

12/31/08
Re: 0821-6-1-Executive Sum R

This study was intended to assess the physical space needs of the Wellesley Senior Center, and compile the various existing and proposed activities into a comprehensive program that will serve the Senior community now and into the projected future as this sector of the population increases. The next task was to evaluate the only site available for development and conclude with a selection of the preferred design concept for that site. The study purpose was then to derive schematic design documents for cost estimating to establish the amount of financing needed.

The program of existing and expanded activities in the Wellesley Senior Center resulted in the requirement for a 12,440 SF building. This is actually under the size recommended by state guidelines for communities of this size. The current senior population is 4,780 residents with a projected increase to 8,566 by 2030. The Commonwealth of Massachusetts Department of Elder Affairs recommends that a senior center should be sized at 5 to 6 SF per elder person (over 60 years old) in the community. Using that guideline, at the current population of 4,780, the recommended Senior Center size would be 23,900 SF.

However, several of the functions that would be included in the new Senior Center are already provided elsewhere in Wellesley. Health consultation facilities for example are not programmed for this building. Library book lending is well covered with a new library that is only one block from this site. Computer access and training is already provided at that same library. In addition the committee visited several facilities in other towns and observed that the Town of Marshfield has a perfectly acceptable size senior center that is approximately 12,000 SF. Therefore in order to avoid redundancy in the community and due to budget limitations and lot size constraints, the committee concluded 12,440 SF would be an appropriate and fiscally acceptable size.

The 496 Washington St. building design is intended to fit into the neighborhood with residential scale massing and residential finish materials of clapboard siding and asphalt shingle roofing.

The cost estimate of the total project cost consists of the building with a portion of the basement left unfinished for future expansion, furniture and equipment, design fees, project manager and clerk of the works fees, printing and binding costs. The total is \$ 5,830,493.

The schedule of implementation is approximately two years. The first step is to proceed with funding applications and bid documents. It will require 22 weeks from the date of contract to complete the bid documents. If the design were to begin after the Spring 2009 Town Meeting, bids could be advertised by the Summer of 2009, and received just before Town Meeting in the Fall 2009. The earliest date of occupancy will be in the Fall of 2010.

Wellesley Senior Center Executive Summary

The design concept is a two-story building at 12,440 SF. Having reviewed schematic designs, including site design, the committee concluded that the site is sufficient for the building and parking requirements in the program.

The 496 Washington St. building and site was also studied for hazardous materials. This study recommends remediation of the existing building and demolition prior to advertising the proposed project for bids.