

Senior Center Feasibility Study

Andover, MA

bh+a Bargmann Hendrie + Archetype, Inc.

June 13, 2018

PROJECT TEAM

Architecture & Design

Bargmann Hendrie + Archetype, Inc.
9 Channel Center Street, Suite 300
Boston, MA 02210

Cost Estimating

Daedalus Projects, Inc
1 Faneuil Hall Marketplace
Boston, MA 02109

Traffic Engineering

PARE Corporation
10 Lincoln Road, #210
Foxborough, MA 02035

Code Analysis

Commercial Construction Consulting (C3)
313 Congress Street, #202
Boston, MA 02210

1	INTRODUCTION.....	05
2	EXECUTIVE SUMMARY.....	09
3	PROGRAM.....	13
4	EXISTING CONDITIONS.....	23
5	PREFERRED ALTERNATIVE PLAN.....	33
6	COST ESTIMATE.....	41
7	IMPLEMENTATION PLAN.....	49
8	APPENDIX.....	53

Sample of Typical Community Presentation

PAGE LEFT INTENTIONALLY BLANK

Section 1: Introduction

INTRODUCTION



PURPOSE

The purpose of this feasibility study is to identify a comprehensive list of needs, upgrades and repairs for the Senior Center at Punchard, focusing on customer service enhancements, ADA accessibility improvements and upgrades, and increased programming space. The study also includes a study of the traffic and parking impact that any additions to the building would bring to the site.

BACKGROUND

The Senior Center at Punchard was one of six facilities categorized in the “highest priority” and in need of improvements through the Andover Facilities Master Plan that was prepared by MGT of America Consulting. The current facility is an aging facility that does not adequately meet the needs of Andover Seniors. A needs assessment study of the Andover Elder Services Division and the Senior Center at Punchard was completed in 2015 by UMASS Boston. A summary of the results indicated that the current Senior Center has challenges that revolve around particular features of the facility including inadequate space and parking. The physical space of the current center was categorized in the study as crowded, uncomfortable and unappealing.

TECHNICAL SCOPE OF SERVICES

The following objectives are to be discussed by this Feasibility Study:

1. Identify a comprehensive list of needs, upgrades and repairs for the Senior Center at Punchard focusing on customer service enhancements, accessibility improvements and upgrades, and increased programming space.
2. Study the traffic impact to the neighborhood including adequate parking for the facility that any additions to the building would bring to the site.
3. Assess the physical space needs of the Andover Senior Center on the first floor of the building and compile both existing and proposed new activities into a comprehensive program that will serve the senior community now, and into the future as the senior population continues to increase.
4. Examine available or under-utilized space on the second and third floor of the building that may be able to be incorporated for senior use.
5. Investigate options for interior modification to the existing space.
6. Investigate exterior addition options and possibilities.
7. Determine the Parking needs that any additions may have on the existing program and work with the Town of Andover’s consultant, working on the municipal and school campus traffic and parking issues.
8. Prepare a cost estimate for construction of the recommended plan and a total project budget estimate including all other related costs for the project.
9. Prepare an implementation timeline for completion of the project.

PAGE LEFT INTENTIONALLY BLANK

Section 2: Executive Summary



The feasibility study acknowledges that the Senior Center at Punchard was constructed many years ago and has existed without significant change since that time. In the intervening years, much has changed. Senior Centers provide much more defined and essential services today than 25 years ago. The senior population in Andover is larger and will continue to increase. What users expect to see and do in a senior center today is different than when the Center at Punchard was constructed.

The Andover Center is part of a large complex tied into existing systems and older finishes. The feasibility study concluded that virtually all finishes and systems should be upgraded with an eye on the next 25 years of service. Specifically lighting, and heating and cooling upgrades will go a long way to improving the senior center experience.

A new heating and cooling system separated from the Doherty School system allowing full functionality and flexibility is a determined need.

Programmatically the addition of a multi-purpose room, fitness center, and enlargement of the existing solarium adds 3,200 sf of space to the center and free up existing conditions to allow for reprogramming of the interior for today and for future needs.

The impact of change is that the total project cost for renovations and additions is approximately \$4,250,000 in 2018 dollars.

Implementation of the project will occur in steps. Fiscal year 2019 funds will enable the design to be completed with finishes selected and updated cost estimates developed. At the 2019 spring town meeting, it is hoped that construction

funding will be provided. This will allow construction drawings to be completed and construction to commence.

The senior center will have to be temporarily relocated in the late fall or early winter of 2020. Construction is anticipated to take 12–16 months given the tight quarters of where the additions are constructed, making an opening in 2021 possible.

The next step of design will investigate a phasing plan where perhaps the interior renovation can be completed prior to the additions, allowing reuse of the renovated space before the new construction is completed.

Traffic and parking are being looked at from a campus wide perspective under a separate contract. Those findings will be incorporated into the next phase of design work.

PAGE LEFT INTENTIONALLY BLANK

Section 3: Program

PAGE LEFT INTENTIONALLY BLANK

In 2010 Andover had a population of 33,200 with an “over sixty” total of 6,447 residents. The Massachusetts Executive Office of Elder Affairs has general standards recommending that a town’s senior center be sized between 4 and 5 square feet of space per senior. For Andover, this represents a much larger program than their current space in the Center at Punchard which contains approximately 10,500 square feet. “By 2030, it is expected that residents age 60 and older will make up a quarter of Andover’s population.” According to data available and presented in the UMASS report, 37% of Andover households contain at least one person age 60 or older. American Community Survey data reports about 24% of residents over 65 live alone and that about one in four report incomes under \$25,000 annually. In the UMASS survey, many respondents reported concern about their ability to stay in Andover in the future due to high costs of living, difficulty maintaining their homes, concerns about the adequacy of transportation and whether there would be appropriate services available to help them live independently.

In other communities we have worked with, a relatively large number of responders to the UMASS survey (46%) indicated that they provided care or assistance to a person who is disabled.

This information all leads to the importance of the senior center in terms of servicing seniors, maintaining property values and controlling Town emergency services. An adequate senior center helps to support healthy seniors and a stable community.

Overall expanded services and the demands associated with older population growth may soon overwhelm the availability of programming space and parking which are already deemed inadequate by many participants of the UMASS study. Priorities amongst oldest seniors were health and wellness services, while younger seniors placed highest value on fitness activities.

The Andover vision of Elder services includes the following:

Vision: “To create an environment where age is a credential not a barrier”...and its

Mission: “To provide individuals, regardless of background, the opportunity to seek and readily find fulfillment and growth through programs and services that nurture mind, body and spirit.”

Given the Mission statement and the data presented by the UMASS study, programs offered at the Senior Center will include:

- Health and Wellness Activities: Regularly schedules fitness classes, health screenings, and SHINE.
- Education: Café talks, Ask-a-Lawyer, financial planning.
- Recreation: Cards, knitting, Garden Club, art classes, dance.
- Transportation: Local medical appointments, to the Senior Center and other program sites, LINK program for out of town medical appointments, Vision Support Group van.
- Home Care Services: Information and referral to

BACKGROUND TO PROGRAMMING

home care services, financial assistance programs, housing options, and handyman help.

- Assistance: Information and referral for fuel assistance, Medicaid, Senior Pharmacy Program, Food Stamps, Senior Housing.
- Support Services: Family/friend caregiver support group, Caregivers of mid-stage Alzheimer's support group, individual consultation for family caregivers.
- Volunteer Opportunities: Clerical and administrative work, kitchen preparation and serving, event help, pickleball facilitator.

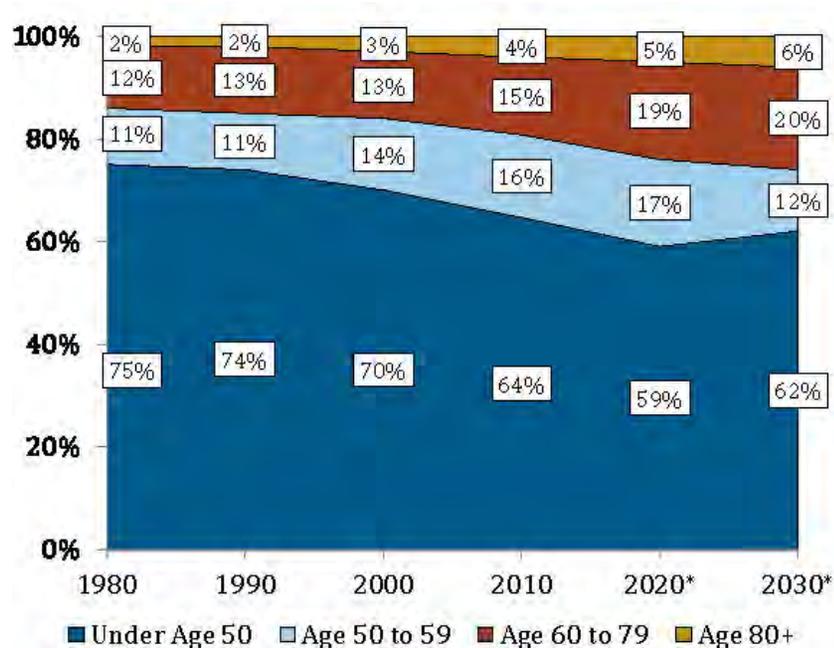
Another aspect of Senior Center programming is to recognize that "seniors" do not represent a single age cohort. Instead, conventional programming recognizes 3 senior age groups roughly between 60, 70 and 80 year age cut off. Each age group will focus on services.

In designing the program and renovations to the Punchard, it is important to take a long term perspective, as the growth in senior population continues to 2030. And then a short time later, Boomer's children will begin to use senior services. The outlook is for 50 years of a high-demand for senior services. What this means for Punchard is life cycle and flexibility; what will be required in 2040 will likely be different than in 2018.

Age Category	Number	Percentage
Under age 18	8,754	26%
Age 18 to 49	12,595	38%
Age 50 to 59	5,405	16%
Age 60 to 79	5,099	15%
Age 80 and older	1,348	4%
Total	33,201	100%

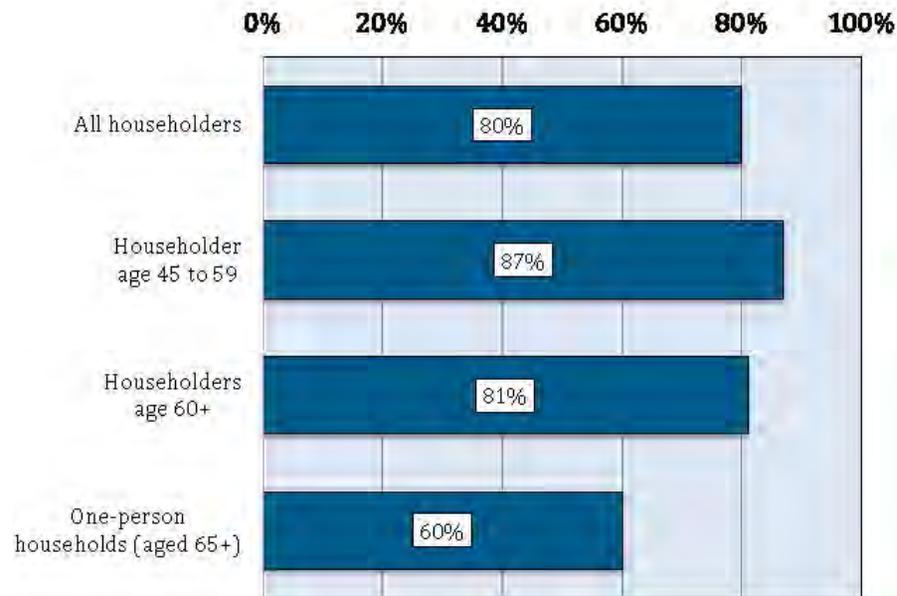
Number and percentage distribution of Andover's population by age category.

Source: US Census Bureau, 2010 Census. Summary File 1, Table QT-P2.



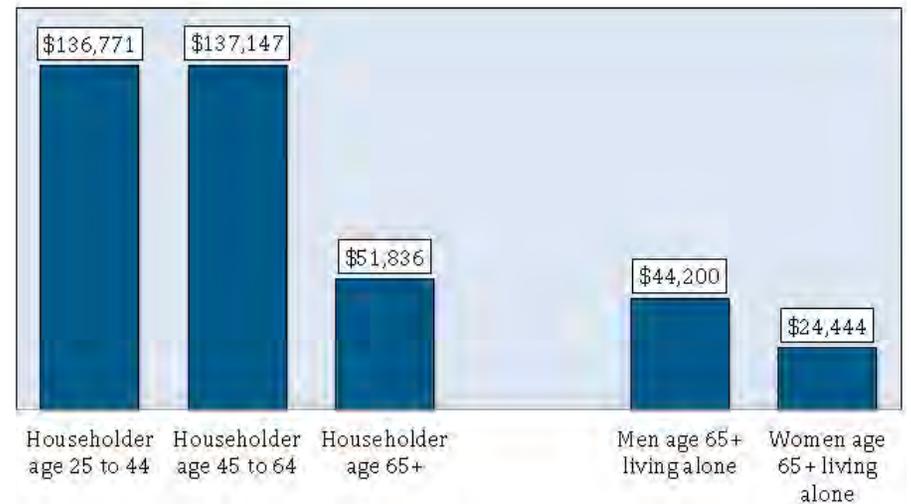
Population trends; number of Andover residents under age 60, and age 60, 1980 to 2010 with projections to 2030. Source: Population figures for 1980–2010 are from the US Census, 1980–2010.

Services for a significant population will be necessary to enable successful aging in place. 81% of Andover residents over 60 live in households. There are 60% one person households for Andover citizens over 65. The median household income for women age 65+ living alone is \$24,444.



Percent of Andover householder who live in owner-occupied housing by age category.

Source: US Census Bureau, 2010 Census. Summary File 1, Tables H17 and H18

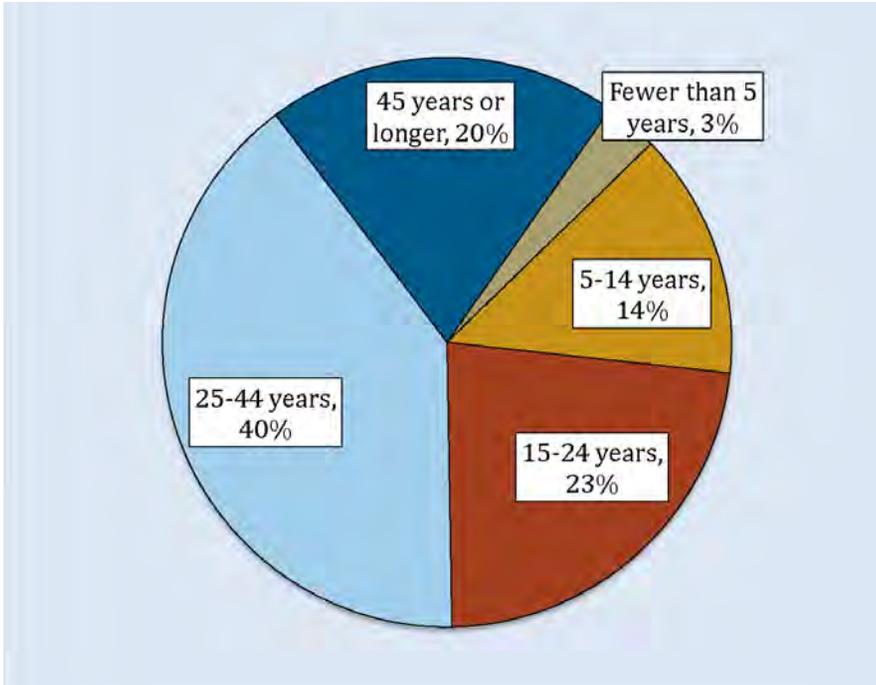


Median household income in Andover by age and living situation of householder (in 2013 inflation-adjusted dollars).

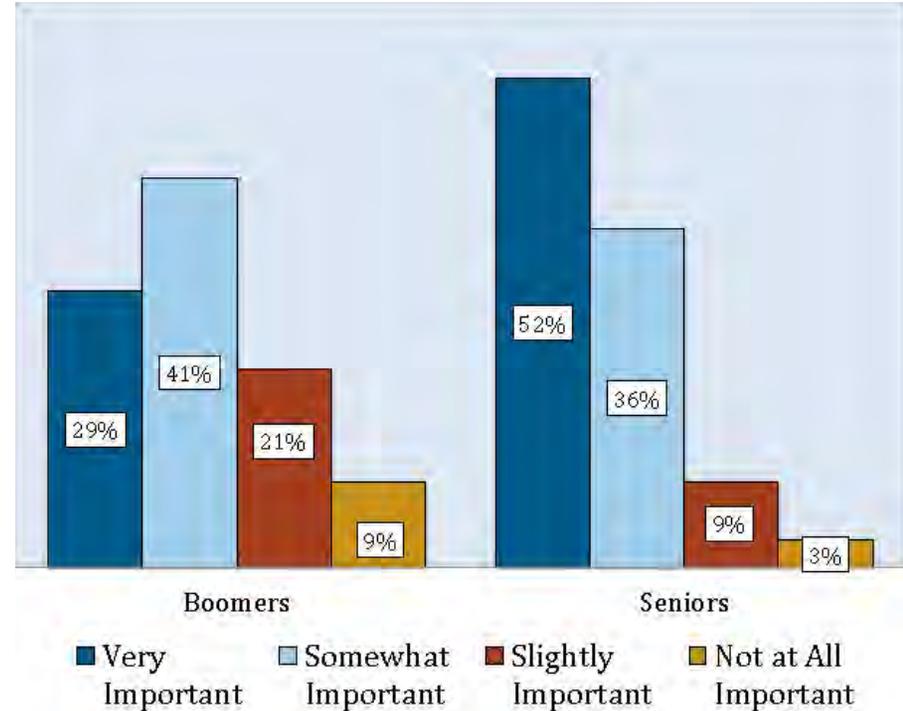
Source: US Census Bureau, 2010 Census. Summary File 1, Table QT-P2.

BACKGROUND TO PROGRAMMING

This points to how the Center at Punchard may need to provide services for residents directly and indirectly. Looking at the following statistic indicates a great likelihood of seniors wanting to stay in Andover in their homes.



Number of years that respondents have lived in Andover, age 50 and older.



Rated importance of living in Andover as long as possible by age cohort.

As we prepare a program and a design response providing the following programs.

	All Ages	Boomers	Seniors	Age 60 to 79	Age 80+
Assistance with local or state programs (e.g., financial, fuel)	34%	38%	32%	32%	33%
Boomer-Venture Programs	33%	39%	31%	33%	14%
Educational opportunities	58%	56%	58%	61%	42%
Fitness activities	61%	66%	59%	61%	51%
Health and wellness	64%	65%	63%	65%	56%
Health insurance counseling	44%	48%	42%	45%	25%
Information, referral & outreach	42%	44%	41%	41%	40%
Mental health counseling	23%	28%	21%	21%	17%
Nutrition/Meals on Wheels	25%	29%	24%	22%	35%
Professional services (e.g., tax, legal, & financial)	40%	45%	37%	38%	32%
"Senior Connections" Supportive Day Program	23%	27%	20%	20%	27%
Social activities	48%	51%	47%	46%	52%
Support groups	31%	39%	27%	27%	27%
Transportation	35%	39%	33%	32%	42%
Trips/Outings	47%	51%	47%	46%	51%
Volunteer opportunities	48%	53%	47%	48%	35%

BACKGROUND TO PROGRAMMING

Meeting the program and renovation goals is intended to achieve the following Elder Service goals:

- A plan for growth of the number of older residents in coming years.
- Promote quality of life and social engagement among older people.
- Explore and encourage the development of accessible spaces.
- Recognize the need for the Center at Punchard to expand knowledge of existing programs and services within the community.
- Although many older residents are financially secure, healthy, and socially engaged, significant segments are not.
- Provide space to strengthen programs and services that support the active, healthy-aging goals of older adult residents in Andover.
- Plan to expand services to accommodate the increased number of Andover residents who will seek services to help them age in place. Improvements in space and programming will generate even higher rates of participation.
- The Center should be a focal point in the community where services support positive aging and where educational, recreational and cultural programs enrich the lives of elders and the community.

	Existing Senior Center	Proposed Senior Center
Lobby/Reception		
Building Lobby / Vestibule	300	300
Lounge / Seating	380	615
Subtotal	680	915
Administrative Offices		
Reception	104	70
Executive Director/Coordinator	172	195
Outreach	140	157
Office	90	105
Office	134	95
Open Work Space	370	525
Health Office	110	117
Veteran's Office		293
Senior Connections Office		125
Conference Room		370
Subtotal	1,120	2,052
Program Spaces		
Multi-Purpose Room 1	1,270	970
Storage	180	105
Multi-Purpose Room 2		1,580
Storage		72
Solarium	880	1,854
Activity Space	455	475
Art Storage		38
Activity Space	470	530
Game Storage		17
Activity Space	700	620
Program Storage	97	
Senior Connections	1,060	710
Storage	75	42
Library	170	lounge
Subtotal	5,357	7,013
Food Service		
Kitchen	635	790
Office		80
Pantry Storage, walk in refrigerator	180	230
Café	560	567
Subtotal	1,375	1,667
Restrooms		
Women's restroom	195	220
Men's restroom	195	220
Companion Restroom		82
Subtotal	390	522
Support Spaces		
Mechanical / Electrical	90	90
Custodian	40	40
Elevator	55	55
Elevator Machine Room	40	40
Stair 1	225	225
Stair 2	225	225
Subtotal	675	675
Total Net Square Feet (nsf)	9,597	12,844
Grossing Factor	2,793	3,171
Total Program Gross Area (gsf)	12,390	16,015

The program is structured to create a more flexible and usable senior center. Through additions of a fitness room and a multi-purpose room, as well as the enlargement of the existing solarium, the senior center gets 3,200 square feet of additional space. This allows for shifting of space in the existing "footprint" to provide a multi-functional activity space (aka game room) and a dedicated arts and crafts room. A large conference room for use by seniors and the Administration is also now provided. Importantly, additional program space allows for the establishment of a lobby, greeting and socializing space, something the existing center does not have. A Veteran's office is also now added to the program. The food service area is also programmed with additional space for bulk food storage enabling better purchasing power for the center.

The senior care area, unique to Andover's senior center remains in the program but adjusted in size and with an associated companion restroom and essential dedicated office space now provided.

PAGE LEFT INTENTIONALLY BLANK

Section 4: Existing Conditions

EXISTING CONDITIONS



Existing entry to the School Administration and Senior Center.



Other program accessed in the same entry



Existing entry _____ a "big box" entry not a Senior Center entry

The purpose of the building assessment is to document the current conditions of the senior center, to identify existing and desired facility demands, and to determine the need for potential building upgrades, repairs and additions.

The Senior Center at Punchard is located on a site shared by the Cormier Youth Center, Doherty Middle School, school administration offices, human resources, and town offices. All services on site share a common traffic path and parking area. There is dedicated parking for the senior center, however senior center staff and visitors reported that spots are often occupied by other users on site. The east wing of the Doherty Middle School building is occupied by the Senior Center at Punchard on the first floor, school administration on the second floor, and human resources on the third floor. The building lobby provides elevator access to the second and third floors prior to entering the senior center space. A painted concrete corridor connects the east wing to the school building on the first and second floors.

LOBBY AND ADMINISTRATION

The Senior Center at Punchard does not have a distinct lobby. To the left of the entrance is a seating area in the corridor, across from the restrooms. To the right is the reception desk and there are bulletin boards on the opposite wall with program updates and sign-up sheets. Corridors throughout the senior center are oversized so they are also used for seating, storage, and the library. The corridors, offices, and some program rooms are carpeted which is not conducive to regular maintenance.

The administration space in the senior center is crowded with desks crammed into all available spaces. The office does not have a conference room, instead the director's office is used for small meetings and program rooms are set up for larger meetings as needed. Tinted glass partitions separate the reception desk from the main office. Needs identified by the staff for the administration spaces are improved privacy between reception and the main office, more modern work stations which may require less space, and a conference room.

PROGRAM SPACES

Across from reception are three activity rooms separated from each other by foldable partitions. The partitions are not sound isolating, so noise from adjacent rooms travels easily. For large events, the partitions are opened up to create a large dining room. One activity room has a sink for washing tools for arts and crafts, and a washer/dryer for kitchen towels, all of which will need to be included in the proposed design.

Senior Connections has a divisible room with access to the main office. The room is oversized for the current and projected needs of the space however it will need to remain divisible for separating programs. Senior Connections is currently lacking a dedicated office and companion restroom.

Near the kitchen is a multi-purpose room with wood floors for fitness classes and is equipped with a television, projector, and white board. All windows in the multi-purpose room have blackout curtains for movie showings and there are two closets for storing exercise equipment. When space is needed for dining, the corridor wall is opened and tables are set up. Currently, seating is set up for each meal and stowed away again after to make room for other activities, there is no dedicated space always set up for dining. Users and staff expressed a desire for a permanent café set up with the ability to overflow into adjacent program rooms as needed.

The Solarium addition is located between the East Wing and the Doherty Middle School, enclosed by a glass wall and roof with main access through the connector corridor. Tables and chairs are regularly set up for groups of 2–4 people to sit in the solarium and during the summer patio furniture is set up outside. During large events dining overflows into the solarium. Staff and users reported that the solarium is often too cold in the winter to use comfortably as the glass enclosure makes it susceptible to changes in the outdoor climate. The glass enclosed corridor between the Solarium and café has small tables set up which are rarely used due to the narrow space and variable temperatures. Feedback we received on the Solarium includes creating a better insulated environment and giving the room a more living room feel rather than the exposed brick and concrete as it exists now.

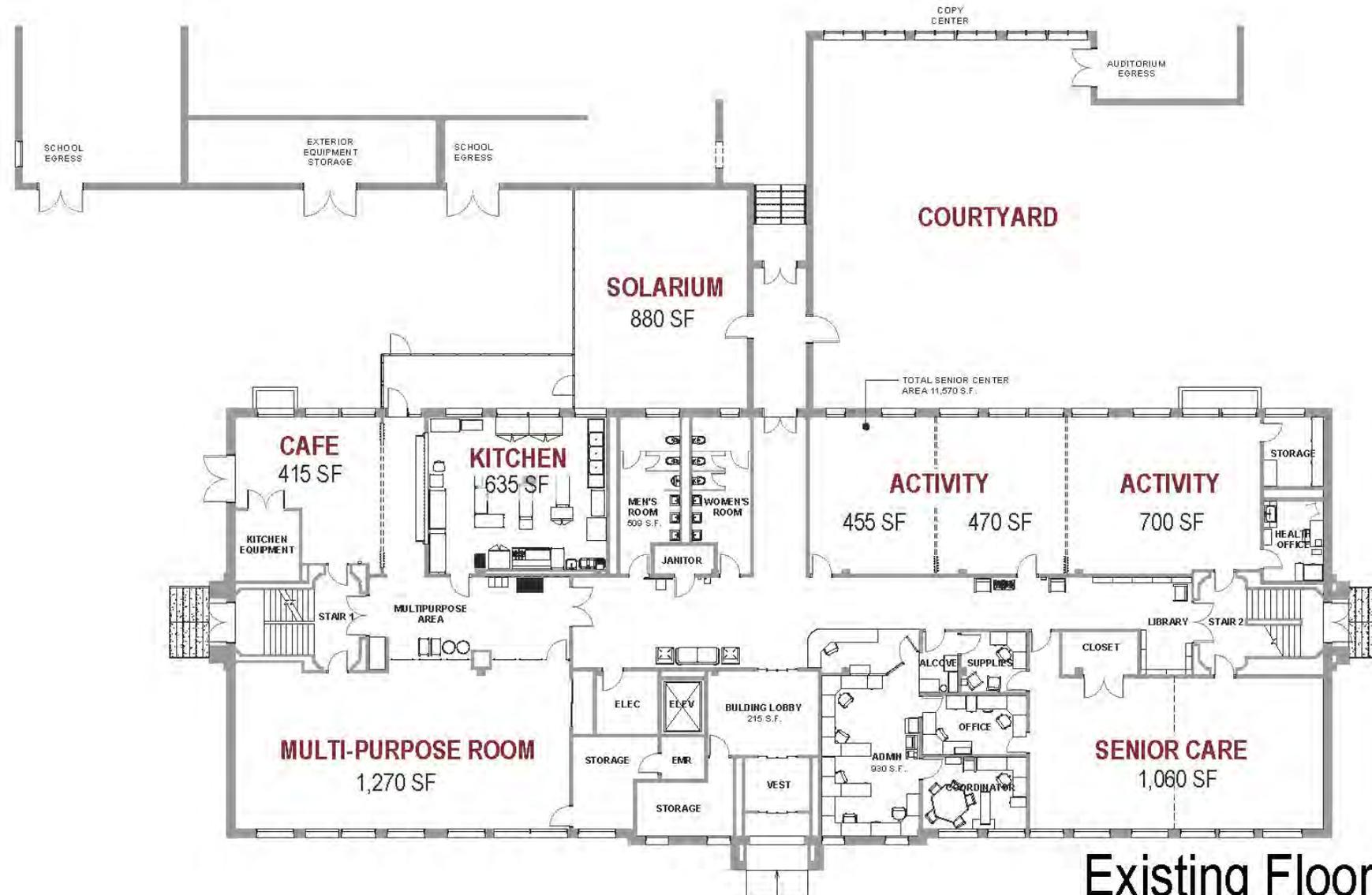
EXISTING CONDITIONS

KITCHEN AND CAFÉ

The senior center has a full commercial kitchen with electric appliances. This kitchen services regular meals at the center, large events, and Meals on Wheels service. Cold storage for the kitchen is located in an addition accessible through the café. Also along the exterior wall is a room for other kitchen storage. All food and tools brought in and out of the kitchen interrupt use of the adjacent dining space. There is currently no kitchen office or dedicated Meals on Wheels preparation area. The senior center staff would like to see a kitchen design which can be easier used by volunteers and for cooking classes and they expressed a desire for gas appliances if feasible.

Other Observations and Feedback

- A courtyard is accessible from the connector but is used only occasionally.
- The storage room accessible from the building lobby is currently being used as an office.
- Entry into the restrooms is uncomfortable with visibility from the main entry and seating directly across.
- Restroom finishes and fixtures will need to be updated and additional fixtures may be required with an increased building capacity.
- The health office is accessible through an activity room.
- There is no dedicated Veteran's office, card room, game room, or fitness equipment room.
- Sidewalks in front of the building are deteriorating near the curb.
- Some windows will need repair.

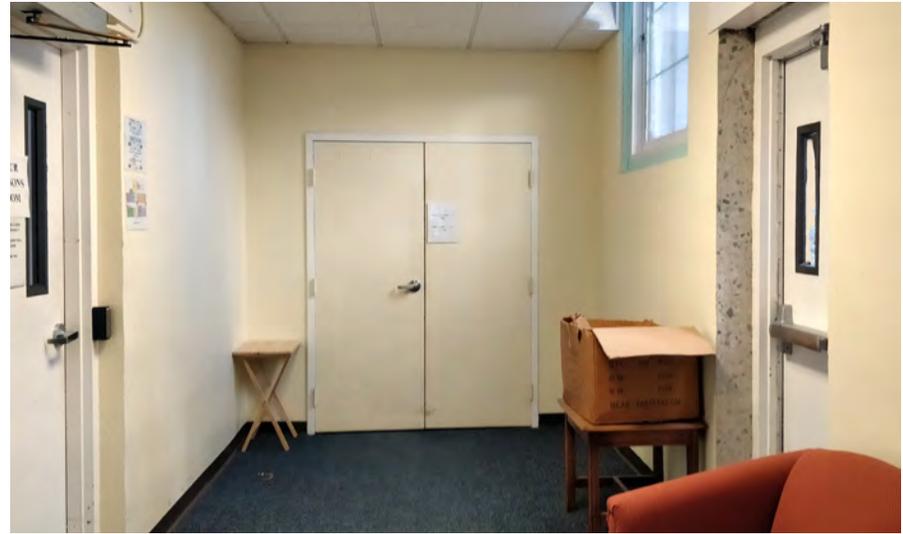


Existing Floor Plan

EXISTING CONDITIONS



One of the multi-purpose rooms.



An example of poor aesthetic treatment of existing conditions.



Outdoor space will be displaced by new conditions.



The plan does not address exterior building conditions which are in part due for maintenance.



Existing "Commercial Grade" kitchen.



This is not a kitchen easily used by volunteers



Side entry used for service deliveries.



This is the entry of outdoor garden space. The new plan does not provide additional green space due to site limitations

EXISTING CONDITIONS



The Senior Connections area will be reconfigured and relocated.



This movable partition is totally inadequate, a 1970's era divider curtain that does not offer acoustical treatment.



Restrooms are in need of new finishes, colors, lighting, and ceiling.



The "connector" offers little functional use and will be eliminated in the new plan.



The glass wall and ceilings will not be reused in the new addition due to energy cost and leakage.



The "lobby" with the restrooms on the right of the photo. A "real lobby" is a desired element of seniors.

EXISTING CONDITIONS



Offices are overcrowded.



The library is part of the corridor with no adequate place to sit and poor lighting.



Reception area is ill-defined, lacking in privacy and not accessible.

Section 5: Preferred Alternative Plan

PAGE LEFT INTENTIONALLY BLANK

The proposed design consists of three main parts; renovation of the existing space, expansion of the solarium, and addition of new multi-purpose and fitness rooms.

Design of the renovation begins with opening space in front of the entrance and reception to create a lounge with a “living room” feel. The corridor in front of the restrooms is narrowed to provide a more private entry and discourage idling in front of the restrooms. Flipping the kitchen and café locations provides a smoother workflow between delivery, storage, preparation, and service. With the new layout, the café can be set up for dining full time and it is located more central to other senior center activities. The plan for the existing multi-purpose room is to use operable partitions to divide it into a pool and a ping-pong room. The rooms will remain divided through most of the year but may be opened to use for dining when needed. The ping pong table can be stored and the pool table can be covered and used for food service. The proposed plan rotates the main administration space to make room for a large conference room which can be used by the senior center or rented out. Adding the conference room made senior connections too small so that room will become a card or game room and senior connections will be relocated across the hall. In its new location senior connections will have a dedicated office, companion restroom, and it will still have a divisible space. The arts and crafts room will have a sink and built in storage.

Alternate one is an expansion of the solarium. The goal when designing this expansion was to create a more versatile space that will be comfortable to use year round. The new solarium will be divisible by an operable partition so it can be used for dining overflow or separated for two separate programs. Both sides of the solarium have can be accessed through the café. A possible restriction to consider is the current location of the Doherty Middle School egress door. If egress cannot be moved beyond the boundary of the proposed solarium, the exterior wall will have to be adjusted accordingly.

Alternate two is an infill between the Doherty Middle School and the existing Center at Punchard to build a new multi-purpose room and fitness room. These new rooms will be accessible through the connector. The multi-purpose room can be used for performances, fitness classes, dining, events, etc and is envisioned with hard wood floors and a mirrored wall for dancing. Existing windows along the arts and crafts and senior care rooms will be raised to clearstory height to maintain daylight while providing privacy to the classes. The fitness room will have stationary exercise equipment and free weights.

PREFERRED ALTERNATIVE PLAN

OVERVIEW

Existing Space Renovation

- Living room area at the entry lobby
- Corridor walls can be used for displaying art or announcements
- New conference room can be used by the senior center or rented out
- Dedicated card or game room
- Relocated kitchen to back near deliveries and kitchen storage
- Permanent café / dining area near kitchen
- Pool and ping-pong rooms can be opened for overflow dining
- New fixtures and finishes in the bathrooms. More private entry
- Library currently in corridor can be relocated to entry lobby or solarium

Solarium Expansion

- Divisible multipurpose space for either 1 large or 2 smaller programs
- Can be used for overflow dining
- Seating can be either temporary tables and chairs or sofas for a living room feel
- Cannot block school egress. If egress cannot be moved, the volume will decrease

Multi-Purpose and Fitness Room Addition

- Large multi-purpose room can be used for fitness classes, community performances, dining, etc.
- Mirrored wall along one side of the multipurpose room
- Wood flooring for tap group
- Dedicated fitness room for either small classes or equipment

Sidework by Others

- Additional parking for town offices and school
- Possible landscaping

PREFERRED PLAN

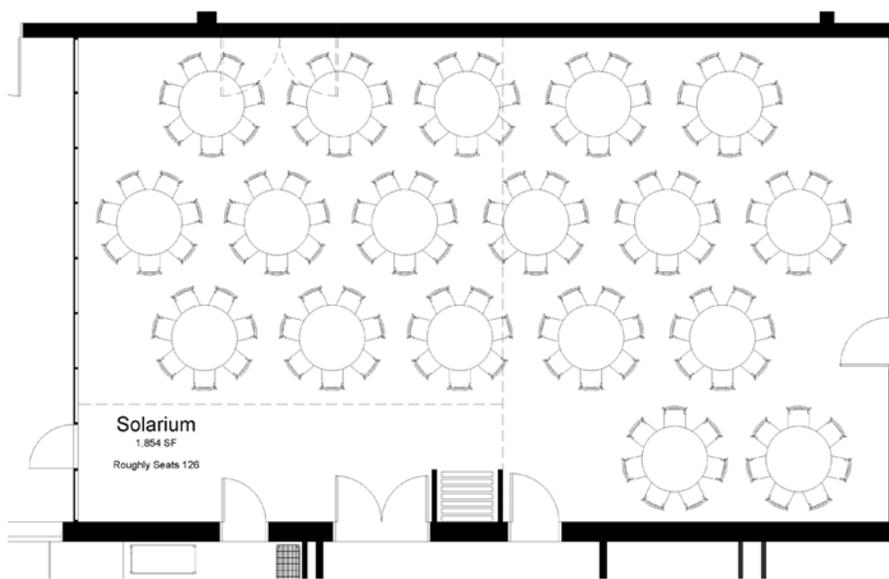
The preferred floor plan is divided into four major components:

1. Additions: The addition of three rooms add 3,200 sf of space to the Center at Punchard enabling the rest of the existing interior space to be re-purposed. The three rooms will provide a wide range of programming from activity, fitness, meeting and presentation. The enlarged solarium is separated from the multi-purpose space with a corridor connector to Doherty School which is a bearing wall structure and needs to remain. The solarium will also be able to support large food related events due to its proximity to the kitchen. Its relation with the café and existing multi-purpose room will provide a large combined space for those special dining functions.
2. Administration and Lobby: One of the main planning goals is to create a lobby, a welcoming space for arrival and socializing. This is created by moving administrative spaces and a current activity space. The administration space is adjacent to a new conference room that is utilized by staff and seniors users for smaller group meetings. Its position by the entry door is purposeful to enable it to be used by other groups after hours, without having to go through other senior center spaces.
3. Program spaces: The senior care center is moved across the hall from where it is today. It receives a new companion restroom and dedicated office space which today operates out of a closet. The existing activity space is connected in part to the lobby space and in part to the arts and crafts room.
4. Food service and multi-purpose: The kitchen is relocated to the left of the plan to facilitate deliveries, trash disposal and the creation of additional bulk storage rooms. With the kitchen relocated the café becomes a link between the enlarged solarium at the existing divisible multi-purpose room. These three spaces can be linked to accommodate large dining events like the pre-Thanksgiving lunch or the Saint Patrick's Day lunch. The multi-purpose room will continue as a multi-functional program space; it is not always devoted to food service.

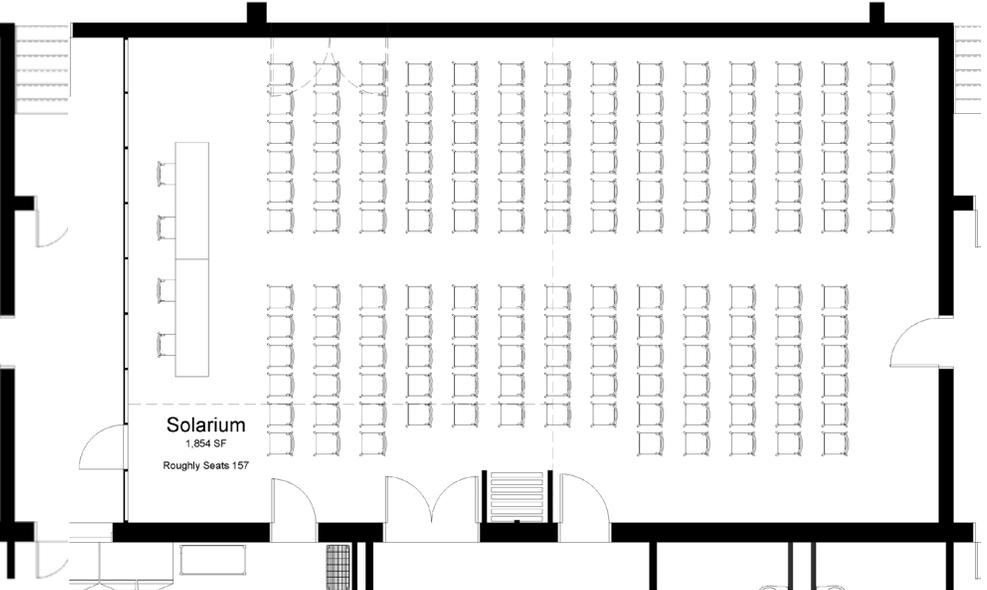


PREFERRED ALTERNATIVE PLAN

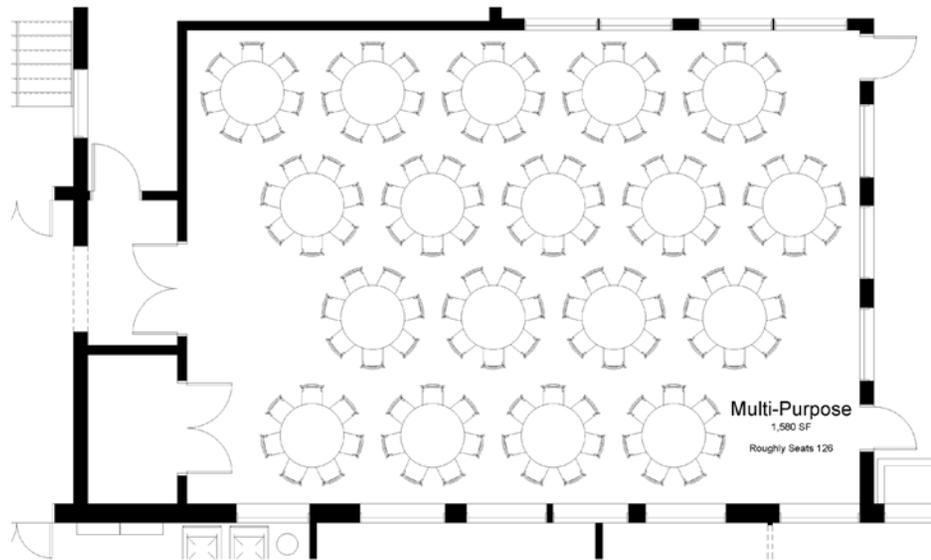
Solarium Seating Plan with Tables and Charis



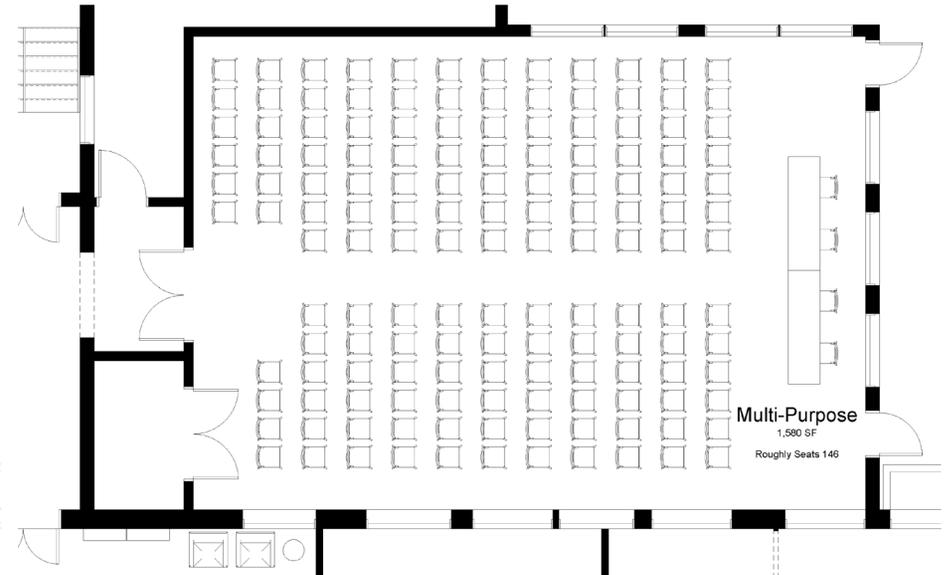
Solarium Seating Plan with Chairs



Multi-Purpose Room Seating Plan with Tables and Charis



Multi-Purpose Room Seating Plan with Chairs



PAGE LEFT INTENTIONALLY BLANK

Section 6: Cost Estimate

COST ESTIMATE

TOTAL PROJECT COST CALCULATION: Renovations, Multi-Purpose 1 & 2

HARD COST			
HazMat			24,500
	Phase 1 Environmental Site Assessment		
	HazMat Abatement Allowance (floor tiles)		24,500
General Contractor			3,215,500
	Construction Cost Estimate		3,215,500
	Utility Backcharge		-
	Escalation: use 2018 baseline	3%	-
Furniture, Fixtures & Equipment			200,000
	Furniture		150,000
	Equipment (phones, computers, etc.)		50,000
Hard Cost Subtotal			\$3,440,000
SOFT COST			
Permits & Approvals			-
	Conservation Commission		
	Planning Board Site Plan Approval		-
	Town Meeting		
Architecture & Engineering			340,000
	Architect & Engineer (% of construction cost)	10%	305,000
	A&E Reimbursables		15,000
	FF&E Specification & Purchasing	10%	20,000
	Geotechnical Engineer		-
	Survey & Layout		-
Testing & Inspections			-
	Concrete & Steel, Soil Inspections		-
Project Management			96,000
	Owner's Project Manager	3%	96,000
Moving & Relocation	move out, temp space, move back		50,000
Advertising & Bidding			3,500
	Public Bidding (Advertising & Printing)		4,000
Legal			5,000
	Town Attorney		5,000
Other			-
	Bonding Costs		nic
Soft Cost Subtotal			\$494,500
CONTINGENCY			
Contingency			314,661
	Owner's Contingency	8%	314,661
Project Total			\$4,250,000

A TPC includes not only construction cost but all of the other elements that need to be funded by an appropriation in order for a project to be constructed. For example, the TPC includes architectural and engineering costs. For public projects over \$1m in Massachusetts an Owner's Project Manager is required. There are testing and inspection, furniture, fixtures and equipment, audio visual systems, moving and relocation costs to be considered. Also, Owner's contingency needs to be included, an especially important consideration with restoration projects where unknown conditions will be uncovered once construction is underway.

With regard to relocation cost, rent for a temporary space is not included. Included is the cost to move out and then back in to the center.

The cost estimate prepared by Daedalus, a professional independent cost estimator, breaks out costs by renovation, multi-purpose and the solarium expansion. The Total Project Cost is provided for the total project, renovation and additions as this is the preferred solution.

INTRODUCTION

Project Description:

Program renovations of existing 11,570gsf senior center
selective demolition of interior program fit-out
new interior program fit-out, new kitchen food service equipment
modify fire sprinkler heads locations to fit new program layout
new electrical system; normal power and lighting controls

Addition Options include:

- Add 1. Multi-Purpose and Fitness programs
- Add 2. Solarium expansion

Project Particulars:

Documents received from Bargmann Hendrie + Archetype, Inc.
Ground Level Existing Floor Plan and Floor Plan Option 1 Drawings dated March 22, 2018
Detailed quantity takeoff from these documents where possible
Discussion and review scope of works with Bargmann Hendrie + Archetype, Inc
Daedalus Projects, Inc. experience with similar projects of this nature

Project Assumptions:

The project bid will be competitively bid amongst Open-Shop General Contractors
It has been assumed that no less than 4 bids will be received. Bids can be expected to be significantly higher if fewer bids are received
The project will be built by a General Contractor under a single prime contract
Operation during normal business hours
The Total Estimated Construction Cost reflects the fair construction value of this project in a competitive bidding market
Unit rates are based on current dollars and include an escalation allowance to cover the construction duration
Limited lay-down/storage area, trailers, and construction site entrance will be located adjacent to Project area
Temporary electrical and water site utility connections will be available. General Conditions value includes utility connections and consumption costs
Subcontractor's markups have been included in each unit rate. Markups cover the cost of field overhead, home office, overhead and subcontractor's profit
Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development and specification expansion during the design period.
General Conditions and Project Requirements includes items from Div. 01 General Requirements, staffing, general facilities to support project, scaffolding, staging and access, temporary protection, cleaning, and other items that are not attributable to the direct trade cost

INTRODUCTION

Project Assumptions: cont'd

Profit markup is calculated on a percentage basis of direct construction costs
Start of construction will commence in Fall 2018

Construction Cost Estimate Exclusions:

Upgrades and renovations to lobby, elevator, toilet rooms and MEP rooms
HVAC AHU & RTU replacement
Owner's site representation and project administration
Owner's administration; legal fees, advertising, permitting, Owner's insurance, administration, interest expense
Project costs; utility company back charges prior to construction, construction of swing space and temporary facilities, program related phasing, relocation
Site or existing condition surveys and investigations
Salvage of equipment and moveable furnishing items, hand to Owner
Work beyond the boundary of the site
Interest expense
Police details and street/sidewalk permits
Owner furnished and installed products; workstations, furnishings, equipment, artwork, loose case goods, and other similar items



Andover Senior Center
Renovation Options
16,095 GSF

MAIN SUMMARY

		RENOVATIONS	MULTIPURPOSE	SOLARIUM	TOTAL	COST/GSF
Selective Demolition		\$92,736	\$250	\$15,900	\$108,886	\$6.77
Structure		\$42,475	\$204,075	\$68,725	\$315,275	\$19.59
Renovation And Additions		\$869,631	\$334,569	\$149,673	\$1,353,874	\$84.12
FP, M, and E		\$549,010	\$117,990	\$73,370	\$740,370	\$46.00
<hr/>						
Direct Trade Cost Subtotal		\$1,553,852	\$656,884	\$307,668	\$2,518,405	\$156.47
Design and Pricing Contingency	10.00%	\$155,000	\$66,000	\$31,000	\$252,000	\$15.66
<hr/>						
Direct Trade Cost Total		\$1,708,852	\$722,884	\$338,668	\$2,770,405	\$172.13
Burdens and Markups						
General Conditions and Requirements	10.00%	\$171,000	\$72,000	\$34,000	\$277,000	\$17.21
Insurances, Bonds	1.85%	\$35,000	\$15,000	\$7,000	\$57,000	\$3.54
Building Permit Fee @\$25+\$13/\$1000	1.30%	\$22,020	\$9,020	\$4,020	\$35,060	\$2.18
Fee	3.00%	\$47,000	\$20,000	\$9,000	\$76,000	\$4.72
<hr/>						
Estimated Construction Cost Total		\$1,983,900	\$839,900	\$392,700	\$3,215,500	\$199.78
<hr/>						

DIRECT TRADE COST DETAILS

DESCRIPTION	UNIT	UNIT COST	RENOVATIONS 11,935 GSF		MULTIPURPOSE 2,565 GSF		SOLARIUM 1,595 GSF	
			QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
10 Selective Demolition								
11 Door, frame, hardware	LEAF	\$150.00	15	\$2,250	1	\$150	5	\$750
12 sliding entrance doors	SET	\$500.00	1	\$500				
13 Storefront	LF	\$90.00					65	\$5,850
14 Drywall partition	LF	\$45.00	420	\$18,900				
15 folding partition	OPEN	\$2,000.00	3	\$6,000				
16 cut new door opening	OPEN	\$1,200.00	3	\$3,600				
17 cut new door opening; former exterior façade	OPEN	\$1,500.00					3	\$4,500
18 Reception desk	LF	\$55.00	16	\$899				
19 workstation, salvage	SEAT	\$400.00	8	\$3,200				
20 Health Office fixture, cut, cap	FIX	\$500.00	1	\$500				
21 sink countertop, cabinet	EA	\$500.00	1	\$500				
22 Flooring and ceiling finishes	SF	\$3.75	11,570	\$43,388			880	\$3,300
23 Kitchen food service equipment and fixtures	RMS	\$4,500.00	1	\$4,500				
24 Cart away demolished debris from site	AL	\$10,100.00	1	\$8,500	1	\$100	1	\$1,500
25 Selective Demolition Total				\$92,736		\$250		\$15,900
26								
27 Structure								
28 Slab on grade, site prep	SF	\$20.00	365	\$7,300	2,565	\$51,300	715	\$14,300
29 strip footing, foundation wall	LF	\$280.00	80	\$22,400	225	\$63,000	105	\$29,400
30 Column and roof framing	GSF	\$35.00	365	\$12,775	2,565	\$89,775	715	\$25,025
31 Structure Total				\$42,475		\$204,075		\$68,725
32								
33 Renovation And Additions								
34 Roofing	SF	\$25.00	365	\$9,125	2,565	\$64,125	715	\$17,875
35 Exterior façade	SF	\$75.00	750	\$56,250	1,170	\$87,750		
36 glazed opening; assume 25%	SF	\$90.00			300	\$27,000		
37 exterior egress door	LEAF	\$4,500.00	2	\$9,000	3	\$13,500	1	\$4,500

DIRECT TRADE COST DETAILS

DESCRIPTION	UNIT	UNIT COST	RENOVATIONS 11,935 GSF		MULTIPURPOSE 2,565 GSF		SOLARIUM 1,595 GSF	
			QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
38 Infill opening in former exterior façade, modify	OPEN	\$2,000.00			6	\$12,000	3	\$6,000
39 Storefront	LF	\$1,000.00	13	\$13,000			33	\$33,250
40 entrance door	LEAF	\$3,500.00	1	\$3,500				
41 entrance pair of doors	PR	\$6,500.00	1	\$6,500				
42 Door, frame, hardware	LEAF	\$1,200.00	17	\$20,400	2	\$2,400	2	\$2,400
43 pair of doors	PRS	\$2,400.00			2	\$4,800	1	\$2,400
44 closet	LEAF	\$1,000.00	1	\$1,000				
45 closet pair of doors	PR	\$2,000.00	4	\$8,000				
46 Drywall partition	LF	\$130.00	600	\$78,000	70	\$9,144	10	\$1,300
47 interior of exterior wall/former exterior wall	LF	\$50.00	545	\$27,250	225	\$11,250	180	\$8,992
48 low wall room divider	LOC	\$5,000.00	1	\$5,000				
49 Flooring and ceiling finishes	GSF	\$12.50	11,065	\$138,313			1,595	\$19,938
50 kitchen	SF	\$35.00	790	\$27,650				
51 companion restroom	SF	\$30.00	80	\$2,400				
52 multipurpose, fitness	GSF	\$25.00			2,565	\$64,125		
53 Misc. metals, carpentry,, firestopping, caulking, sealants	GSF	\$15.00	11,935	\$179,025	2,565	\$38,475	1,595	\$23,925
54 Folding partition, track, soffit	LF	\$875.00	60	\$52,719			33	\$29,094
55 Health Office; sink, cabinet	RMS	\$10,000.00	1	\$10,000				
56 companion restroom; toilet, sink, accessories	RMS	\$15,000.00	1	\$15,000				
57 Washer/dryer	SET	\$5,000.00	1	\$5,000				
58 Kitchen food service equipment and fixtures	GSF	\$250.00	790	\$197,500				
59 grille above counter	OPEN	\$5,000.00	1	\$5,000				
60 Renovation And Additions Total				\$869,631		\$334,569		\$149,673
61								
62								
63								
64								
65								
66								

DIRECT TRADE COST DETAILS

DESCRIPTION	UNIT	UNIT COST	RENOVATIONS 11,935 GSF		MULTIPURPOSE 2,565 GSF		SOLARIUM 1,595 GSF	
			QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
67 FP, M, and E								
68 Modify sprinkler coverage, shutdown	GSF	\$6.00	11,570	\$69,420			880	\$5,280
69 new sprinkler coverage, extend main/branch	GSF	\$6.00	365	\$2,190	2,565	\$15,390	715	\$4,290
70 New mechanical and electrical systems	GSF	\$40.00	11,935	\$477,400	2,565	\$102,600	1,595	\$63,800
71 FP, M, and E Total				\$549,010		\$117,990		\$73,370
72								
73								
74								

Section 7: Implementation Plan

PAGE LEFT INTENTIONALLY BLANK

The steps involved in implementing the Senior Center project from the current state to completion are outlined below and scheduled on the accompanying chart.

1. Because the project adds space to the senior center, parking will be an issue to be resolved. As a first step in the process, the municipal building at school youth center parking study/ work plan requires development.
2. The planning board will review the project as it entails an addition and additional parking. We would plan an informal informational meeting to discuss the project and identify particular concerns. This meeting may involve the campus-wide parking master plan update.
3. Design development (DD) will be a focus on materials and finishes to define the “look and feel” of the final design. This will involve public outreach, especially to the seniors and Council on Aging.
4. At the conclusion of DD, we would expect to update the Town Building Committee once a cost estimate is in hand.
5. Construction impacts need to be evaluated.
 - a. When will the Senior Center move to temporarily while the space is being renovated?
 - b. Can the interior restorations be completed more quickly than the additions enabling the Senior Center to occupy the space on an expedited basis while the additions remain under construction? This involves study of potential construction phasing plans, the conclusion of which will need to be incorporated into the construction documents.
 - c. What is the impact of the Senior Center construction on the School Administration above the Doherty School and Memorial Arboretum next door?
 - d. What is the impact of construction on the existing parking (if any). How is the new parking implemented to avoid or lessen adverse impact?
 - e. When the impacts are known, an outreach meeting with stakeholders and the public will be beneficial before final construction documents are undertaken. Outreach would likely include another meeting with the Town Building Committee to ensure coordination with other capital projects.
 - f. Construction documents will be completed and restricted. At this point, committee and groups that require information prior to the 2019 Spring Town Meeting would be updated.
 - g. Assuming funding is approved, the project is advertised and publicly bid. Assuming construction funds are available in July 2019 construction could start as early as June 1, as the two first requisitions could be provided after the fiscal year starts.
 - h. Furniture, fixtures and equipment needs to be approved and issued for bid where applicable.
 - i. Ideally interior construction could be completed prior to the additions, enabling the Senior Center to return to the “Center at Punchard” and lessen the disruption caused by temporary space.
 - j. A construction schedule needs to be developed, but the ideal condition would be that all construction is completed by August of 2020 for occupancy in September 2020.

KEY DATES:

Design Development:	July 2018—February 2019
Construction Appropriation:	April 2019
Construction Documents:	July 2018—October 2019
Construction:	December 2019—January/March 2020
Possible Phase Occupancy:	Interiors: December 2020 Additions: March 2021
Temporary Space Needed:	December 2019—March 2021

IMPLEMENTATION PLAN

	2018							2019												2020	
	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	
1. Campus Parking Plan by Others																					
2. Fiscal Year 2019 Funds Available																					
3. Planning Board Informal (Parking & Additions)																					
4. Design Development																					
5. Finishes & Interior Rendering Public Presentation																					
6. Cost Estimate / Value Engineering																					
7. Public Outreach																					
8. Andover Town Building Committee Update																					
9. Senior Center Construction Phasing Plan																					
A. Interior																					
B. Exterior																					
C. Early Occupancy																					
10. Planning Board Submission & Approval																					
11. Construction Impacts Plan																					
A. Senior Center to Temporary Space																					
B. School Administration																					
C. Doherty Middle School																					
D. Parking Lots																					
12. Public Outreach																					
13. Pre Town Meeting Presentation																					
14. Andover Town Building Committee Update																					
15. Town Meeting																					
16. Construction Documents																					
17. 90% Cost Estimate																					
18. 100% Drawings & VE																					
19. Advertise for Bid																					
20. Bidding Contracting																					
21. Start Construction																					

Section 8: Appendix

PAGE LEFT INTENTIONALLY BLANK

Discussion Points

- Demographics
 - >> How many seniors are to be served
 - >> What are the growth projections
- Andover's Planning Timeline
- Foundations of Senior Center Programming
- Conceptual Building & Parking Program
- Existing Andover Senior Center

Andover Senior Center Study

January 10, 2018
Bargmann Hendrie + Archetype, Inc.

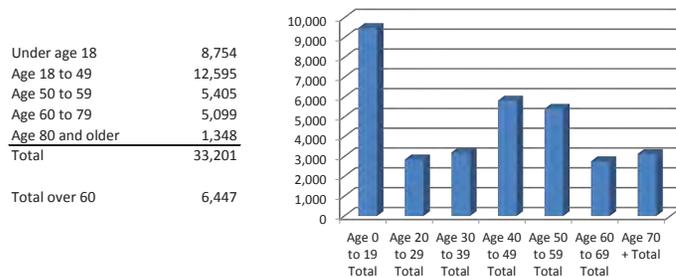
Population Growth

Table 3. Population growth between 2000 and 2010: Massachusetts, Andover, and comparison communities

Community	All Ages			Age 50 to 59			Age 60+		
	Population 2000	Population 2010	% Growth	Population 2000	Population 2010	% Growth	Population 2000	Population 2010	% Growth
Massachusetts	6,349,097	6,547,629	3%	721,410	929,823	29%	1,096,567	1,273,271	16%
Andover	31,247	33,201	6%	4,350	5,405	24%	5,045	6,447	28%
Billerica	38,981	40,243	3%	4,958	5,959	20%	4,881	7,262	49%
Chelmsford	33,858	33,802	0%	4,508	5,201	15%	6,036	7,552	25%
North Andover	27,202	28,352	4%	3,184	4,024	26%	4,519	5,345	18%

Source: U.S. Census Bureau, 2010 Census, Summary File 1, Table QT-P1; and 2000 Census, Summary File 1, Table QT-P1

Andover Age Distribution



Total over 60 6,447

These charts are excerpts from Andover Census Data and used to demonstrate various demographic trends in Andover.

SAMPLE COMMUNITY PRESENTATION

Programming Benchmarks

Massachusetts Executive Office of Elder Affairs general standards recommend that a senior center be sized between 4 and 5 square feet of space per senior citizen in a town.

In Andover, this range is between 25,000 and 32,000 gsf.

The existing senior center is approximately 9,300 nsf and 10,000 gsf.

Available parking is 70 spaces

Parking for larger program would be between 125 and 160

nsf = net area / gsf = gross area

5



Volunteer Services
Diverse & comprehensive programming to encompass health, recreation, education, culture, nutrition and social service



Lifelong Learning & the Arts
Focus on intellectual stimulation, learning, personal growth and enhanced quality of life



Wellness
Focus on healthy aging (physical, emotional, social)



Information
Information, services and service delivery to the population that help older North End residents remain independent



Socialization
Living room space, a café can be open to all, allows for introduction of new participants to programs and casual socialization

Survey Data related to Programming

Table 7. Percent indicating activities they currently enjoy by age cohort and age category

	All Ages	Boomers 50 to 59	Seniors 60+	60 to 79	80+
Volunteering	43%	48%	41%	44%	27%
Active indoor activities	51%	62%	46%	50%	29%
Individual/solitary activities	75%	75%	75%	76%	67%
Travel or outings	67%	75%	64%	69%	43%
Education	45%	50%	43%	47%	23%
Media	69%	70%	69%	70%	64%
Active outdoor activities	51%	70%	42%	49%	13%
Social activities	82%	84%	82%	83%	75%
Arts & crafts	26%	31%	24%	25%	23%
Food	67%	76%	64%	66%	53%
Intergenerational programs	13%	12%	13%	14%	7%
Faith-based programs	27%	27%	27%	26%	27%
Other	12%	8%	13%	13%	14%

Note: Participants could choose all options that apply, therefore totals by age category do not equal 100%.

7

Survey Data

Table 11. Percent of respondents who say programs/services are either "Very Important" or "Somewhat Important" to them personally and/or their families by age cohort and category.

	All Ages	Boomers	Seniors	Age 60 to 79	Age 80+
Assistance with local or state programs (e.g., financial, fuel)	44%	38%	32%	32%	33%
Boomer-Venture Programs	33%	39%	31%	33%	14%
Educational opportunities	58%	56%	58%	61%	42%
Fitness activities	61%	66%	59%	61%	51%
Health and wellness	64%	65%	63%	65%	56%
Health insurance counseling	44%	48%	42%	45%	25%
Information, referral & outreach	42%	44%	41%	43%	40%
Mental health counseling	23%	28%	21%	21%	17%
Nutrition/Meals on Wheels	25%	29%	24%	22%	35%
Professional services (e.g., tax, legal, & financial)	40%	45%	37%	38%	32%
"Senior Connections" Supportive Day Program	23%	27%	20%	20%	27%
Social activities	48%	51%	47%	46%	52%
Support groups	31%	39%	27%	27%	27%
Transportation	35%	39%	33%	32%	42%
Trips/Outings	47%	51%	47%	46%	51%
Volunteer opportunities	48%	53%	47%	48%	35%

8

These slides discuss where programming data originated beyond staff and user interviews that were conducted.

Entry Spaces



9

Two story Senior Centers



10

Creating a Balance



11



These slides are used to show how some Senior Centers address similar space in different ways, such as lobbies and kitchens.

SAMPLE COMMUNITY PRESENTATION

Kitchen becomes a "Program" Space



13

Multiple uses of the Kitchen



14



15

Flexible versus Purpose Built



16

These slides presented program spaces including turning the kitchen into a program space. The large multi-purpose rooms and flexibility of smaller program rooms were also discussed.

Traditional Multi-Purpose Rooms



17

Multi-Purpose Room Shared Use?



18

Use of Youth Center?



19

Program Reference Points
Does not include Senior Care

	# of Program Spaces	1-3' Highways	4-6' Highways	7-9' Highways	Program Cost
Lobby/Reception					
Lobby/Reception	100				500
Open Storage for Coats	100				100
Subtotal	200				600
Administrative Offices					
Executive Director	100				100
Association Director	100				100
Recruitment/Grant	100				100
Trg. Coord. / Reception, etc.	30				30
Social Work Supervisor	100				100
Social Workers (2) & Aide	100				100
Part-time admin. Assistant	70				70
Volunteer Admin. (2) & Aide	100				100
Special Director	100				100
SNW/ volunteer	100				100
Counseling Room	200				200
Health/ Other Services	100				100
Private Meeting Area	40				40
Copy/ Scanners	100				100
Child Care	10				10
Subtotal	850				1,900
Program Spaces					
Reception Gift Shop	100				100
Multi-Purpose Room	1,200	1,000			2,000
Multi-Purpose Room 2	600	1,000			1,000
Large Lib. Area	50	100			400
Reading Area	300				300
Large Game Area	1,000				1,000
(2) Program Space: Fitness Studio	1,100				1,100
(2) Program Space: Arts & Crafts / Maker Space	600				600
(2) Program Space: Technology	600				600
(2) Program Space	300				600
(2) Program Space	300				600
(2) Program Space	300				600
Game Room (2)	400				200
Music Room	400				400
Music Room	200				200
Music Classroom	400				400
Subtotal	3,500	12,000			8,000
Food Service					
Kitchen	500	1,000			600
Office Storage	100				70
Pantry Storage, walk in refrigerator	200				20
Laundry/ Dishwashing	200				100
Subtotal	800	1,000			1,000
Recreation					
Billiard/ Poolroom	200	400			400
Men's Lockerroom	200	400			400
Concession/ Snack Table or Shopper	100				100
Staff Breakroom	70				70
Subtotal	570	800			870
Support Spaces					
Mechanical/ Electrical/ Sprinkler / IT	400				400
Multi-Purpose Room Storage (Chair & Table)	100				100
Change Room	100				100
Restroom/ Equipment Storage	70				70
Game Room Storage	70				70
Control Storage	200				400
Equipment Storage	50				100
Storage for Outdoor Furniture	100				100
Custodian	100				100
Subtotal	200	2,800			1,100
Senior Care					
Activity Room 1	800				100
Activity Room 2	800				100
Staff Offices	100				100
Reception/ Mail/ Shopper	100				100
Laundry Room	50				50
Recreation	50				50
Storage	100				100
Subtotal	1,200	2,200			1,400
Total Net Square Feet (incl. 1-3' Highways)	3,200	22,740			15,000
Program Cost (incl. 1-3' Highways)	2,000	14,170			6,000
Total Program Costs Area (incl. 1-3' Highways)	5,200	25,250			19,000

20

Note that flexible spaces require spaces to store things like tables and chairs. Andovers proximity to the Youth Center gym and multi-purpose room is a potential benefit.

SAMPLE COMMUNITY PRESENTATION

Lobby & Administration

Lobby/Reception		
Lobby / Reception	500	500
Open Storage for Coats	100	100
Subtotal	600	600
Administrative Offices		
Reception	100	100
Executive Director	150	150
Associate Director	150	150
Transportation Coord.	120	120
Trip Coord. / Reception, etc.	70	70
Social Work Supervisor	150	150
Social Workers (2)	150	150
Part-time admin. Assistant	70	70
Volunteer desks (2) & table	150	150
SHINE Director	150	150
SHINE volunteer	120	120
Counseling Room	200	200
Health / Other Services	150	150
Private Waiting Area	70	70
Copy / Supplies	100	100
Coat Closet	10	10
Subtotal	1,910	1,910

21

"Program" Spaces

Program Spaces		
Boutique / Gift Shop	100	100
Multi-Purpose Room	1,600	3,000
Multi-Purpose Room 2	2,000	
Lounge / Library	900	500
Reading Area	300	
Large Game Area	900	1,200
(1) Program Space: Fitness Studio	1,100	1,300
(3) Program Space: Arts & Crafts / Maker Space	650	650
(2) Program Space: Technology	500	500
(4) Program Space	650	650
(5) Program Space	650	650
(6) Program Space	500	500
(7) Program Space	500	500
Conference (20)	400	400
Media Room	300	
Screen Porch	300	
Music Room	710	
Indoor Gardening / Greenhouse	600	
Subtotal	12,660	9,950

22

Flexibility versus Purpose Built

23

Kitchens & Pantries

Food Service		
Kitchen	450	800
Office / Storage	100	100
Pantry Storage	100	100
Loading / Receiving	100	100
Subtotal	650	1,100

24

These slides generate program areas for various spaces.

Care Centers

Senior Care		
Activity Room 1	1,000	
Activity Room 2	1,000	
Staff Station	150	
Restroom w/ Shower	100	
Laundry Room	50	
Kitchenette	50	
Storage	100	
Subtotal	2,450	

Senior Care or Respite Center

A safe, comfortable and socially engaging environment for seniors that require care. Family caregivers can get rejuvenated or run necessary errands knowing that their cared one is enjoying the attention they need.

25

"Grossing" Factors

Circulation & wall thickness

26

Existing Conditions

November 20, 2017
Bargmann Hendrie + Archetype, Inc.

27

Survey Data related to Existing Center

Table 10. Percent indicating problems encountered when accessing the Center at Punchard by age category

	Age 60 to 79	Age 80+
Lack of transportation	5%	8%
Lack of sufficient parking	16%	18%
Not knowing what programs and services are available	14%	8%
Programs don't interest me	17%	16%
Location of the Center at Punchard is inconvenient	1%	1%
Hours of the Center at Punchard are inconvenient	4%	2%
Limited class size for events/activities	4%	3%
I don't think I would fit in there	10%	8%
Cost for programs	6%	9%
Other	19%	15%

Note: Participants could choose all options that apply, therefore totals by age category do not equal 100%.

28

These slides focus on a unique Andover program, the Care Center. They also present how aesthetic treatments may vary.

SAMPLE COMMUNITY PRESENTATION

Issue Mentioned

Programs and the Center at Punchard staff

- "I don't use the Services but I strongly support the Center, because I know it offers important programs and services to many seniors."
- "All in all, the Center at Punchard is a well-run and friendly place. Every time I have gone, helpfulness and happiness abound."
- "I use the Center at Punchard on a weekly basis. The staff is truly interested in my wellbeing and the director is excellent."

Physical environment at the Center at Punchard

- "I find the facility cramped and uninviting."
- "They do a good job with the space they have, but they need a larger facility to meet the growing need."
- "It's a shame that Andover doesn't have a large multi-functional stand-alone Senior Center like so many other small towns."

My future need for programs and services

- "I don't currently use many 'older services' but this could rapidly change if my situation changed."
- "At this time in my life I can still get around and do things without assistance—as I get older I will make more use of these services."
- "Sounds like a great resource, but we just don't need the services just yet."

Hours and costs of programs and services

- "Most programs are offered during work hours which means I can't participate until after I retire."
- "I have found some exercise programs interesting, but I don't like the afternoon times."
- "Some programs at the Center at Punchard are not easily accessed due to fees and regulations: Why do we have to pay fees to play Mahjong?"

Advocacy for housing and transportation needs

- "Andover desperately needs rental apartments that are not overly expensive and are walkable to basic needs."
- "We need more transportation options for those who don't drive or don't have cars."

Marketing the Center at Punchard

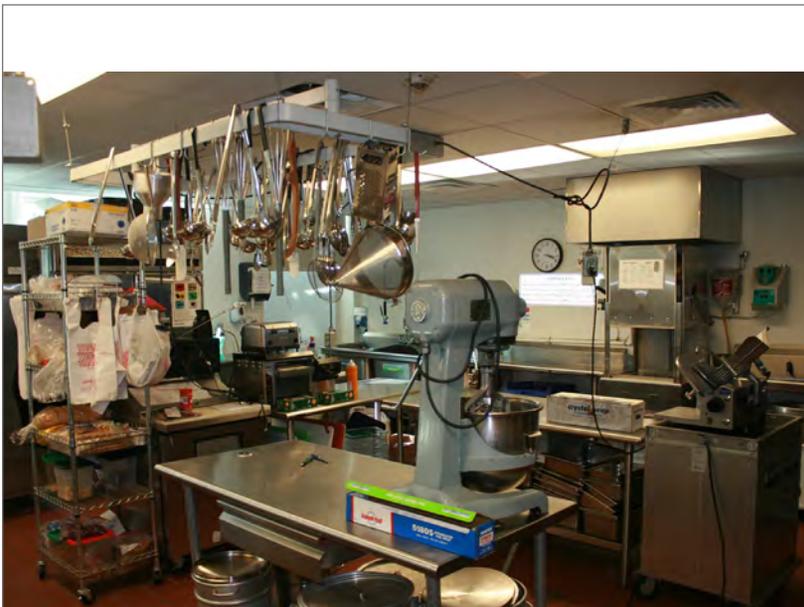
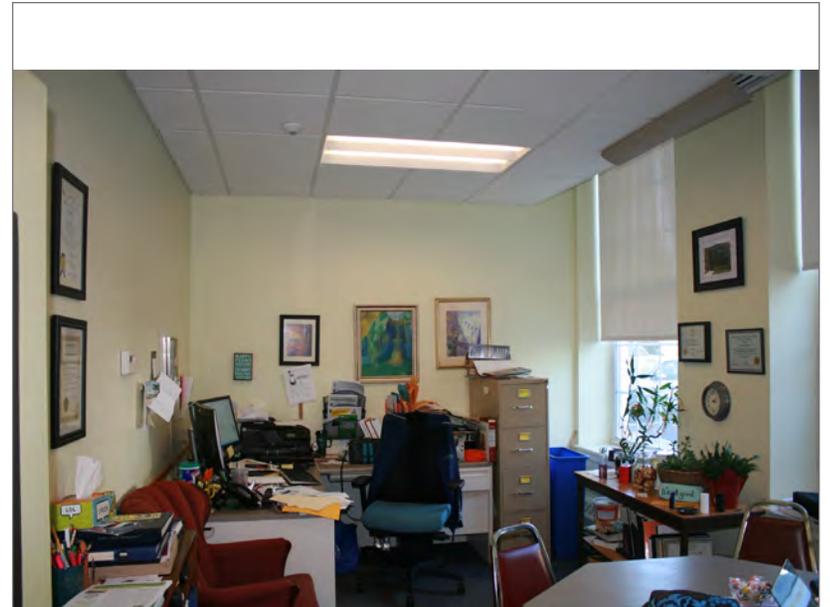
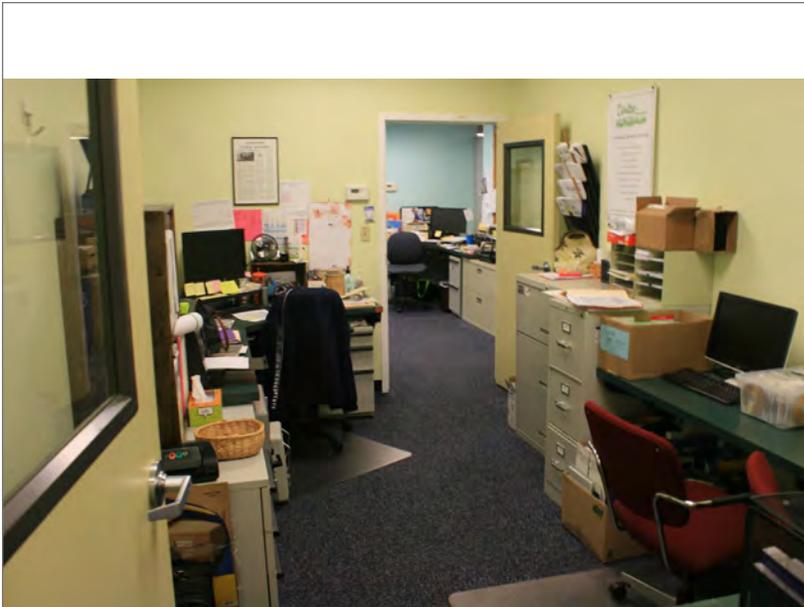
- "It is somewhat confusing to call it 'The Center at Punchard'—The terminology is inconsistent with other towns."
- "I really don't know what is available for services. My impression is that this is for housebound individuals that need a place to go."
- "I think it is very important to inform people about the services and at what age they can begin to use them."

Survey Data

29

A review of existing conditions including the lack of an appropriate lobby / social space and general overcrowding of the administrative space.

62 **bh+a**

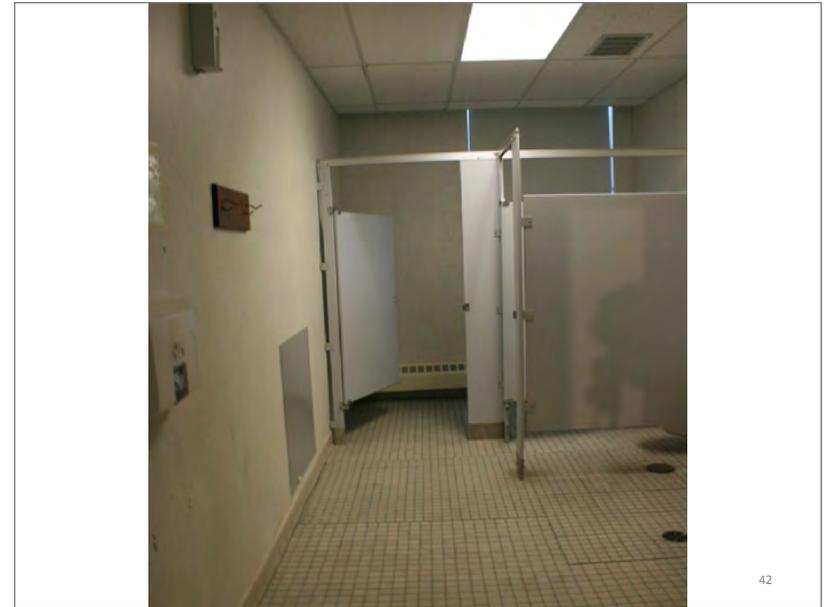


More images of overcrowded administrative spaces. Andover functions with a commercial kitchen format that requires better services and delivery, and bulk storage capabilities.

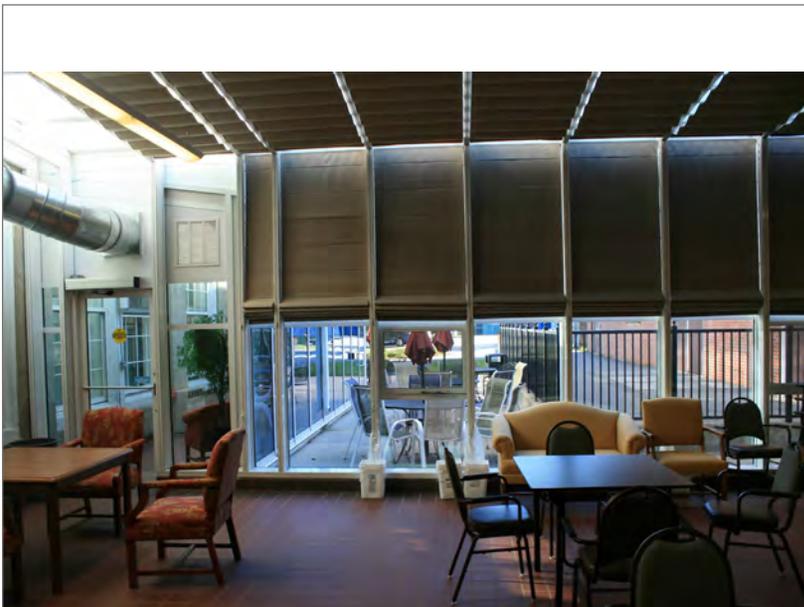
SAMPLE COMMUNITY PRESENTATION



The space has not been updated for many years, including old dividing curtains that have little aesthetic & acoustical value. There is no chair storage space and inadequate library space.

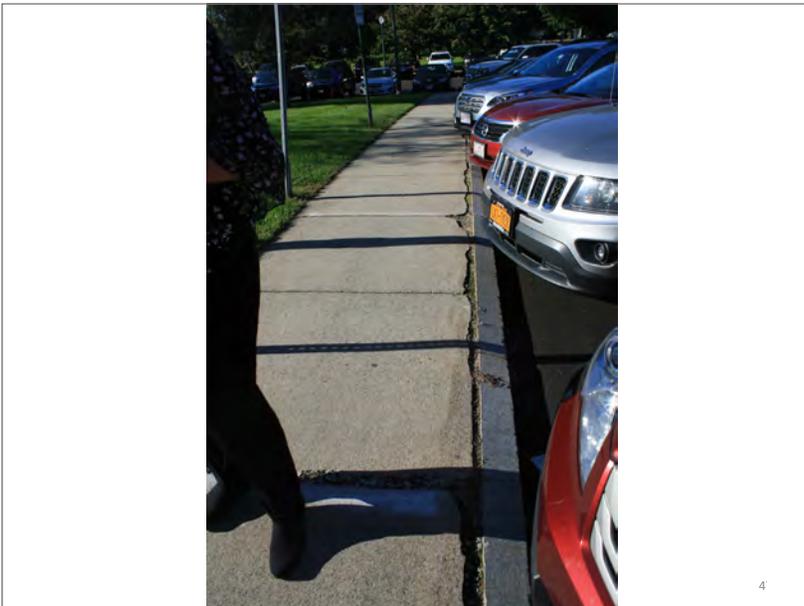
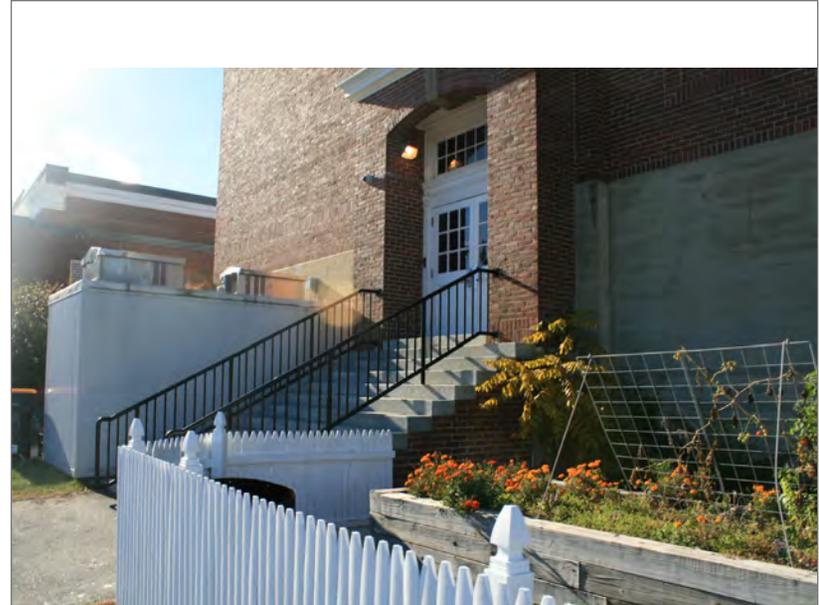


42



The spaces are in need of HVAC, lighting and aesthetic improvements. The glass connector is small and difficult to control from an environmental perspective. Access to it is rather convoluted and can be improved by enlarging this space.

SAMPLE COMMUNITY PRESENTATION



Outdoor spaces are small and will in-part be used by the new plan. Sidewalks are in need of repair, which will be done as part of a “municipal campus” improvement study that is on-going.