

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



Indoor:

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 does the proposed program in the preferred plan?

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



Town of Wilbraham

Memorial School Improvements: Concept 3

Wilbraham, MA
May, 2023

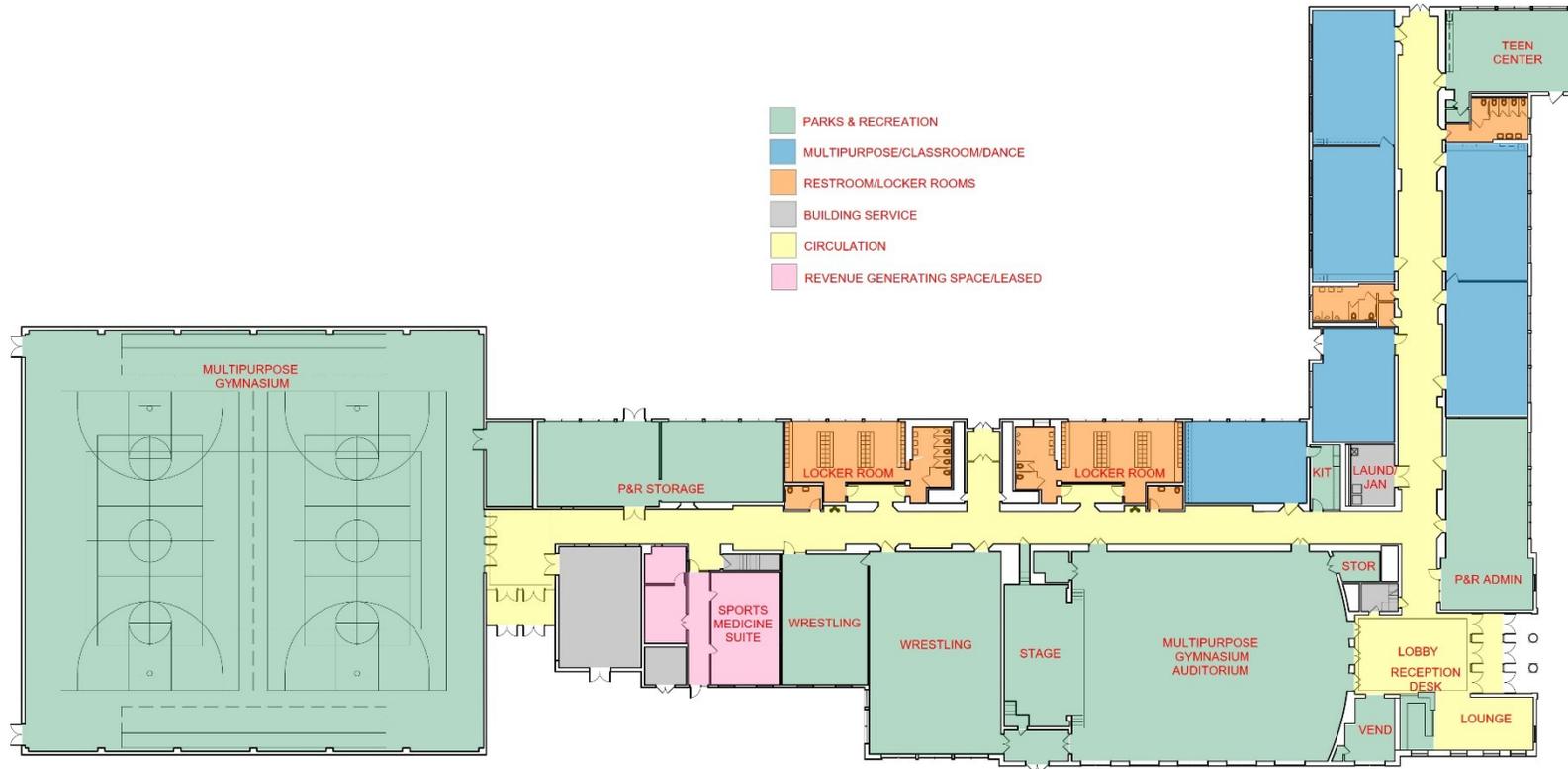


Existing Floor Plan



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

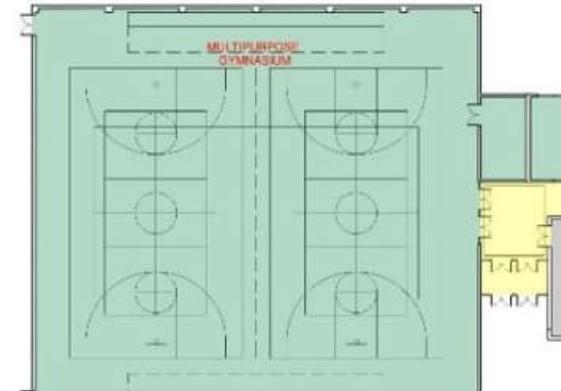
Building Renovation = \$6,500,000

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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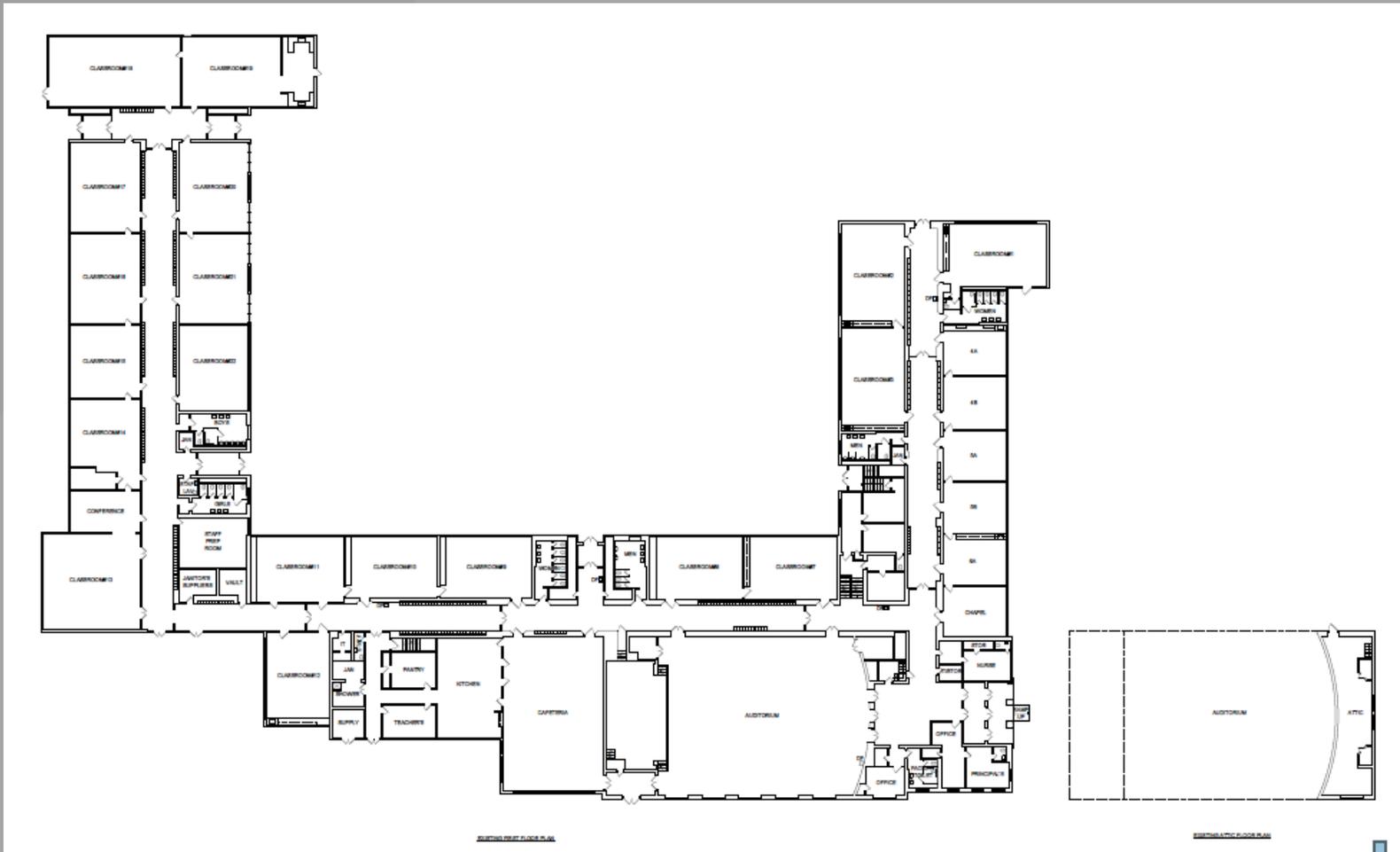


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Additional Comments or Suggestions?