Norton Senior Center
Market Assessment, Survey Results & Proposed Design

Bargmann Hendrie + Archetype, Inc.
March 20, 2019
Table E – 2018 Primary Service Area Age Distribution
(ESRI estimates)

<table>
<thead>
<tr>
<th>Ages</th>
<th>Population</th>
<th>% of Total</th>
<th>Nat. Population</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-5</td>
<td>928</td>
<td>4.6%</td>
<td>6.0%</td>
<td>-1.4%</td>
</tr>
<tr>
<td>5-17</td>
<td>3,059</td>
<td>15.3%</td>
<td>16.3%</td>
<td>-1.0%</td>
</tr>
<tr>
<td>18-24</td>
<td>2,865</td>
<td>14.3%</td>
<td>9.7%</td>
<td>+4.6%</td>
</tr>
<tr>
<td>25-44</td>
<td>4,411</td>
<td>22.0%</td>
<td>26.4%</td>
<td>-4.4%</td>
</tr>
<tr>
<td>45-54</td>
<td>2,990</td>
<td>14.9%</td>
<td>12.8%</td>
<td>+2.1%</td>
</tr>
<tr>
<td>55-64</td>
<td>2,841</td>
<td>14.2%</td>
<td>13.0%</td>
<td>+1.2%</td>
</tr>
<tr>
<td>65-74</td>
<td>1,875</td>
<td>9.4%</td>
<td>9.4%</td>
<td>+0.0%</td>
</tr>
<tr>
<td>75+</td>
<td>1,130</td>
<td>5.7%</td>
<td>6.5%</td>
<td>-0.8%</td>
</tr>
</tbody>
</table>

Chart E – 2018 Primary Service Area Age Group Distribution
Table F – 2018 Primary Service Area Population Estimates
(U.S. Census Information and ESRI)

<table>
<thead>
<tr>
<th>Ages</th>
<th>2010 Census</th>
<th>2018 Projection</th>
<th>2023 Projection</th>
<th>Percent Change</th>
<th>Percent Change Nat’l</th>
</tr>
</thead>
<tbody>
<tr>
<td>-5</td>
<td>983</td>
<td>928</td>
<td>938</td>
<td>-4.6%</td>
<td>+2.5%</td>
</tr>
<tr>
<td>5-17</td>
<td>3,402</td>
<td>3,059</td>
<td>2,938</td>
<td>-13.6%</td>
<td>+0.9%</td>
</tr>
<tr>
<td>18-24</td>
<td>2,663</td>
<td>2,865</td>
<td>2,663</td>
<td>+0.0%</td>
<td>+0.7%</td>
</tr>
<tr>
<td>25-44</td>
<td>4,476</td>
<td>4,411</td>
<td>4,854</td>
<td>+8.4%</td>
<td>+12.5%</td>
</tr>
<tr>
<td>45-54</td>
<td>3,251</td>
<td>2,990</td>
<td>2,628</td>
<td>-19.2%</td>
<td>-9.5%</td>
</tr>
<tr>
<td>55-64</td>
<td>2,229</td>
<td>2,841</td>
<td>2,934</td>
<td>+31.6%</td>
<td>+17.2%</td>
</tr>
<tr>
<td>65-74</td>
<td>1,213</td>
<td>1,875</td>
<td>2,244</td>
<td>+85.0%</td>
<td>+65.8%</td>
</tr>
<tr>
<td>75+</td>
<td>814</td>
<td>1,130</td>
<td>1,475</td>
<td>+81.2%</td>
<td>+40.2%</td>
</tr>
</tbody>
</table>

Chart F – Primary Service Area Population Growth
Question #5 – Do you rent or own your current place of residence?
Question #2 – How important is it to you to remain living in Norton?

- Very Important: 59.0%
- Somewhat Important: 30.6%
- Slightly Important: 4.3%
- Not at All Important: 6.1%
Question #15 – Do you currently use programs or services offered by the Council on Aging/Norton Senior Center?

- Yes: 59.4%
- No: 40.6%
Question #16 – Below is a list of problems one could encounter when accessing the Norton Senior Center or its programs. Which of these problems have you or someone you know experienced? (check all that apply)

Bar chart showing:
- Limited Class Size: 82
- Lack of Parking: 122
- Not Knowing Pro/Ser: 71
- Pro Don't Interest: 39
- Location Inconvenient: 28
- Hours Inconvenient: 38
- Won't Fit In: 50
- Program Cost: 11
- Other: 33
- Lack of Transport: 50
Most Highly Desired

Group Exercise
Kitchen
Meeting Room
Outdoor Path

Question #21 – In order to continue offering programs, and expand those programs, the Council on Aging/Norton Community Senior Center may need to invest in a new facility(s). Please rate how important each facility component is to your and/or your family?
Question #28 – Please identify activities from the list below that you may consider volunteering for.
Program Foundation Blocks

**Volunteering**
Assistance encompassing food, nutrition, recreation, culture, transportation & social service becomes a “feeder system” for CoA.

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

**Wellness Center**
Focus on healthy aging (physical & health care)

**Information Dissemination**
Information, services and service delivery to help residents remain independent; SHINE, Taxes, Legal and the like.

**Café**
Casual drop-in for social interaction or informal “Café talks”
Final Building Program

1,838 sf  Existing Building
11,150 sf  Proposed Building

1,600 sf  Multi-Purpose Room
435 sf     Kitchen
800 sf     Wellness Room
1,760 sf  Flexible Program Space
850 sf     Activity Space
350 sf     Social Café
800 sf     Norton Food Pantry
Town Hall Side of Senior Center
## Key Dates if Approved

<table>
<thead>
<tr>
<th>Event</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Clean up and Final Design</td>
<td>December 2020</td>
</tr>
<tr>
<td>Start Construction</td>
<td>January 2022</td>
</tr>
<tr>
<td>Occupancy</td>
<td>1st Quarter 2022</td>
</tr>
</tbody>
</table>

### Projected Timeline

1. **1st Quarter 2019**
   - Town Meeting Vote

2. **2nd Quarter 2019**
   - Clean up Site, Demolish Buildings, Aquire Property

3. **2nd Quarter 2019**
   - Existing Conditions: Site Survey & Geotech

4. **3rd Quarter 2019**
   - Use Variance from Zoning Board of Appeal

5. **2nd Quarter 2020**
   - Program Update & Verification

6. **2nd Quarter 2020**
   - Schematic Design

7. **3rd Quarter 2020**
   - Schematic Design Cost Estimate

8. **3rd Quarter 2020**
   - PBC approves current design intent

9. **4th Quarter 2020**
   - Design Development

10. **1st Quarter 2021**
    - Norton Inter Departmental Review

11. **2nd Quarter 2021**
    - Cost Estimate & Reconciliation

12. **3rd Quarter 2021**
    - PBC approves current design intent

13. **3rd Quarter 2021**
    - Conservation Commission & Planning Board

14. **4th Quarter 2021**
    - Construction Documents

15. **2nd Quarter 2022**
    - Cost Estimate & Reconciliation

16. **2nd Quarter 2022**
    - PBC approves construction documents

17. **3rd Quarter 2022**
    - Design & Permitting Contingency

18. **1st Quarter 2023**
    - Advertise for Prequalification

19. **2nd Quarter 2023**
    - Prequalification of Contractors (subs & general)

20. **2nd Quarter 2023**
    - Advertise for Bidding

21. **3rd Quarter 2023**
    - Bidding and Award of Contract

22. **3rd Quarter 2023**
    - Bidding & Award Contingency, Contractor Mobilization

23. **4th Quarter 2023**
    - Construction Starts

24. **2nd Quarter 2024**
    - Demolition and Site Preparation

25. **3rd Quarter 2024**
    - Senior Center Construction Duration (9 months)

26. **2025 onwards**
    - Commissioning, Contingency & Move In

27. **2025 onwards**
    - Occupancy
Questions or Comments