

# Town of Wilbraham, MA Memorial School Community Center Study



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# Project Purpose

## *Renovations of Memorial School*

### *Proposed uses could include:*

- *Community Center*
- *Teen Center*
- *Meeting / Classroom Spaces*
- *Gymnasium*
- *Special Event Space /Banquet Hall*

### *Key Outcomes Include Identification and Consensus:*

- *Community Engagement & Input*



# Community Engagement

To make sure that the residents of Wilbraham had ample opportunity to be heard and be part of the planning process, the CHA/BD team facilitated a comprehensive systematic community engagement process that included:

- Focus Groups and Stakeholder meetings
- Public meetings
- Social Pinpoint
- Town Website and other outreach methods, such as a communications infrastructure

Key Outcomes Include Identification and Consensus



# Outreach Results

At these meetings, opinions were voiced on a wide range of topics including:

- Funding/budget
- Not enough gym space, not fully suitable for needs
- Facilities are aging
- Not enough room for programs and classes
- Intergenerational programming desired
- Key Outcomes
- Swift action
- A clear answer on a plan with Memorial School
- Clear timelines and plans
- Detailed analysis on cost
- What the facility would be best used for
- What it would take to get it into functioning condition
- Moving the Parks and Recreation department into the space



# What were the results? What did you want to see?

Youth and adult fitness

Dance programs

Family programs

Arts/theater/music  
spaces

Camp

Full Gym

Theater – small interest

Teen Center/youth  
spaces

Simple pool

Pickleball

Yoga

Concessions/Food

Banquet area

Wrestling

Wrestling locker room and  
storage

General locker rooms

Training room

Parks and Rec office

Meeting rooms / flex space

Retail or Rental Space

Revenue generating

Fitness center – cardio  
and/or weights

Indoor playground

# What were the results? What did you want to see?

## **Outdoor:**

Basketball

Volleyball

Pickleball – 6 courts?

Tennis

Playground(s) s- Play  
pods

Softball

Fitness trail with stations

Trail heads

Skating, synthetic

Community Gardens

Bottle filling stations

Soccer field /

Lacrosse Field

Multi-use Field

# What is the proposed program in the preferred plan?

## Indoor:

- Dance and family programs
- Arts/theater/music spaces
- Camp /Teen Center/youth spaces
- Indoor playground
- Full size gym with various courts overlay including pickleball
- Yoga
- Banquet area
- Wrestling
- General locker rooms – male / female
- Training room – general and for wrestling
- Parks and Rec office
- Meeting rooms / flex space



# What is the proposed program in the preferred plan?

## Outdoor:

- Basketball
- Volleyball
- Pickleball – Minimum 6 courts
- Playground(s) - Play pods
- Softball – to replace Soule Road School

## Fields

- Fitness trail with stations
- Trail heads
- Skating – synthetic
- Community Gardens
- Bottle filling stations
- Soccer field / Lacrosse Field



# Existing Site Conditions



## Town of Wilbraham

Memorial School Improvements: Existing Conditions

Wilbraham, MA  
May, 2023



# Proposed Renovation Options

## Legend:

1. Softball Field with Dugouts, Backstop, and Sideline Fencing (300' to Center Field) 2. Indoor Recreation Center 3. Hockey Rink 4. Skating/Hockey Gathering Space 5. Basketball Court 6. Sand Volleyball Court 7. Pickleball Courts 8. Pickleball Gathering Space 9. Walking Path 10. Fitness Stations/Pathway Seating Areas 11. Playgrounds 12. Formalized/Expanded Parking Areas 13. Concrete Sidewalks



- **Improvements:**
- Loop pathways
- Linkages and access to existing trails and Memorial baseball fields
- Picnic areas/playpods/fitness stations
- 2 children's playground
- 1 Adult size softball field w/ multi-use field overlay
- Open play field (phase 2)
- 8 pickleball courts
- 1 sand volleyball court
- 1 synthetic surface skating/hockey rink
- 1 basketball court
- Parking areas and access roads
- Utility upgrades
- Landscape Enhancements

# Existing Floor Plan



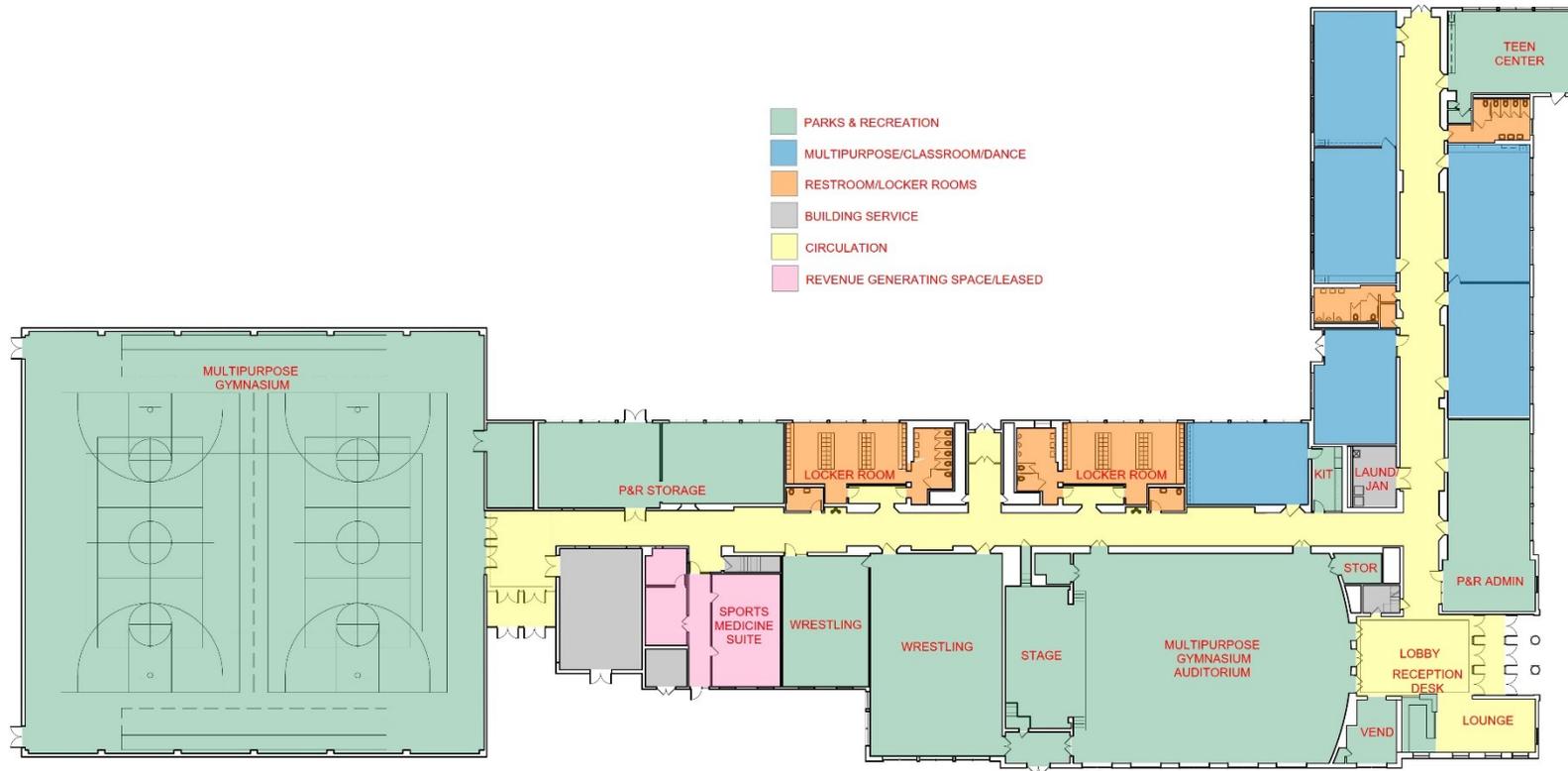
Wilbraham Memorial School  
Community Center Study

EXISTING PLAN



# Proposed Renovation Preferred Plan

- **Improvements:**
- Lobby reception desk
- WPRD office
- Lounge
- Vending room (no cooking)
- Renovated existing gym
- Wrestling rooms
- Sports medicine suite
- WPRD storage
- Locker rooms
- Six flexible program/meeting rooms
- Teen center
- Gym addition - two courts
- Renovated bathrooms
- Renovated utilities



CONCEPT 3

# Proposed Phase

## PROPOSED PHASES



Above: Building Phase 1 Area – Gym and WPRD Office

At right: Site Phase 1 Area – Pickleball courts and parking



### Recommended Phase 1 work includes:

Outdoor pickleball courts, parking, gym renovation and WPRD office space. Along with any other building renovation requirements to make it suitable for the Wilbraham Parks & Recreation Department to occupy.

### Estimated phase 1 construction costs:

Site = \$850,000

Building Renovation = \$2,500,000

**Phase 1 - Total Estimated Construction = \$3,350,000**

# Proposed Phase



Proposed Phase 2- Remainder of Existing Building

## Recommended Phase 2 work includes:

Demolition of back (west) wing, and rest of existing building renovation of indoor spaces and the remaining outdoor recreational amenities.

## Estimated phase 2 construction costs:

Site = \$1,500,000

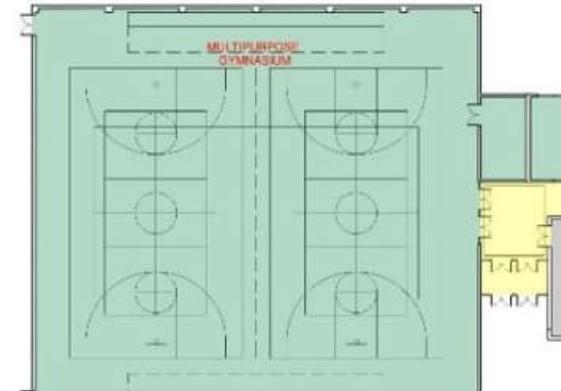
Building Renovation = \$6,500,000

**Phase 2 - Total Estimated Construction = \$8,000,000**

## Recommended Phase 3 work includes:

The gym addition and secondary lobby and any necessary site work.

**Phase 3 - Total Estimated Construction = \$7,500,000**



Proposed Phase 3 – Gym addition

\*The above estimate costs include “soft costs”. Soft costs equal approximately 25% of the total construction cost and typically include engineering and project management services, public hearings, permits, printing and advertising, etc. and other efforts associated with implementation of a project.

# Proposed Phase

## Overall Improvement Program – Full Build Out

The following identifies the potential breakdown of costs of the overall proposed improvements. All costs are in current (2023) dollars, have been rounded and are estimated based on the preferred Master Plan designs that has been developed for the community. This estimate is based on the Preferred Master Plan (Concept 3).

**Site - Total Estimated Construction = \$1,600,000- \$2,300,00**

### Estimated Building Construction Costs:

- Moderate/Light Renovation Area = 31,105 square feet  
31,105 SF x \$200 - \$275 = \$6,221,000 - \$8,553,875
- Heavy Renovation (2-level corner conversion) = 1,145 square feet  
1,145 SF x \$300 - \$375 = \$343,500 - \$429,375
- Demolition Area = 15,990 square feet  
15,990 SF x \$50 - \$75 = \$799,500 - \$1,199,250
- New Construction = 16,620 square feet  
16,620 SF x \$400 - \$450 = \$6,648,000 - \$7,479,000

**Total Building Construction = \$14,012,000 - \$17,661,500**



**Town of Wilbraham**  
Memorial School Improvements: Concept 3

Wilbraham, MA  
June, 2023



Thank you for joining us this evening.

Any questions?

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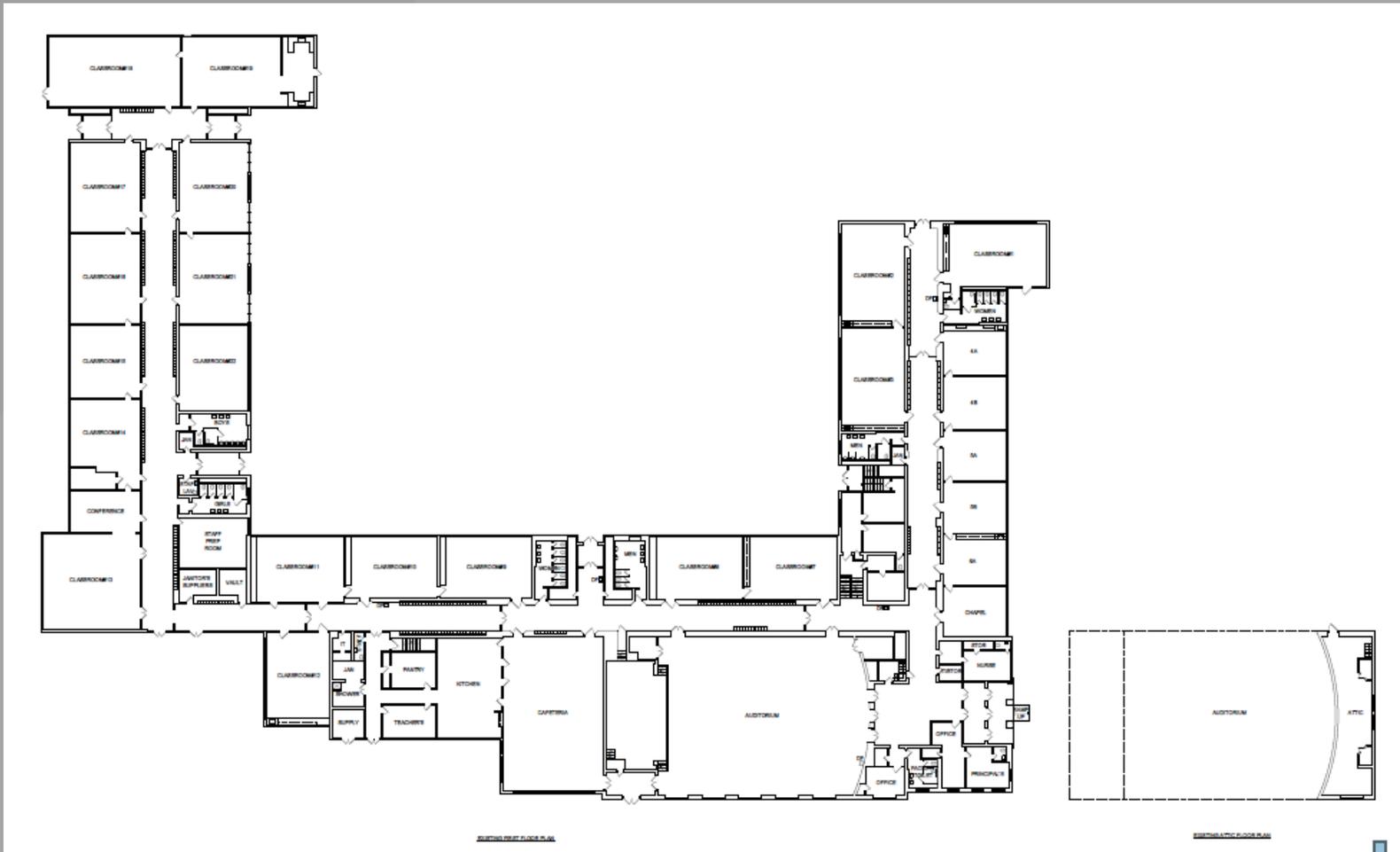
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Additional Comments or Suggestions?