

New Senior Center – Town of Dedham

April 28, 2008



The Office of Michael Rosenfeld, Inc., *Architects*



Design Process





Goals and Values

A Place for Seniors:

- **A Sense of Community** – Meet social and personal needs
- **Serve a variety of seniors** by attracting a wider age-range of both women and men
- “New looking, not stuffy” - Create a Center that is **inviting, warm, open and airy**
- Design a building that provides easy mobility and is **accessible to all**
- **Connect to the exterior** with lots of windows, natural light and access to walking paths
- Create a welcoming, active Lobby opening to Administration and Dining
- **Provide flexible, adequate program spaces** for large and small gatherings
 - Communal areas to meet with friends, share meals, hold large events/put on shows
 - Intimate spaces for one on one counseling and personal discussions
 - Spaces for new programs, adult education, discussion groups, arts and crafts
- Encourage Intergenerational programs between seniors and children
- Support Outreach for Meals on Wheels, food pantry and lending medical equipment
- **Promote clean air, safe materials and energy efficiency** - “Green is healthier”





Goals and Values

A Good Neighbor:

- Work closely with the **School Department/Committee** and surrounding Neighbors
- **Focus on the safety** of the children at Dexter School and control senior traffic
- Create an effective flow for **bus and car drop-off** and **maximize on-site parking**
- Design a Senior Center that **blends appropriately with the Dexter School**
- Retain a **natural visual buffer** between the buildings and preserve the wooded setting
- Minimize the Senior Center's scale by "nestling" into the hillside
- Allow for adequate play areas and the future expansion of Dexter School

A Community Process:

- Create a Senior Center that the **Dedham Community can embrace and be proud of**
- Build community support by following an open process that is efficiently managed
- **Educate the community** with presentations to neighborhood groups, town meeting
- Reviews with Finance and other town authorities
- **Provide Value** through effective use of town funds and **low operating costs**
- **Be environmentally responsible** and plan for a LEED Certifiable building
- **Pass Town Meeting** - This may be our one chance to build a Senior Center



Program



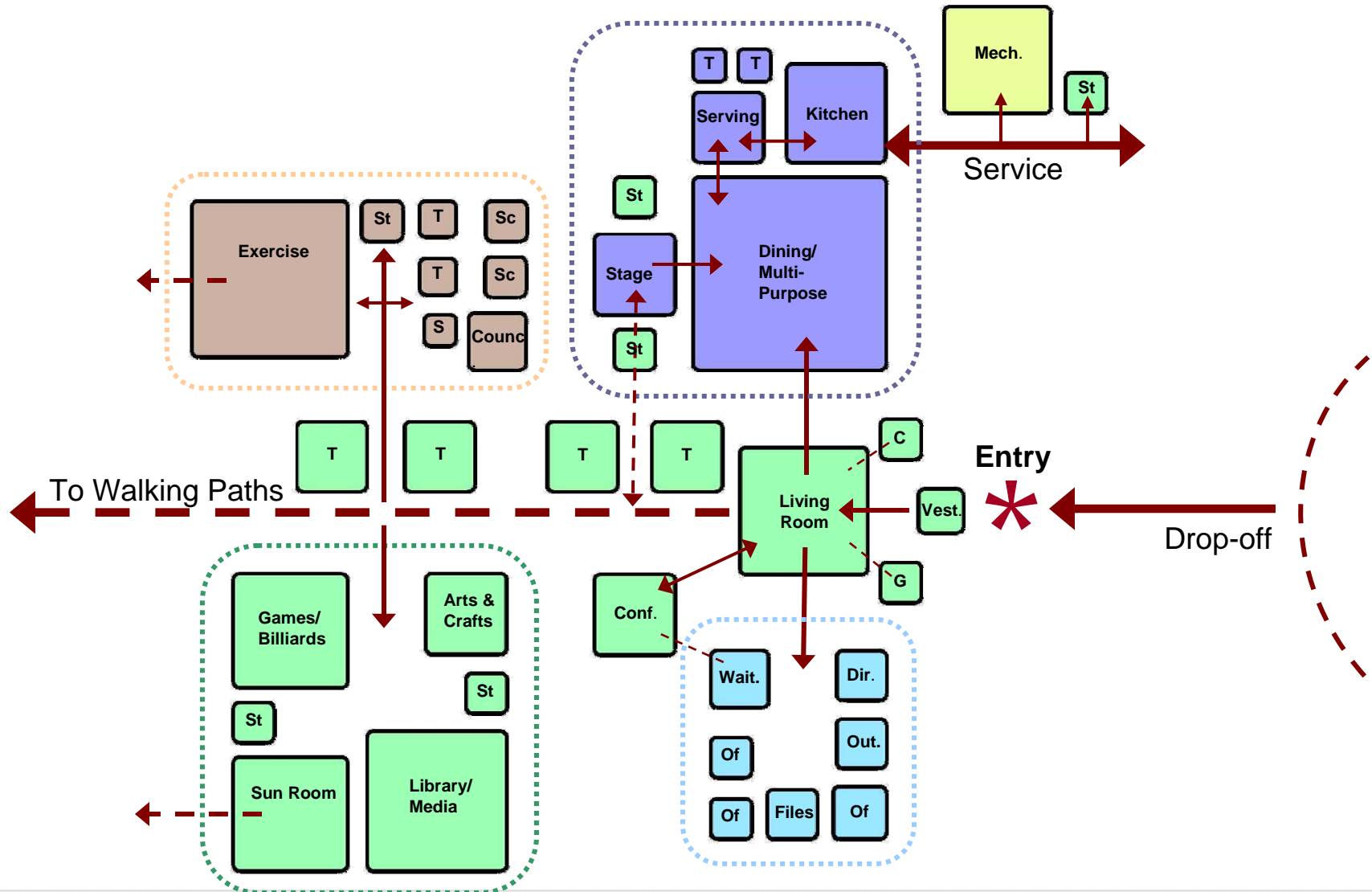
No.	Name	# of Spaces	SF per Space	Total SF
1.00 General Areas				
1.01	Entry Vestibule	1	120	120
1.02	Living Room	1	1000	1000
1.03	Public Toilet Rooms	4	300	1200
1.04	Library/Media	1	1200	1200
1.05	General Storage	5	100	500
1.06	Coffee Area	1	100	100
1.07	Gift shop	1	100	100
1.08	Games/Billiards	1	800	800
1.09	Large Conference Room	1	400	400
1.10	Arts and Crafts	1	400	400
1.11	Sun Room (planting/gardens)	1	800	800
	<i>Sub-Total</i>			<i>6620</i>
2.00 Administration				
2.01	Reception/Waiting	1	200	200
2.02	Director's Office	1	150	150
2.03	Outreach Office	1	150	150
2.04	Staff Offices	2	100	200
2.05	Shared Office	1	170	170
2.06	Files/Supplies	1	150	150
	<i>Sub-Total</i>			<i>1020</i>

No.	Name	# of Spaces	SF per Space	Total SF
3.00 Wellness/Health Clinic				
3.01	Exercise Room	1	1500	1500
3.02	Screening Rooms	2	100	200
3.03	Small Conference/Counseling	1	200	200
3.04	Toilet Rooms (M, W)	2	80	160
3.05	Unisex Show er	1	60	60
3.06	Storage	1	100	100
	<i>Sub-Total</i>			<i>2220</i>
4.00 Function Areas				
4.01	Dining/Multipurpose	1	2300	2300
4.02	Stage	1	400	400
4.03	Serving Area	1	300	300
4.04	Kitchen	1	600	600
4.05	Staff Toilet Rooms	2	65	130
	<i>Sub-Total</i>			<i>3730</i>
5.00 Mechanical Room				
5.01	Boiler/HW/Electrical/Custodian	1	700	700
	<i>Sub-Total</i>			<i>700</i>
	Total Net SF			14290
	Net/Gross Multiplier	45%		6431
	Total Gross SF			20721

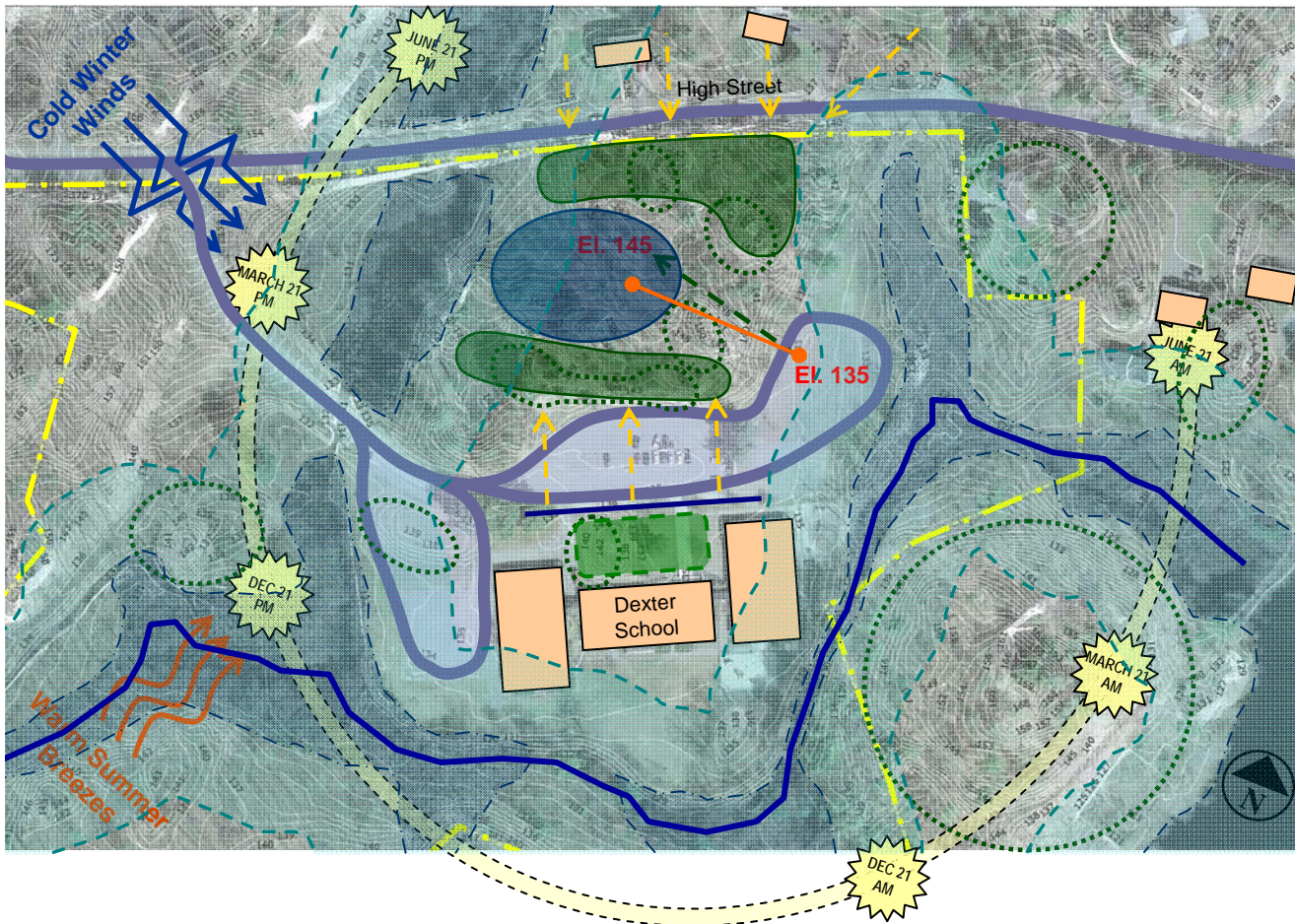




Organizational Diagram



Site Analysis



- Solar Arc/Winds
- Vehicular Circulation
- Wetlands, Lower Brook & 100' Buffer
- Existing Buildings
- Topography/ Elevation
- Stone Wall
- Green Space
- Preserving Woods/ Natural Setting
- Buffer from School
- Buffer from Neighbors
- Connect Levels





LEED Checklist



LEED for New Construction v2.2 Registered Project Checklist

Project Name: Dedham Senior Center
Project Address: 1100 High Street, Dedham MA

Yes	?	No	Sustainable Sites		14 Points
7	5	2			

Y	?	No	Prereq	Required	Points
Y			Prereq 1	Required	1
1			Credit 1		1
			Credit 2		1
			Credit 3		1
			Credit 4.1		1
1			Credit 4.2		1
1			Credit 4.3		1
			Credit 4.4		1
			Credit 5.1		1
			Credit 5.2		1
1			Credit 6.1		1
1			Credit 6.2		1
			Credit 7.1		1
1			Credit 7.2		1
1			Credit 8		1

Yes	?	No	Water Efficiency		5 Points
4	1	1			

1	?	No	Credit	Points
1			Credit 1.1	1
1			Credit 1.2	1
			Credit 2	1
1			Credit 3.1	1
			Credit 3.2	1

5	5	Energy & Atmosphere		17 Points

?	Y	Y	Prereq	Required	Points
?			Prereq 1	Required	1
Y			Prereq 2	Required	1
Y			Prereq 3	Required	1

5	?	No	Credit	Points
5			Credit 1	1 to 10
			10.5% New Buildings or 3.5% Existing Building Renovations	1
			14% New Buildings or 7% Existing Building Renovations	2
			17.5% New Buildings or 10.5% Existing Building Renovations	3
			21% New Buildings or 14% Existing Building Renovations	4
			24.5% New Buildings or 17.5% Existing Building Renovations	5
			28% New Buildings or 21% Existing Building Renovations	6
			31.5% New Buildings or 24.5% Existing Building Renovations	7
			35% New Buildings or 28% Existing Building Renovations	8
			38.5% New Buildings or 31.5% Existing Building Renovations	9
			42% New Buildings or 35% Existing Building Renovations	10

1	?	No	Credit	Points
1			Credit 2	1 to 3
			2.5% Renewable Energy	1
			7.5% Renewable Energy	2
			12.5% Renewable Energy	3
			Credit 3	1
			Credit 4	1
			Credit 5	1
			Credit 6	1

Yes	?	No	Materials & Resources		13 Points
3	4	6			

Y	?	No	Prereq	Required	Points
Y			Prereq 1	Required	1
			Credit 1.1		1
			Credit 1.2		1
			Credit 1.3		1
1			Credit 2.1		1
			Credit 2.2		1
			Credit 3.1		1
			Credit 3.2		1
1			Credit 4.1		1
			Credit 4.2		1
1			Credit 5.1		1
			Credit 5.2		1
			Credit 6		1
			Credit 7		1

Yes	?	No	Indoor Environmental Quality		15 Points
11	4				

Y	?	No	Prereq	Required	Points
Y			Prereq 1	Required	1
Y			Prereq 2	Required	1
1			Credit 1		1
1			Credit 2		1
1			Credit 3.1		1
1			Credit 3.2		1
1			Credit 4.1		1
1			Credit 4.2		1
1			Credit 4.3		1
			Credit 4.4		1
1			Credit 5		1
1			Credit 6.1		1
1			Credit 6.2		1
			Credit 7.1		1
			Credit 7.2		1
			Credit 8.1		1
1			Credit 8.2		1

Yes	?	No	Innovation & Design Process		5 Points
1					

1	?	No	Credit	Points
1			Credit 1.1	1
			Credit 1.2	1
			Credit 1.3	1
			Credit 1.4	1
1			Credit 2	1

Yes	?	No	Project Totals (pre-certification estimates)		69 Points
31	19	8			

Certified: 26-32 points, Silver: 33-38 points, Gold: 39-51 points, Platinum: 52-69 pc



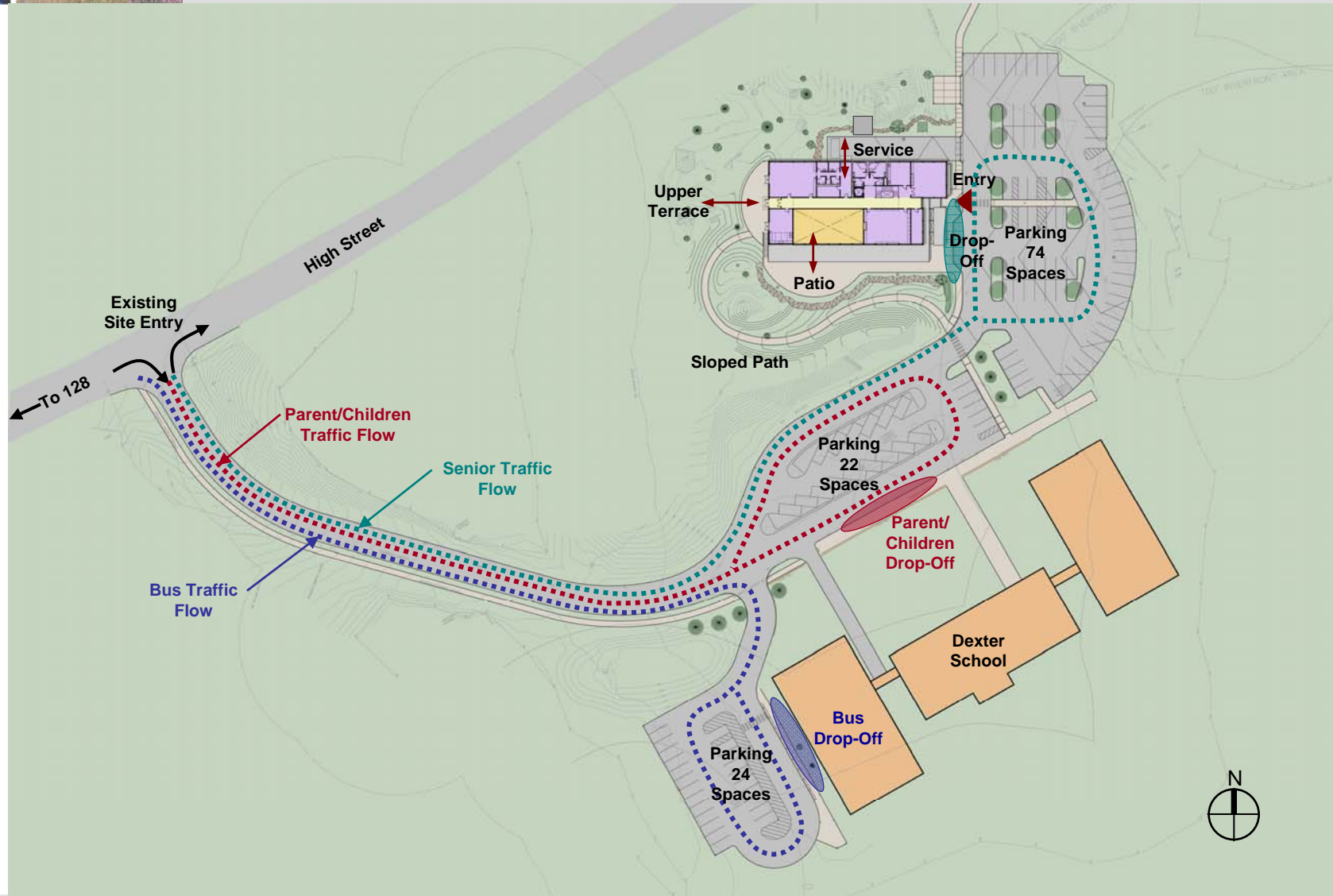


Schematic Design



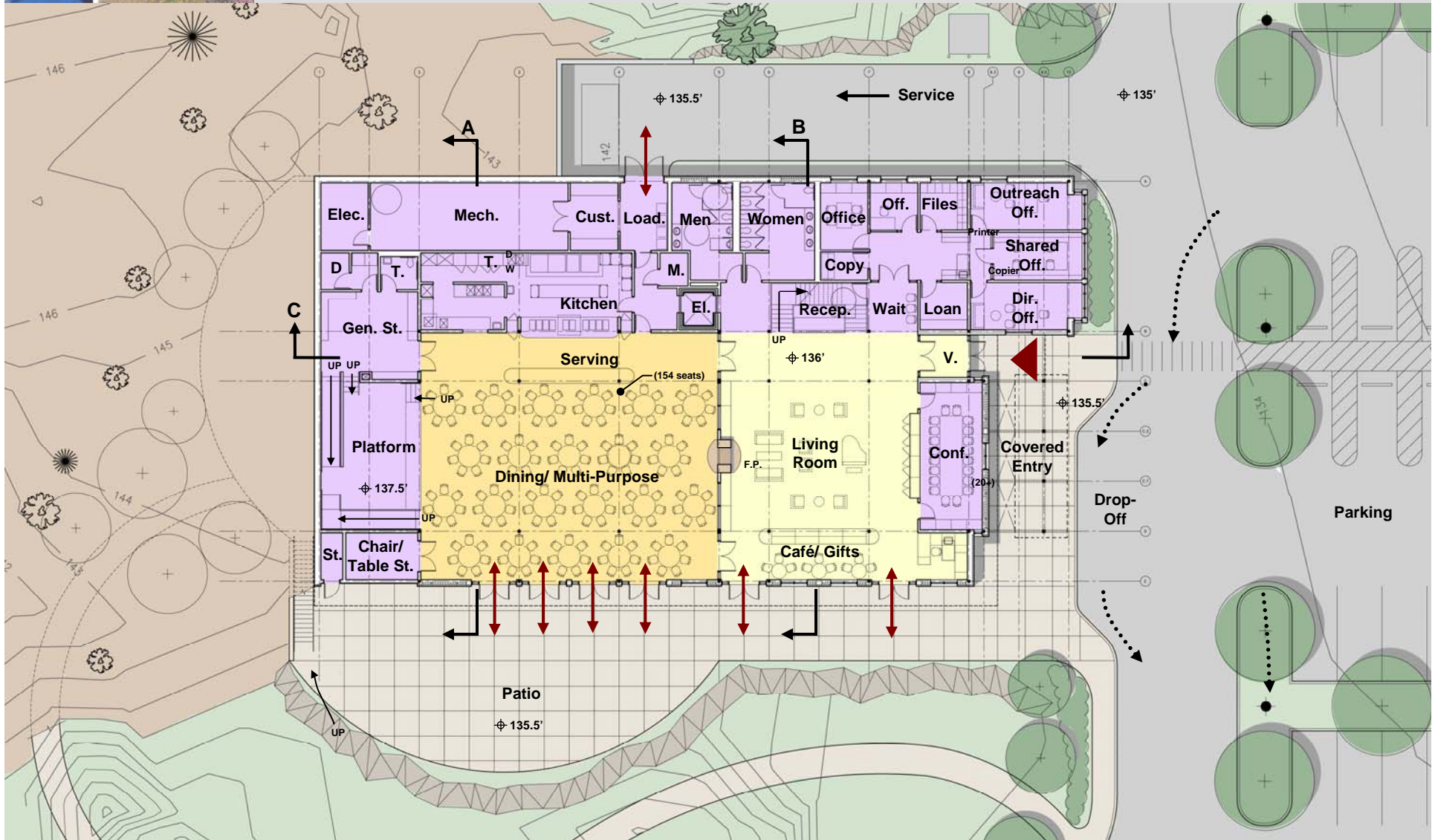


Site Plan



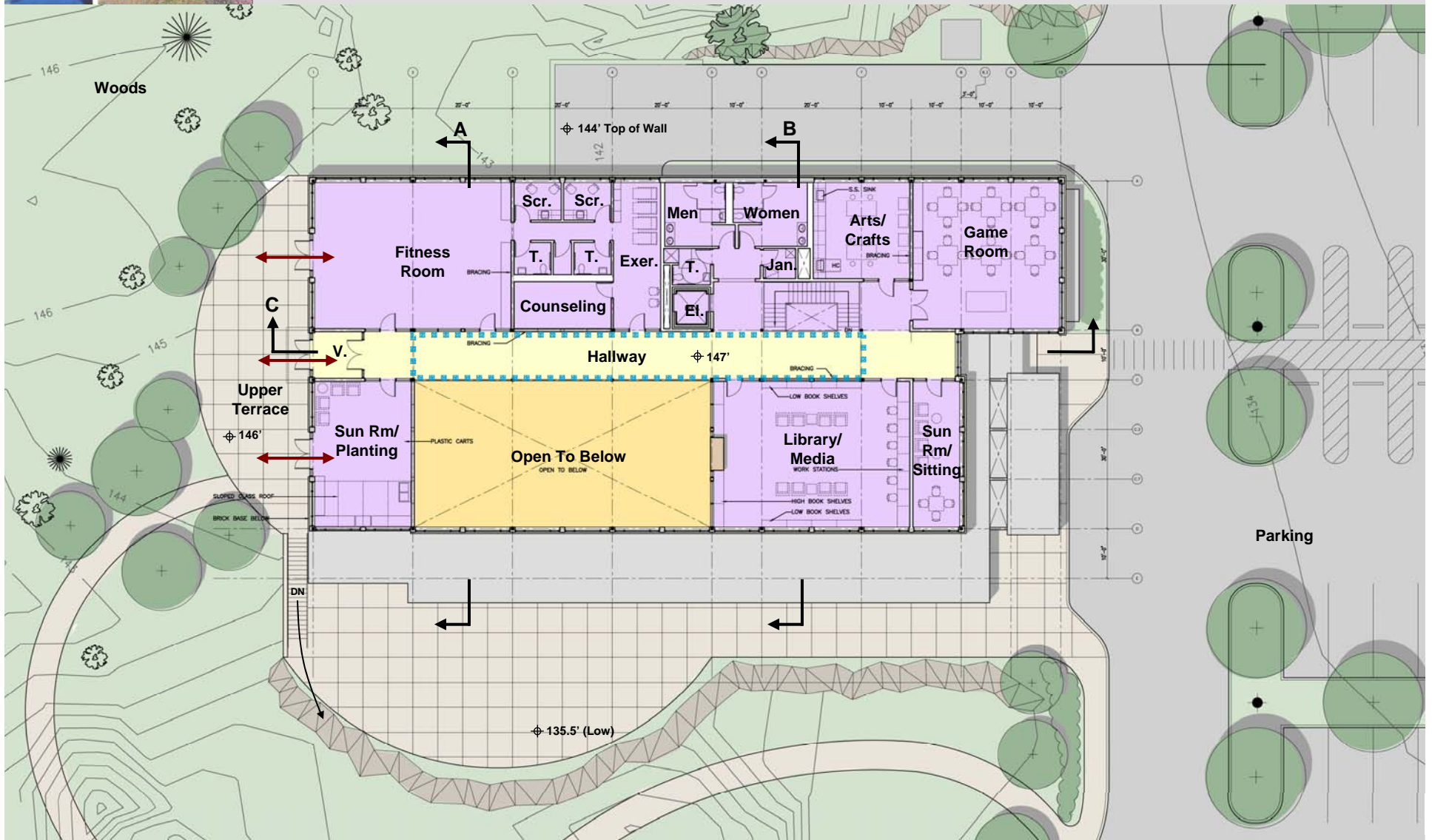


Lower Level Plan



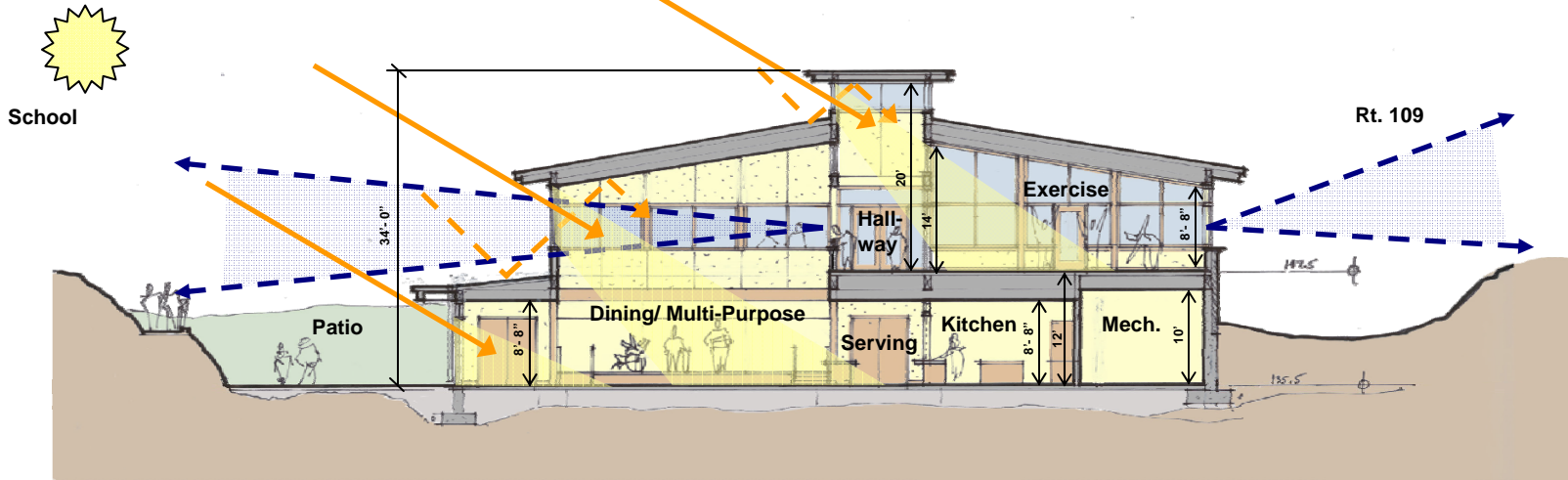


Upper Level Plan

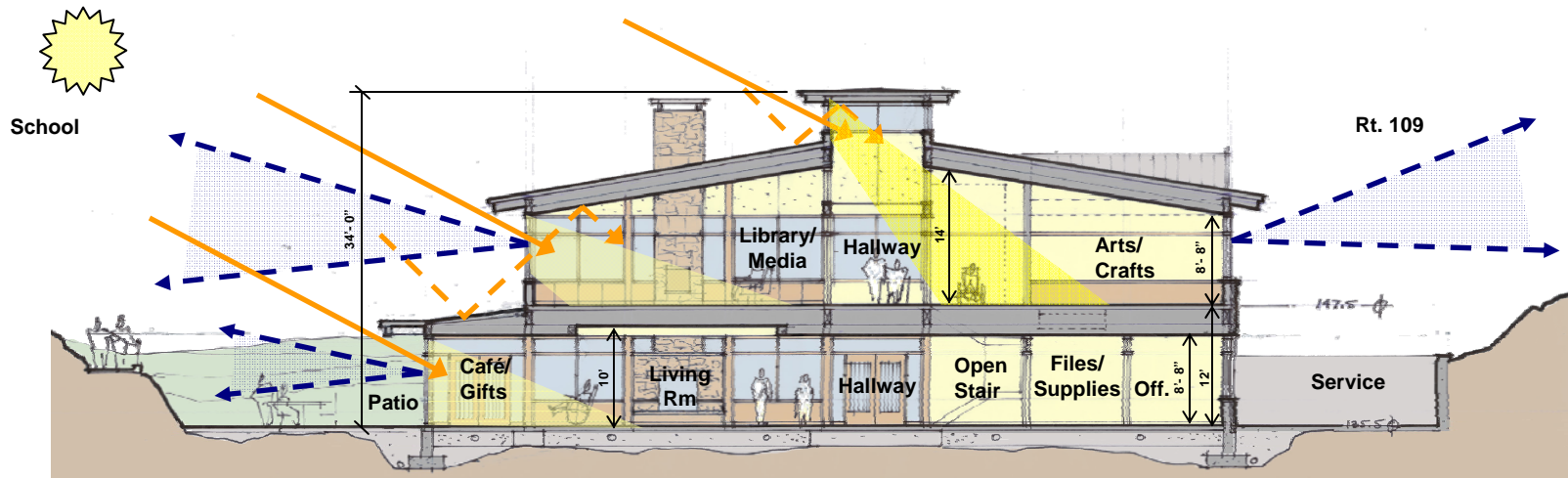




Building Sections



Section A – 2 Story Dining & Balcony

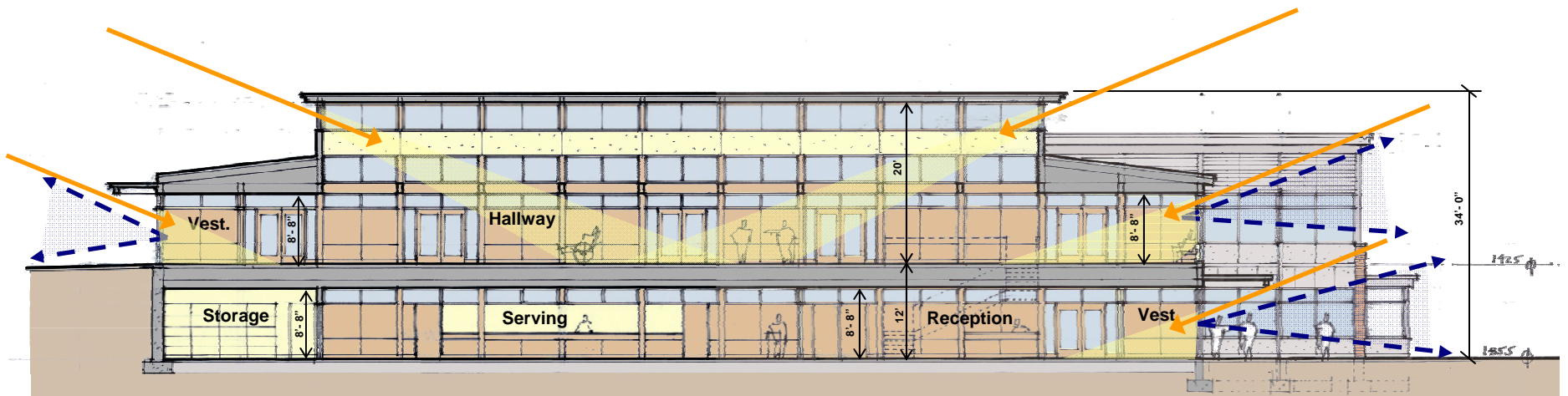


Section B - Lobby, Library & Stair





Building Section



Section C - Entry & Hallway





Reception and Living Room





Exterior Elevations



East Elevation



South Elevation





Exterior Elevations



West Elevation



North Elevation





New Senior Center





Cost Summary

Site Costs:

- Improve existing roads & parking
- Improve existing storm water control
- Create safe vehicular/ pedestrian circulation & drop-offs
- New landscaping - Trees, plantings, walkways, & patios
- Addresses conservation commission requirements
- Addresses parking access requirements by town authorities
- Allowances for ledge removal & utility work

Soft Costs:

- Professional & OPM fees
- Surveys, wetlands & geotech
- Furnishings & equipment
- Testing, reviews & commissioning
- Owner's 5% construction contingency

Building Costs:

- Low maintenance, durable exterior materials
- Low operational cost (up to 30% savings)
- High efficiency mechanical systems, individual controls
- Natural daylighting, grey water reuse, healthy air
- Efficient plan - Open & airy, minimal circulation
- Warm, durable interior finishes
- Well organized, flexible program space
- Long lasting steel construction
- Code compliant & handicap accessible





Design Development Estimate

Building Construction:

Sub Total	\$4,699,717
+ ¹ Escalation 9%	\$422,975
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	\$5,122,692
+ ² Design Contingency 5%	\$256,135
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	\$5,378,827
General Requirements	\$699,248

Total Bldg Construction Cost =	\$6,078,075
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Site Construction:

Sub Total	\$1,263,205
+ ¹ Escalation 9%	\$113,688
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	\$1,376,893
+ ² Design Contingency 5%	\$68,845
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	\$1,445,738
General Requirements	\$187,946

Total Site Construction Cost =	\$1,633,684
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Notes:

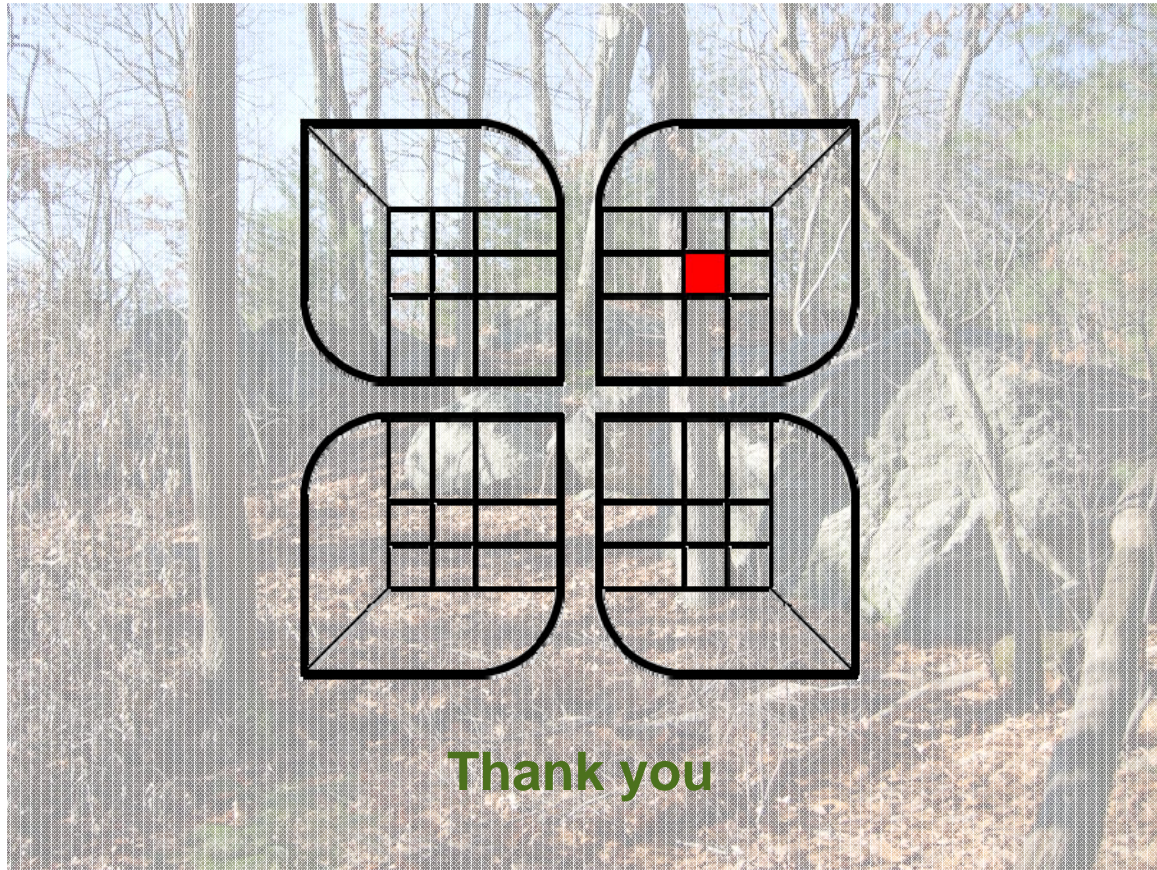
1. Escalation for 4Q 2009, midpoint construction now 9%
2. Design contingency lowered from 10% (SD) to 5% (DD)
3. Soft costs include 5% owner's construction contingency

Project Totals:

Bldg Construction Cost =	\$6,078,075
+ Site Construction Cost =	\$1,633,684
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Total Construction Cost =	\$7,711,759
+ ³ Total Soft Cost =	\$1,924,000

Total Bldg Construction Cost =	\$9,635,759
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Thank you

