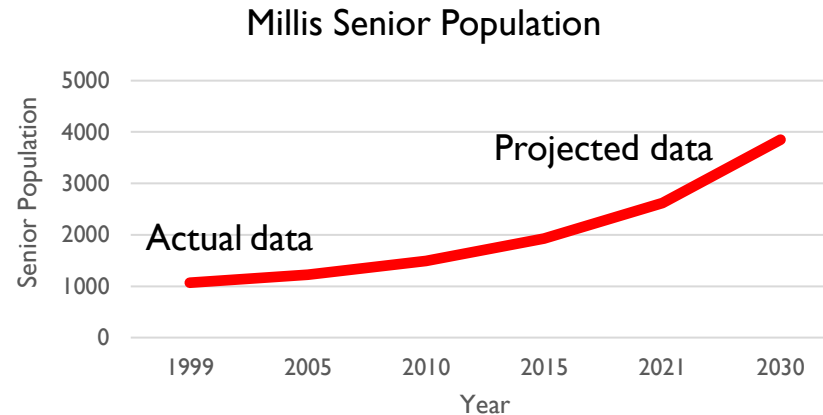


# PROJECT OVERVIEW

	Activity
2019	<ul style="list-style-type: none"><li>• Town meeting approved feasibility study (funded by State) for a New Senior Center</li><li>• Abacus Architects selected by PBC with COA input</li></ul>
2020	<ul style="list-style-type: none"><li>• COA documented current and future programming</li><li>• Visioning Meeting and visit to Medfield Senior Center</li><li>• Progress stalled by COVID</li></ul>
2021	<ul style="list-style-type: none"><li>• COA, Library, Recreation departments share input on needs and space</li><li>• PBC and COA working group established</li><li>• Abacus presents 3 options for a new center</li><li>• Cost estimates developed for each option</li></ul>
2022	<ul style="list-style-type: none"><li>• Four town-wide focus groups held to gather input on options</li><li>• Recommendation made to Select Board on which option to put forward for Town Meeting vote</li><li>• Warrant article approved for November 10<sup>th</sup> Town Meeting</li></ul>

# THE NEED

- Today 30% of the population of Millis is over 60 years of age
- By the end of this decade, our Senior population is projected to grow to 50% of the total town population



- The current senior center opened in 1999 in the basement of the Veterans Memorial Building. The space is uninviting, inflexible, and inadequately sized for our Senior population:
  - Simultaneous programs cannot be held
  - There is no private space for our social worker to meet with clients
  - The reception area is in a hallway
  - The dining area accommodates only 24 people
  - There is a lack of storage
- The Senior Center offers necessary services, socialization opportunities, and well-being programs and needs the proper infrastructure to fulfill its mission
- What was appropriate 23 years ago is no longer suitable

# THE OPTIONS

Option	Square footage	Total Cost	Cost to owner of Averaged Priced Home
Two story partial renovation and addition to the VMB	15,500	\$15.5M	\$258 per year
New construction at Cassidy Farm	16,000	\$16M	\$266 per year
New construction at Cassidy Farm with a gym	22,400	\$21M	\$350 per year

## Assumptions:

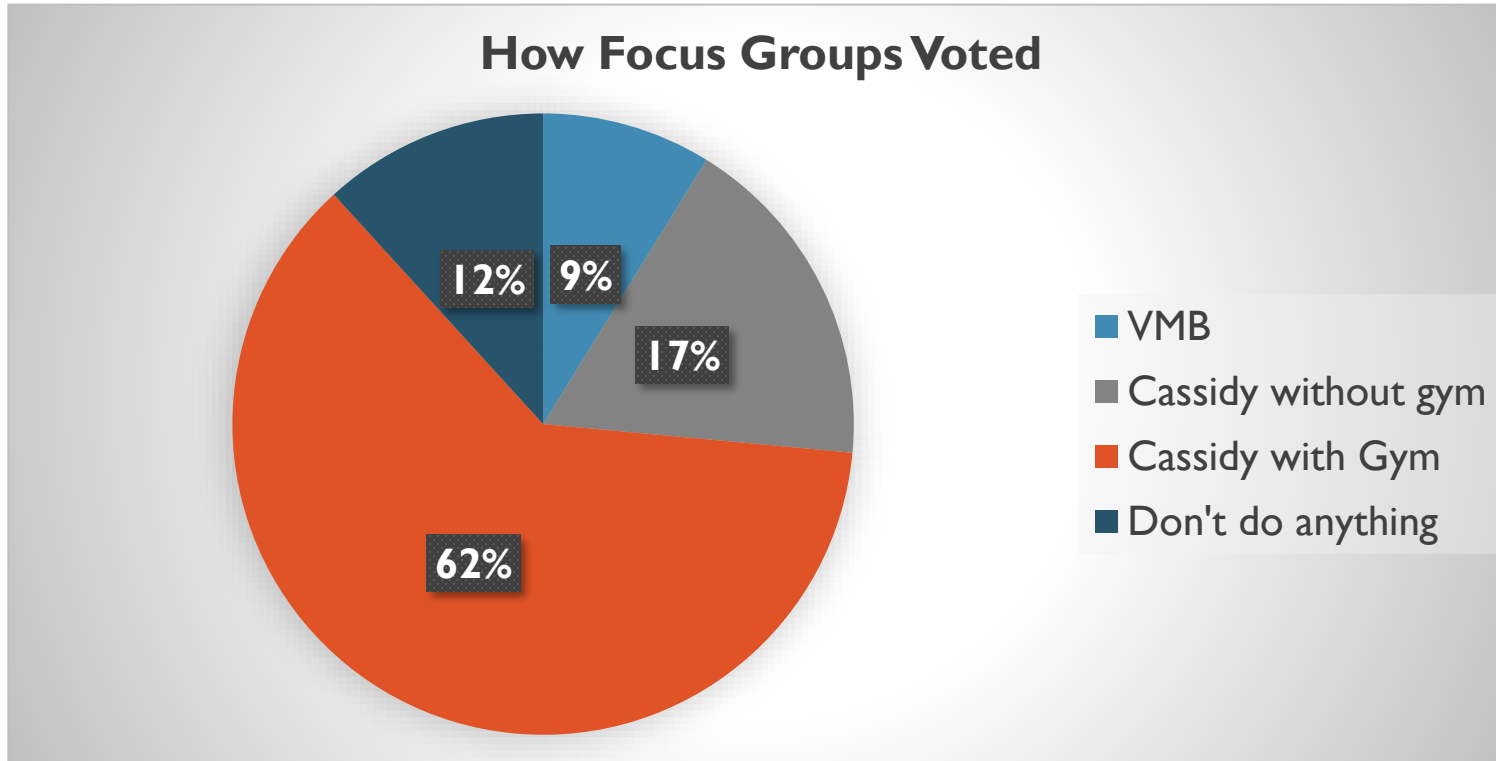
- Finished product is built for a minimum 50 year life giving the town the best return for the investment
- Construction begins in Fall of 2023
- Bond at 4.25% over 30 years
- There will be additional operating costs for the site; decision have to be made on how those costs are covered

# COMMUNITY INPUT

Four community meetings were held over May and June presenting the options and soliciting input. Each attendee was asked to identify what they saw as the pro's and con's of each option, and also asked to vote on their preferred option.

Option	Pro's	Con's
VMB	<ul style="list-style-type: none"><li>• Downtown, central location</li><li>• Use of an existing building</li><li>• Lowest cost of the 3 options</li></ul>	<ul style="list-style-type: none"><li>• Limited space for any future expansion</li><li>• Limited parking</li><li>• Limited outdoor space</li><li>• Disruption during construction</li><li>• Unforeseen issues due to age of VMB</li><li>• Two story design with remote elevator</li></ul>
Cassidy without a gym	<ul style="list-style-type: none"><li>• New construction</li><li>• One story design</li><li>• Ample parking</li><li>• Ample outdoor space</li></ul>	<ul style="list-style-type: none"><li>• Not in downtown location</li><li>• Use of open space</li><li>• Cost</li></ul>
Cassidy with a gym	<ul style="list-style-type: none"><li>• New construction</li><li>• One story design</li><li>• Ample parking</li><li>• Ample outdoor space</li><li>• Gym available to community</li></ul>	<ul style="list-style-type: none"><li>• Not in downtown location</li><li>• Use of open space</li><li>• Cost +</li></ul>

# THE SELECTION



- 79% of the participants preferred one of the Cassidy Farm options
- A good deal of discussion on the cost of the projects from the participants
- Conclusion: put Cassidy Farm without the gym on the warrant for the November town meeting. It gets the location most participants preferred, acknowledges the cost issues raised, and the site has room for future expansion

# WHAT WILL THIS DELIVER OUR TOWN



- An exciting new era for Millis Seniors
- A welcoming, inviting space where Seniors can gather to socialize, learn, exercise, and access services with ample parking
- Space available to other Town groups in the evening and on weekends
- Outdoor space offering walking trails, games, recreational activities the entire Town can enjoy
- Cassidy Farm location providing a unique combination of indoor and outdoor space
- A drop-off space for residents facing cognitive decline offering stimulation, compassion, and companionship
- A modern kitchen and dining space supporting Meals-on-Wheels and community functions
- Multi-function rooms delivering different programs simultaneously
- The possibility of revenue generating enterprises at the new center
- Possibility of future outdoor expansion to include tennis, pickleball, shuffleboard, and other activities

# TOWN MEETING

The COA is asking for your support at the Town Meeting

This isn't just a vote for Seniors, it's a vote for anyone caring for a Senior

It's time Millis Seniors moved out of the basement