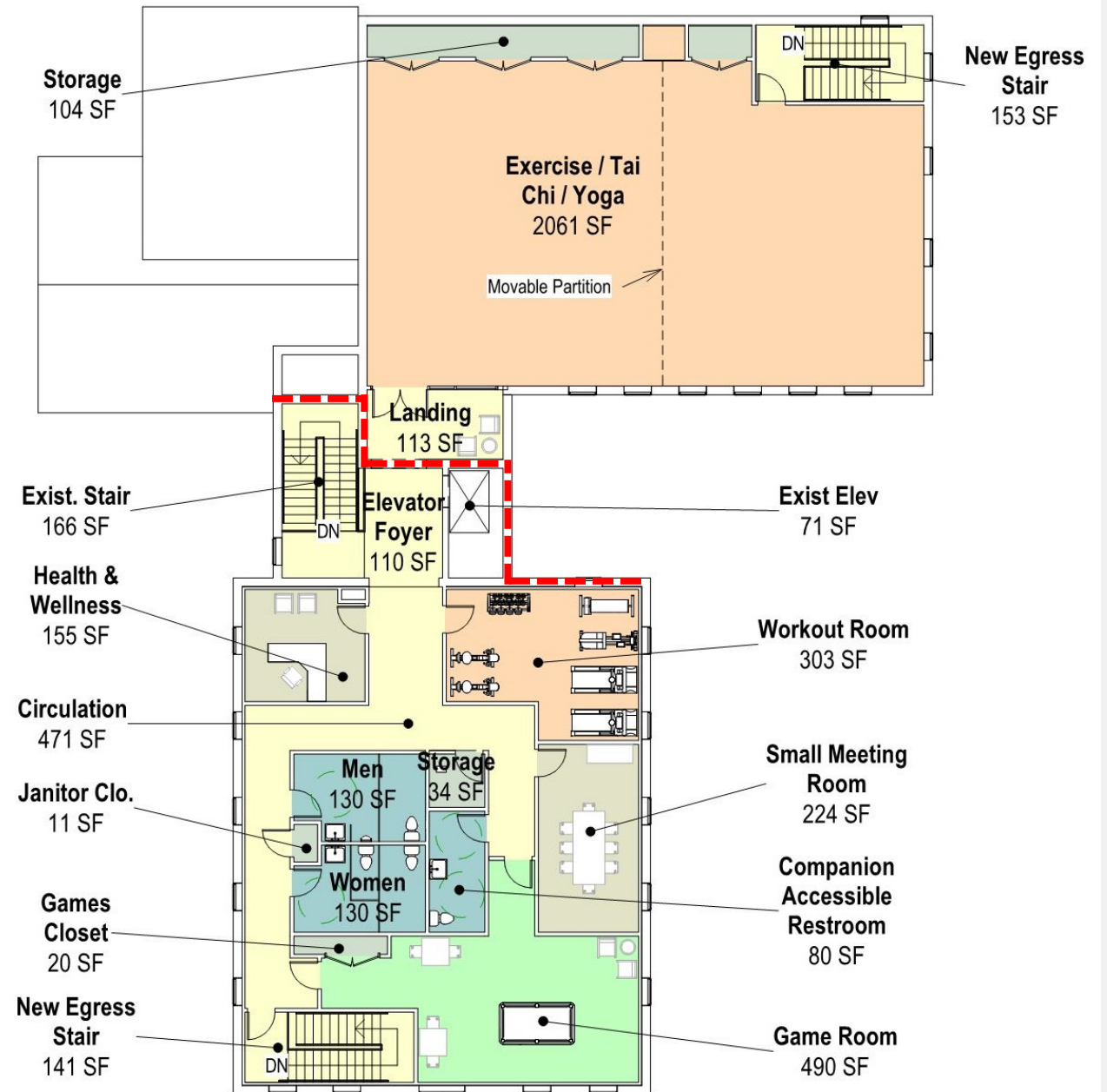


480 Main St. Conceptual Reuse Second Floor Plan

- Exercise, Tai Chi, Yoga
- Workout Room
- Game Room
- Health & Wellness
- Companion RR
- Small Meeting Room
- Accessible Restrooms



Second Floor

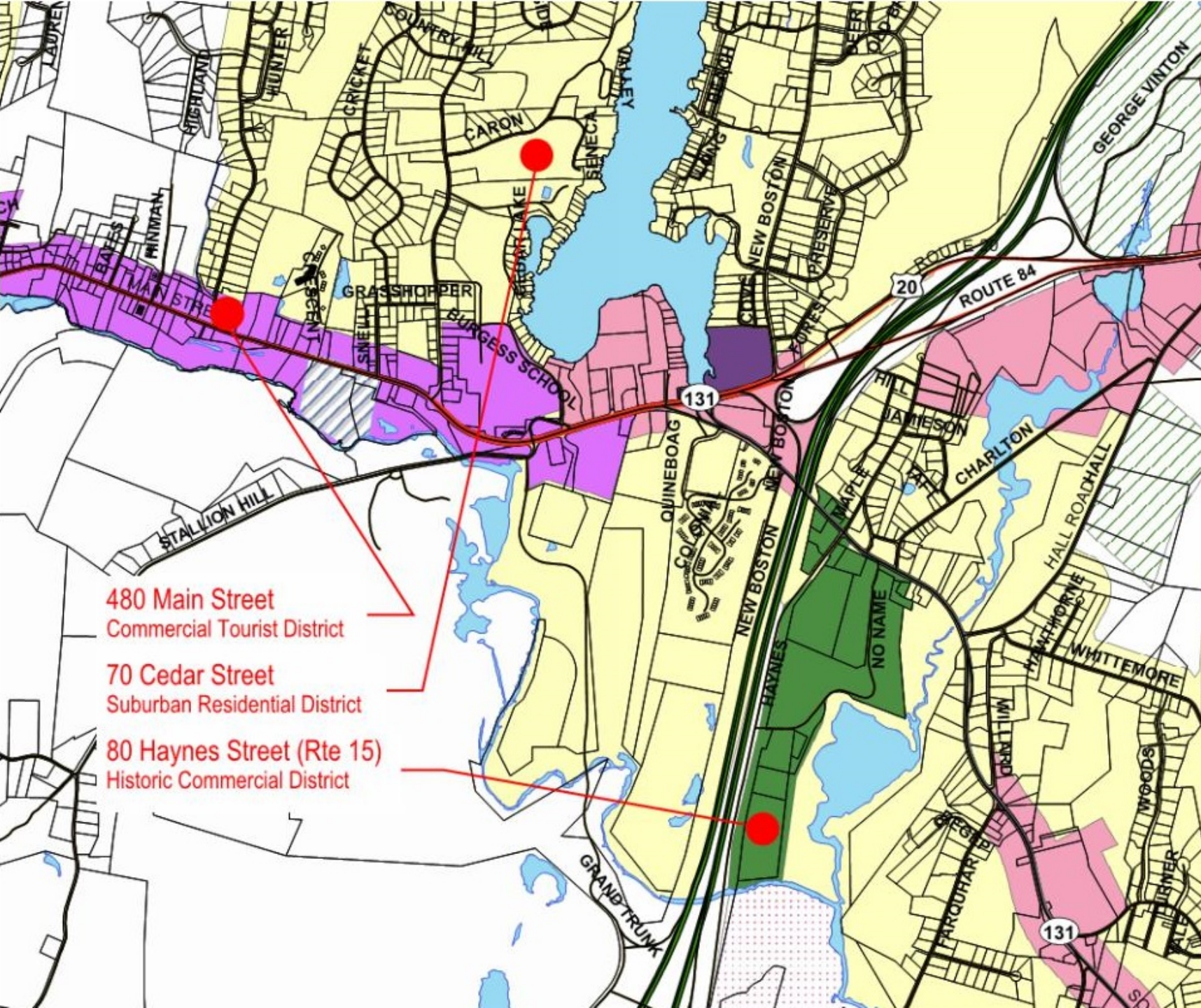


New Construction Floor Plan



Evaluating locations for a New Facility at 70 Cedar & 80 Haynes Streets





480 Main Street
Commercial Tourist District

70 Cedar Street
Suburban Residential District

80 Haynes Street (Rte 15)
Historic Commercial District

Zoning Regulations

- All 3 town owned sites allow for a Senior Center to be built.
- Proposed work at 480 Main Street and 70 Cedar Street complies with all applicable zoning requirements.
- 80 Haynes Street as proposed in this study due to topographical and environmental restrictions **will require site plan review** and possible waiver for parking in front of the building (Zoning Chapter 21) and design review for the more restrictive architectural design requirements outlined in Zoning Chapter 13.

Factors Analyzed for Each Option by A/E Team

Zoning & Dimensional Criteria

Soil Conditions

Hazardous Materials

Permitting

Access for the Physically Disabled

Egress

Left Turn Difficulty

Emergency Vehicle Access

Parking Capacity

Parking Location

Utilities (or lack thereof)

Expansion

Abutters

Impact on existing buildings

FEMA Flood Plain

Conservation criteria

Outdoor Space

Community Use (Center)

Operational Cost

Additional Resources Required

Constructability

Cost

Applicable Codes:

- 780 CMR: Massachusetts Building Code (9th Edition)
- (2015 International Building Code, amended)
- (2015 International Existing Building Code, amended)
- (2015 International Energy Conservation Code, amended)
- 527 CMR: Massachusetts Fire Prevention Regulations
- (2015 NFPA-1)
- 521 CMR: Massachusetts Architectural Access Board Regulations (2006)
- ADA: Americans with Disabilities Act (2010 ADAAG)
- 527 CMR 12.00: Massachusetts Electrical Code (2017 National Electrical Code, amended)
- 2015 International Mechanical Code
- 248 CMR: Massachusetts Plumbing Code (2017)
- 524 CMR: Massachusetts Elevator Code (2018) (for 480 Main Street) (2013 ASME A17.1, amended)

480 Main Street Special Considerations

Type 3B Construction

- Load-bearing masonry walls
- Wood interior framing

Required Code Improvements to 480 Main Street

Chapter 34: Alterations greater than 50% require Level 3 compliance

- ADA and MAAB Accessibility compliance
- Automatic Building Sprinkler system
- Building Fire alarm system
- Energy Code compliance
- Structural upgrades for Seismic

Traffic Study

- Peak demand could be up to 88 spaces if all users drive themselves
- Main Street could reduce demand to 73 spaces due to location and other modes of transportation being available
- Acceptable site turning distances at each site
- None of the Sites require mitigation for safety considerations
- Availability of Elder Bus to Cedar Street and Haynes Road to be determined
- Only Main Street has pedestrian accommodations

480 Main Street

- Best location for proximity to pedestrian accommodations and bicycle friendly roadway
- Elderbus service to site
- No trends or severities of incidents in vicinity of site that cause concern for patrons
- Will allow for continued overflow parking on west side of Arnold Road
- Difficulty in expanding existing site to accommodate additional parking
- Conflicts in repurposing the site while maintaining current

70 Cedar Street

- No Pedestrian accommodation
- Curving roadway may be challenging for Elderbus service
- Adequate sight distances
- No trend of severe incidents in the vicinity of the site
- Large property will allow for ample parking
- No nearby options for overflow parking will require a larger parking lot
- Currently unoccupied property will not interrupt current CoA operation during construction

80 Haynes, Route 15

- No Pedestrian accommodation but roadway appropriate for Elderbus
- Speeds along Route 15 are higher than at existing facility
- Adequate sight distances in both directions
- No trend of severe incidents in the vicinity of the site
- Large property allows ample parking, Lack of overflow parking requires a larger lot
- Unoccupied property will not interrupt current CoA operation during construction

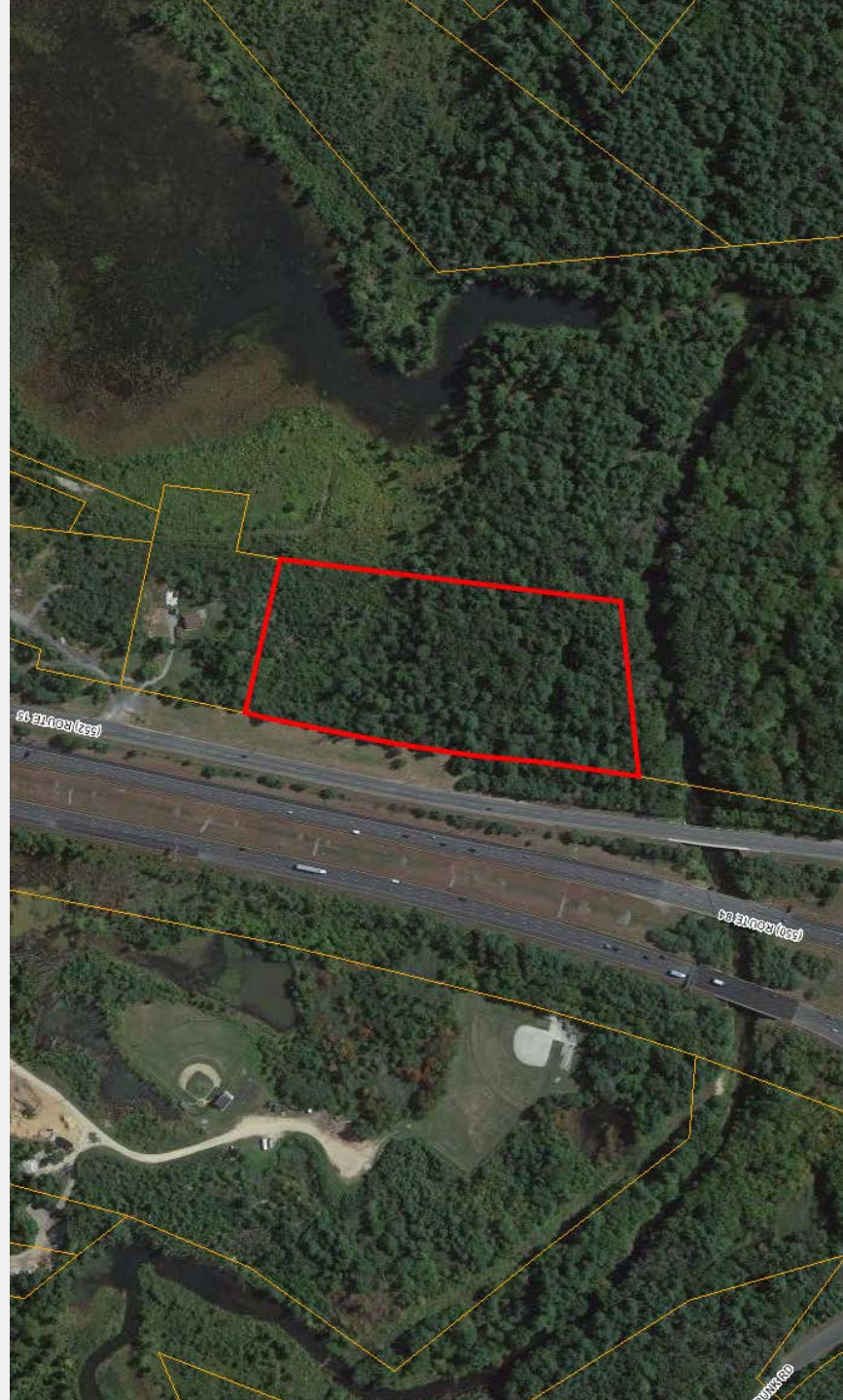
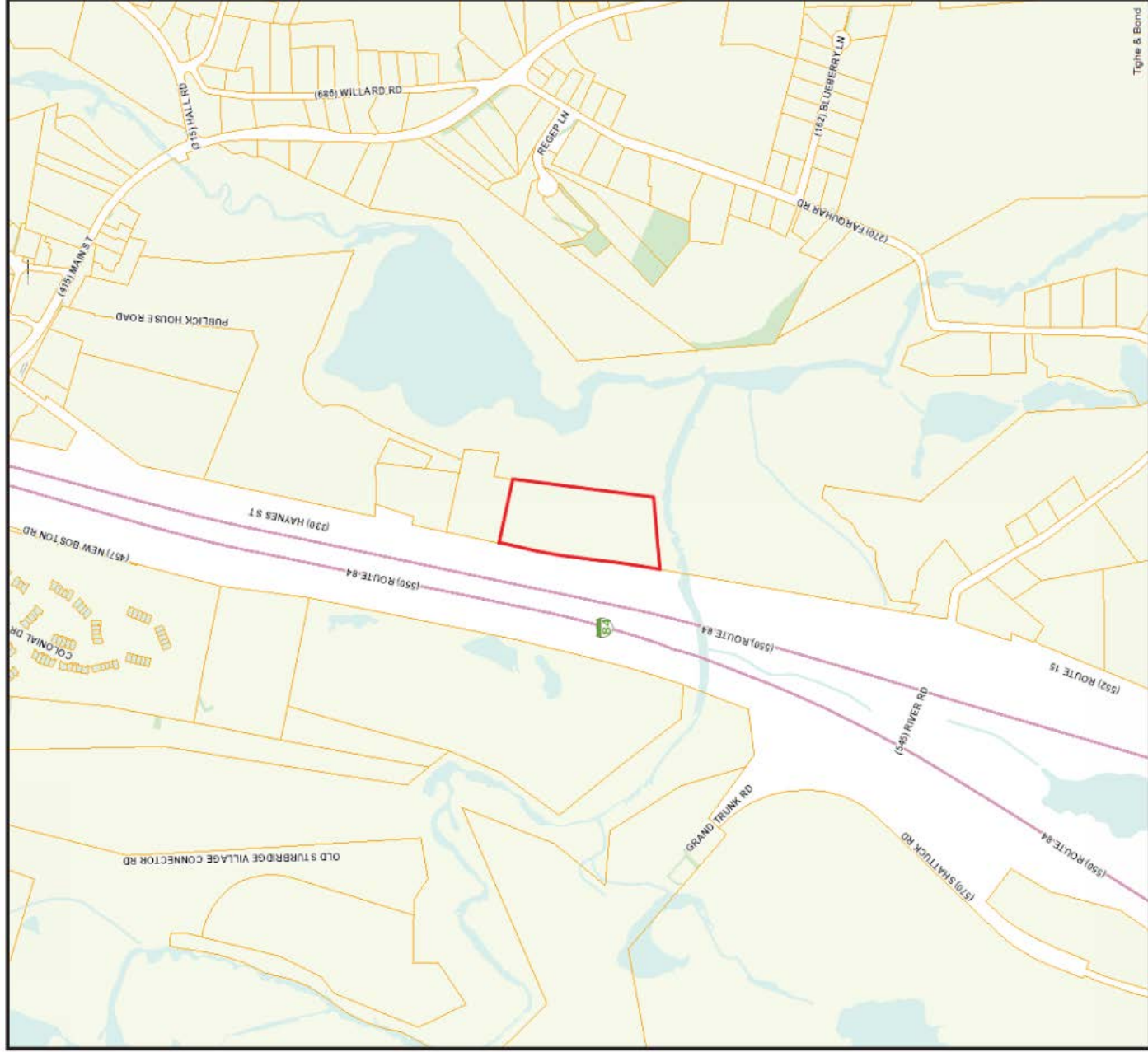


480 Main Street: Maximum Parking 66 Spaces



*Estimated placement – aerial image may be out of scale

80 Haynes Road / Route 15



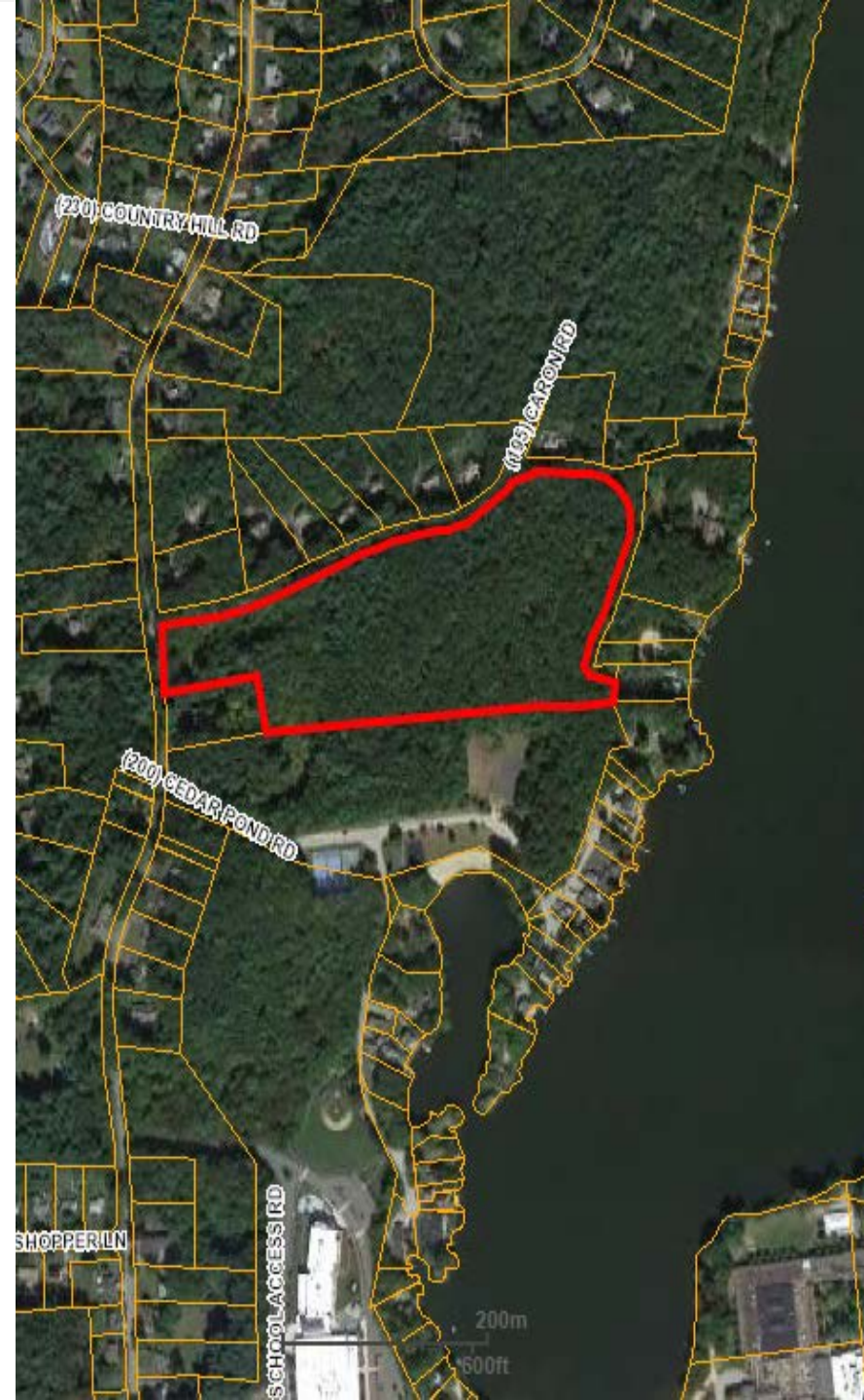
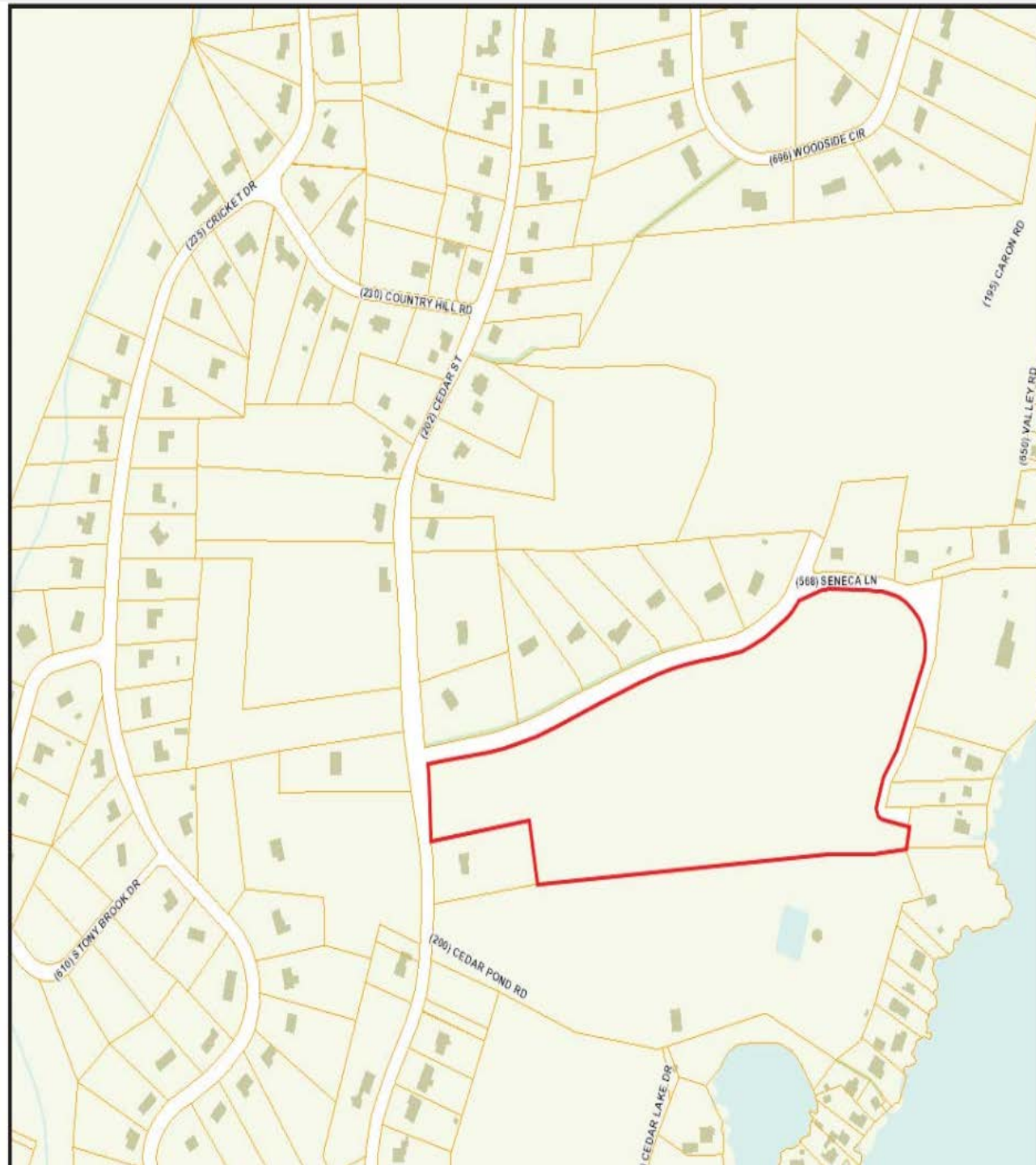
CONSTRAINTS COMPILED FROM A
HOLMBERG AND HOWE PLAN
(SHOWN HEREIN) AND RESOURCES
AVAILABLE ON MASS GIS DATA
LAYERS.

**80 HAYNES - ROUTE 15
CONCEPTUAL SITE PLAN
(07-21-2020)**

EXISTING CONDITIONS PLAN
VACANT LOT AT HAYNES STREET AND
QUINEBAUG RIVER, STURBRIDGE
PREPARED FOR
WATERFIELD DESIGN GROUP

SHEET: 1 OF 1	SCALE: 1"=40'	DATE: 6/3/00	JOB NO.: 2010-B
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70 Cedar Street



[illegible]

WORCESTER DISTRICT REGISTRY
OF DEEDS WORCESTER, MA
PLAY BOOK 573 PLAN 37
Received 10-16-2007
L M 25 N P M
Sheet _____ of _____
With Tax. \$ _____
In 2007 _____ PAGES
Fee \$480
QUEST: _____

Register

PARCELS A AND B ARE NOT TO BE CONSIDERED
INDEPENDENT BUILDING LOTS OR PUBLIC WAYS.
PARCEL B IS INTENDED TO PROVIDE ACCESS TO
PARCEL A FOR PARCELS ABUTTING PARCEL B.
PARCEL A IS INTENDED TO PROVIDE ACCESS TO
CEDAR STREET FOR PARCELS ABUTTING PARCEL A
AND PARCELS ABUTTING PARCEL B.
WORD BOOK 23,353, PAGE 278
ASSESSORS MAP 20, PARCEL 70
ZONE: SUBURBAN RESIDENTIAL

THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTRAR
OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

Robert J. Cunningham

6-15-2014

NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
No. 206177
EXPIRES
2016-06-15

APPROVAL UNDER THE SUBCOMMITTEE
CONTROL LAW NOT REQUIRED.
STRENGTHS OF PLANNING BOARD:
PLANNING BOARD ESTABLISHED; NOT
A DEPENDENCY AS IN CONTEMPORARY
WITH THE JOINT PLAN

DATE: 4/20/15
DOB: 1/20/55
NAME: 123456789
ADDRESS: 123456789
PHONE: 123456789
EMAIL: 123456789
REMARKS: 123456789

SCALE: 1 INCH = 100 FEET

1" = 200' 400' 200' 100'

FEET

100' 200' 300' 400' 500'

THOMPSON - LESTON ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 21 AMH STREET, PO BOX 372
 NEW BEDFORD, MA 01905-0372
 (508) 552-1131

PLAN OF LAND
IN
STURBRIDGE, MASSACHUSETTS
(MADE BY)
ROBERT E. WOSS
DESIGNED BY JANE
NESTOR (L. H. ARMS.

70 Cedar Street: Committee Recommendation



*Estimated placement – aerial image may be out of scale

TOTAL CONSTRUCTION RELATED PROJECT COSTS		480 Main St	70 Cedar St	80 Haynes St
HARD COST				
General Contractor				
	Construction Cost Estimate w/escalation	7,700,682	7,823,195	7,474,122
	Utility Company Backcharge for transformer		15,000	15,000
Furniture, Fixtures & Equipment				
	Furniture	200,000	200,000	200,000
	Audio Visual Equipment for Program Rooms	10,000	10,000	10,000
	Multi-Purpose Room Broadcast Ready (lights, cameras, sound, equip)	100,000	100,000	100,000
	Office Equipment (computers, copiers)	40,000	40,000	40,000
	Kitchen Placewares, Utensils, Cooking Supplies	10,000	10,000	10,000
	VOIP Phone system	10,000	10,000	10,000
	Fitness Equipment	20,000	20,000	20,000
	Office supplies, drawer dividers, waste baskets, etc.	2,500	2,500	2,500
	Audio Visual Equipment	100,000	100,000	100,000
Hard Cost Subtotal		\$8,193,182	\$8,330,695	\$7,981,622
SOFT COST				
Permits & Approvals				
	Building Permit	waived by Town	waived by Town	waived by Town
	Peer Review of Site Plan Submission	5,000	5,000	5,000
Architecture & Engineering				
	Architect & Engineer (% of construction cost) 10%	770,068	782,320	747,412
	Traffic & Parking Engineer for site plan review	7,500	7,500	7,500
	PCB Testing, Analysis & Hazardous Materials Construction Monitoring	25,000	-	-
	Furniture Selection, Specification, Oversight 10%	20,000	20,000	20,000
	Audio Visual Design	20,000	20,000	20,000
	Geotechnical Engineer	15,000	20,000	20,000
	Survey & Layout for Construction (layout only at Main Street)	3,000	7,500	14,250
Testing & Inspections		15,000	15,000	15,000
Project Management				
	Owner's Clerk of the Works 2%	154,014	156,464	149,482
	Owner's Project Manager 2%	154,014	156,464	149,482
	Owner's Commissioning Agent	18,000	18,000	18,000
Moving				
	Rental cost at temporary site during 480 Main Renovation	-	-	-
	Relocate from 480 Main Street to temporary site & Back	15,000	-	-
	Relocate from 480 Main Street to New Building	-	5,000	5,000
Advertising & Bidding		5,000	5,000	5,000
Legal				
	Contracts	ni	ni	ni
	Conservation Restriction	-	-	50,000
Other				
	Bonding Costs	ni	ni	ni
Soft Cost Subtotal		\$1,226,595	\$1,218,247	\$1,226,127
CONTINGENCY				
	Owner's Contingency on Hard & Soft Costs 5%	470,989	477,447	460,387
Project Total		\$9,890,766	\$10,026,389	\$9,668,137

70 Cedar Street Summary

Construction Cost \$7,823,195

Utility Charge \$15,000

FF&E \$492,500

Soft & Other Costs \$1,218,247

Contingency \$484,447

Total Base Project \$10,026,389

Discretionary Items

High Speed Fiber \$20,000

Center Site Location \$120,000

TOTAL PROJECT \$10,173,389

*Estimates dated August 2020, see full report for details and itemized hard costs

STURBRIDGE'S AGING COMMUNITY NEEDS

- Population Increase – increase in residents to be served
- Increase in homeless and struggling residents and families; Increase in Fuel Assistance services, SNAP benefits, and social services
- Improve lunches to serve more in need
- Requests for more programs to remain active and social – crafting, ballroom dancing...
- COVID related – had increase in residents served, of all ages
 - Need safe outdoor spaces
 - Need additional online and distance learning capabilities
 - Need food “pantry”

CURRENT LIMITATIONS

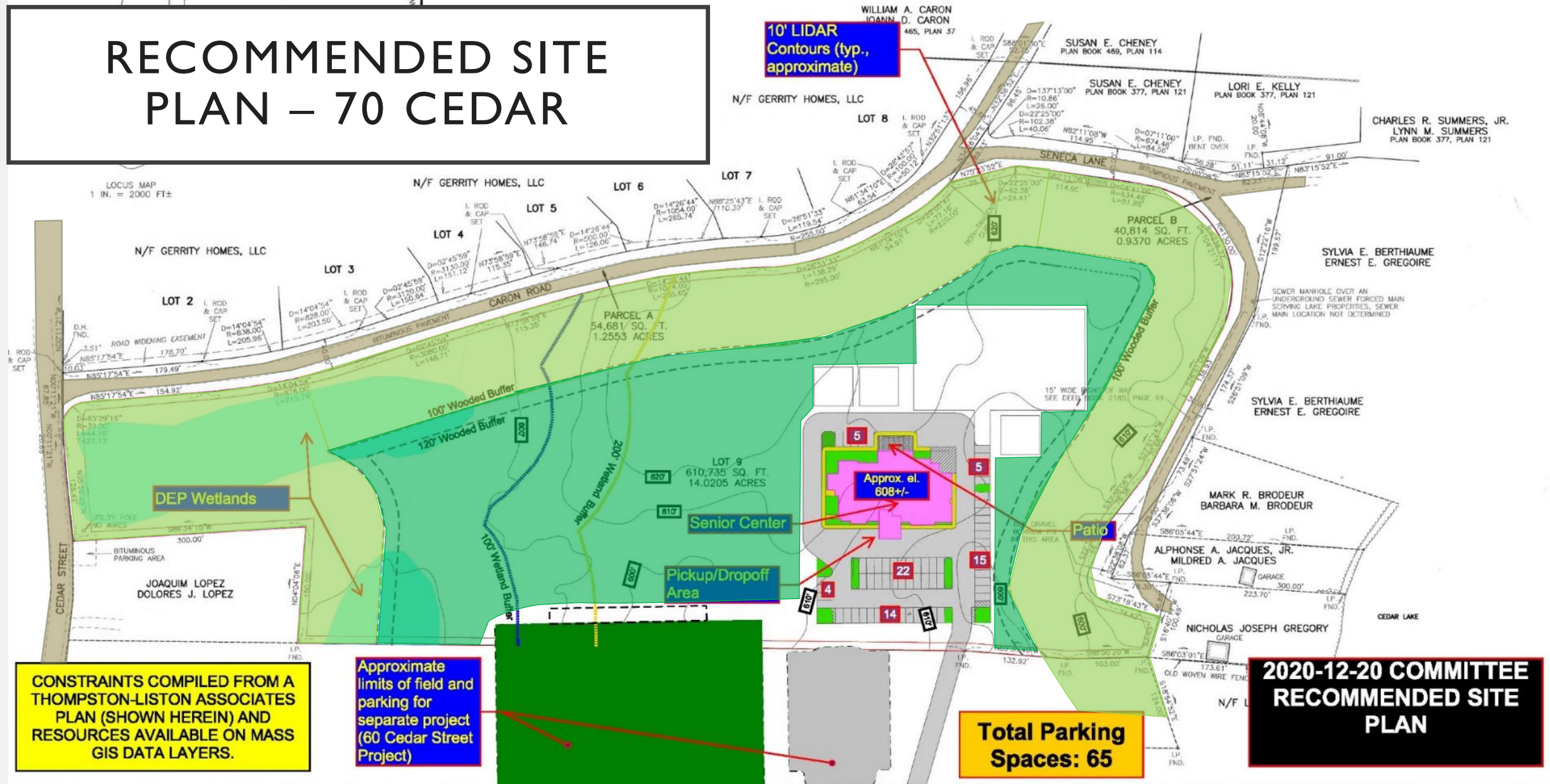
- Lack of adequate parking, small site limits expansion and options
- Cooking restrictions; cannot cook on site
- Lack of room capacity, Outgrown 1998 stair addition
- Requests for programs and services exceeds the current building capacity, limiting offerings and attendance of educational, recreational and wellness programs.
- Basement has no air circulation, and is not a legally habitable space by code for program use and will not be able to reopen – loss of usable space
- Issues will only exacerbated by the continued growth of the older population in town.

COMMITTEE'S RECOMMENDATION

- The Study Committee's goals:
 - Site provided 12,000 square feet of useable space
 - at least 65 parking spaces
 - user friendly and safe environment for our growing senior population and the community.
- Evaluated the 3 options in the study for Program Goals, Building Goals, and Community Benefits (chart shown)
- Struggled with the idea of leaving the current familiar site.
- When evaluating the future of the center, the new construction option came to the forefront over rehab.
- Committee concluded that 70 Cedar Street would be an ideal location to support the present and long-term future senior population, and possibly the greater community as a whole

#	DESCRIPTION	480 Main St		70 Cedar St		80 Haynes St	
PROGRAM GOALS		YES	NO	YES	NO	YES	NO
1	Fulfills Interior requested space requirement (12,000 sq ft)	KRS		KRS		KRS	
2	Accommodates interior space for growth - 20 years		KRS	KRS		RS	K
3	Fulfills requested Parking (65 spaces) as well as vans and mini bus	KRS		KRS		KRS	
4	Accommodates spaces for future growth - 20 yrs		KRS	KRS			KRS
5	Comfortable Traffic Flow and Accessibility		KRS	KRS		KRS	
6	Accessibility Features for all entrances and exits of building		KRS	KRS		KRS	
7	Space provided for outside activities		KRS	KRS		KRS	
8	Multi-purpose and flexible space achieved	K*	RS	KRS		KRS	
9	Single Story building - safety reasons		KRS	KRS		KRS	
10	Reasonable Adjacent Slopes around the structure (driving, parking & walking)		KRS	KRS		KRS	
11	Cohesion with the existing neighborhood	KRS		KRS		KRS	
12	Adherence to current Safety and Health Codes	K	RS**	KRS		KRS	
* Parking Limited							
** Two story bldg concern over difficulty in evacuations (persons with limited mobility). Basement head height not to code							
BUILDING GOALS							
13	Ease of permitting (bylaw, deed, etc.)	KRS		KRS			KRS
14	Connectivity to Municipal Services and Public Utilities	KRS		KRS			KRS
15	Ease of Construction		KRS	KRS		KRS	
16	Existing COA would not have to relocate during construction - providing continuity of services	KRS			KRS		KRS
17	Possible solar power-based zoning	KRS		KRS		KRS	
Page Two							
#	DESCRIPTION	480 Main St		70 Cedar St		80 Haynes St	
COMMUNITY BENEFITS							
18	Provides support for Community Events (voting/small Town Mtg.)		KRS	KRS			KRS
19	Possible Long-term extension to public water & sewer	N/A		KRS			KRS
20	Facility connected to other Town-owned facilities		KRS	KRS			KRS
21	Emergency Shelter, heating and cooling center		KRS	KRS		KRS	
22	Possibility to encourage multi-generational events		KRS	KRS		KRS	
23	Ability to have Public Access TV Broadcast	KRS		KRS		KRS	
NOTES:							
Item #2 - Haynes St needs conservation Land Swap to work - Modify Conservation Restriction							
#2&3 The CR restrictions would prevent further expansion or parking							
#5 Traffic flow around building is confusing at 480 Main Street							
#7 Possible walking trails only at Haynes Property							
#13 Current building not up to code if addition is built, all codes must be met - 480 Main Street							
#14 Possible sewer connection at #70 Cedar							
Relocating during construction during 480 Main Street is a must							
Consider relocating building on 70 Cedar, to Close to Seneca Lane - move to the East							
Relocation of building and parking on Haynes Street							

RECOMMENDED SITE PLAN – 70 CEDAR



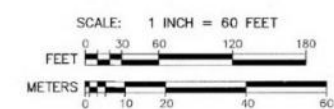
WORCESTER DISTRICT REGISTRY
OF DEEDS
PLAN BOOK 573, PLAN 37
Received 10-16-2020
Sheet 1 of 1
With Doc. #

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THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
STURBRIDGE PLANNING BOARD
PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

CLT. NO. 1613
JOB NO. 287-1330
DWG. NO. MOSCARN3
DATE:



PLAN OF LAND
IN
STURBRIDGE, MASSACHUSETTS
OWNED BY
ROBERT F. MOSS