

OCCUPIED BY

- Council on aging

FUNCTION

- COA Director: private office for COA director.
- COA Admin: Open desking area for administrative staff with customer waiting area
- Nurse: Lorem ipsum
- Outreach: Secure space where people can speak in private. The outreach Worker makes referrals for people to other agencies, helps prepare fuel assistance applications, food stamp applications and housing applications

LOCATION BENEFITS

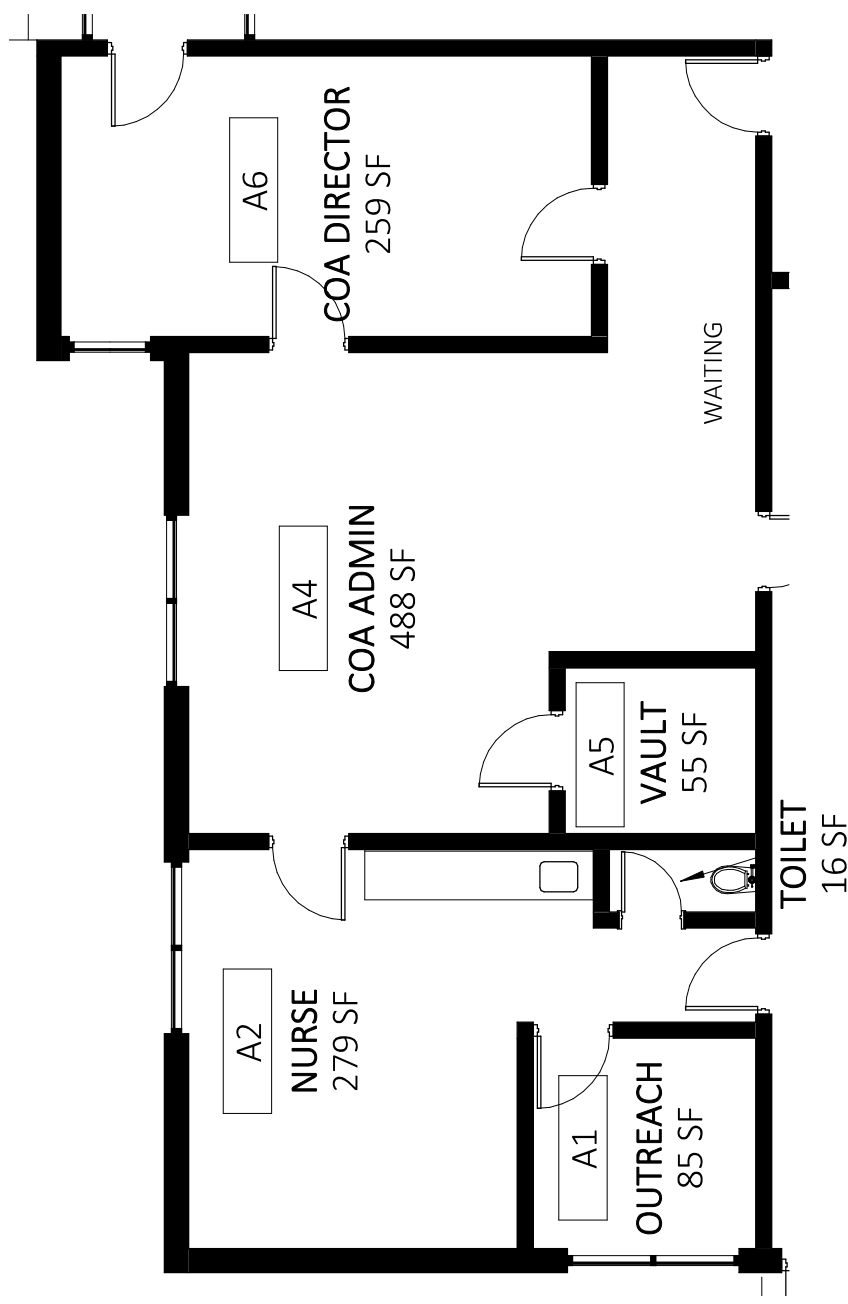
- Existing private offices
- Co-locate all COA administrative functions
- Easily found near main entry
- Nurse with existing en-suite toilet, foot pedal sink, storage cabinets, privacy curtains. Proximity to vault for record storage
- Room air conditioners present

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
Medium-term: Refinish steel cabinets in nurse room at areas of corrosion.
Long-term: Add central cooling


FURNISHINGS & EQUIPMENT *items in italics need to be acquired*

- Desks with task and visitors chairs
- Waiting chairs
- Patient beds



Area Data Sheet

COUNCIL ON AGING ADMINISTRATION SUITE

 Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:	RD A4
	Project No.:	DCC 2201.00			
	Drawn By:	NM		Scale:	1/8" = 1'-0"
	Date Issued:	AUGUST 31, 2022			

OCCUPIED BY

- Mixed use; COA, community groups, short term rentals.

FUNCTION

- Gymnasium functions; indoor sports, large gatherings.
- Has been used for voting in the past

FURNISHINGS & EQUIPMENT

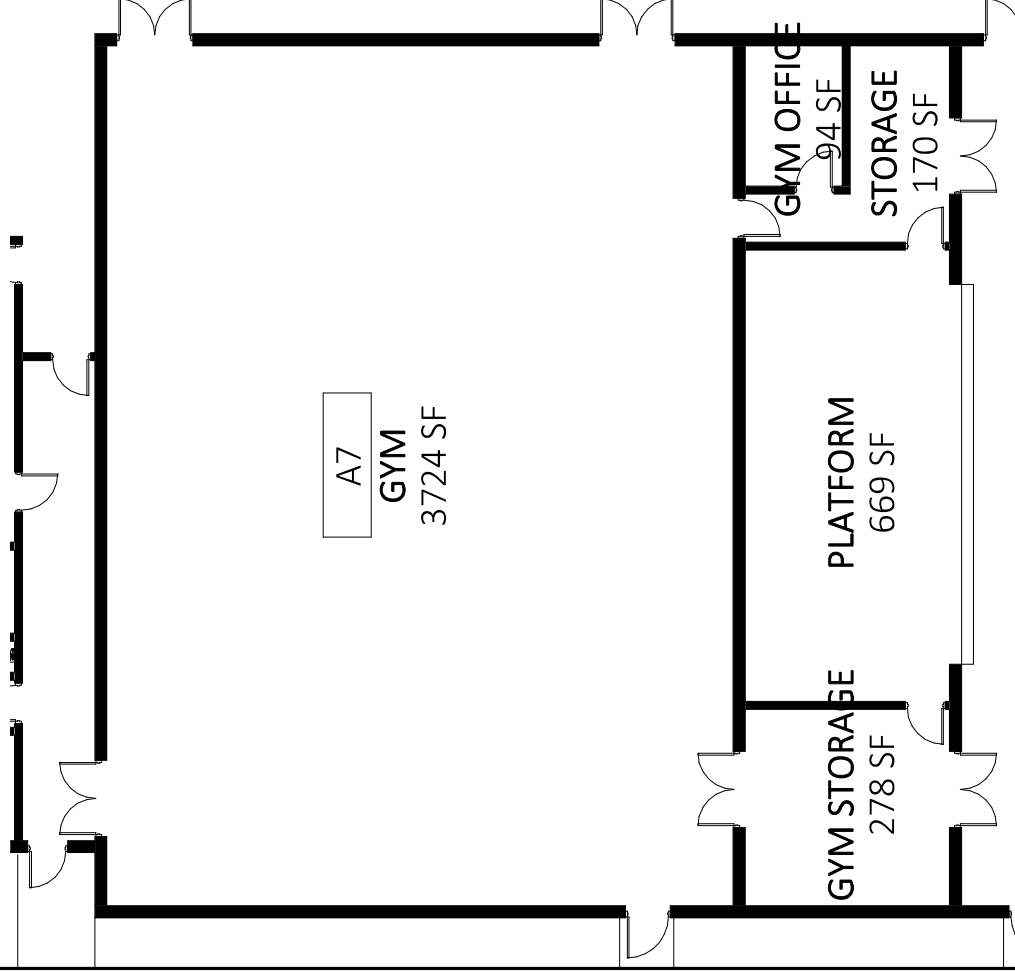
- Various sports equipment in storage room
- Basketball hoops

SPACE BENEFITS

- Easily found near main entry
- Directly adjacent to parking for large events
- Door directly to exterior/parking
- Northwestern exposure, protecting space from harshest summer sun
- Insulated fiberglass glazing instead of glass

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms
 Medium-term: None
 Long-term: Add central cooling. Refinish flooring



Area Data Sheet

GYMNASIUM

JP
Jones Payne Architects & Planners
 123 North Washington Street, Third Floor
 Boston, Massachusetts 02114
 617.790.3747

Project Name: DECAS COMMUNITY CENTER FEASIBILITY STUDY

Project No.: DCC 2201.00

Drawn By: NM

Date Issued: AUGUST 31, 2022

Scale: 1/16" = 1'-0"

Sheet Number:

RD A7

OCCUPIED BY

- Mixed use; COA, community groups, short term rentals.

FUNCTION

- Dining area
- Performing arts/stage productions
- Large gatherings

SPACE BENEFITS

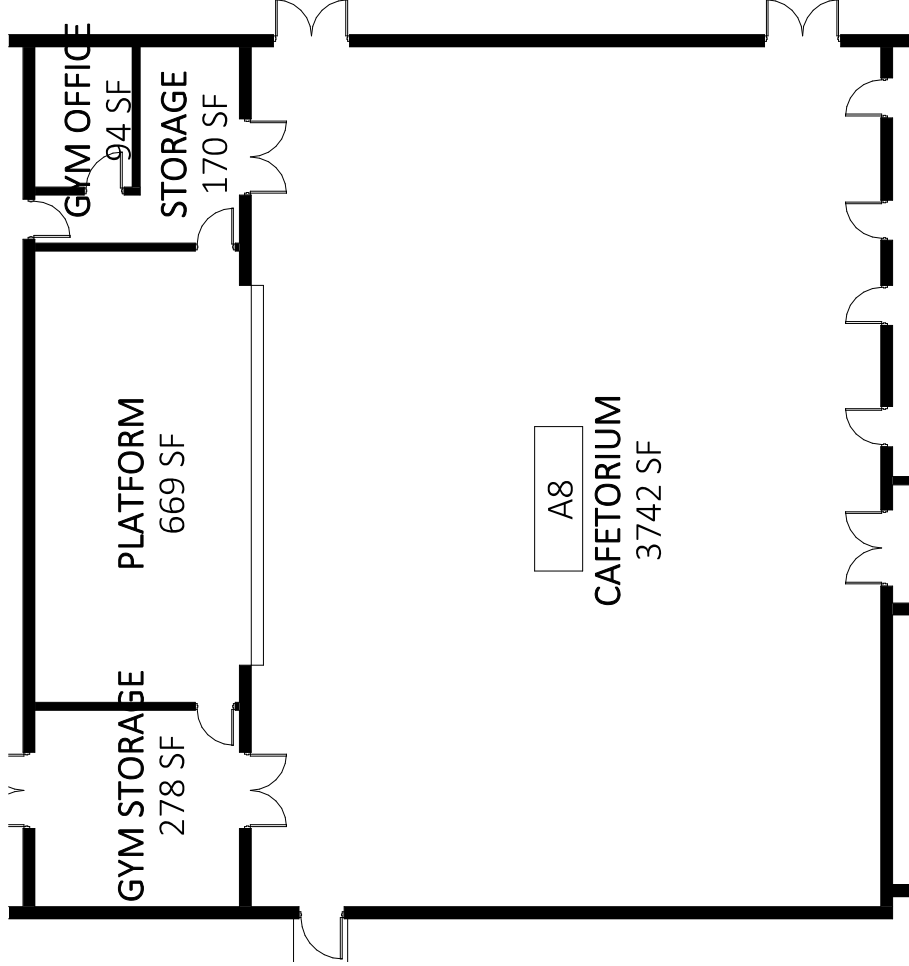
- Easily found near main entry
- Directly adjacent to parking and courtyard for large events
- Door directly to exterior/parking
- Northwestern exposure, protecting space from harshest summer sun
- Insulated fiberglass glazing instead of glass

FURNISHINGS & EQUIPMENT

- Adult size stacking chairs
- Tables
- Stage curtains

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms
 Medium-term: None
 Long-term: Add central cooling



Area Data Sheet

CAFETORIUM

JP
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Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY
Project No.:	DCC 2201.00
Drawn By:	NM
Date Issued:	AUGUST 31, 2022

Sheet Number:	RD A8
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OCCUPIED BY

- Mixed use; COA, community groups, short term rentals.

FUNCTION

- Commercial kitchen

FURNISHINGS & EQUIPMENT

items in italics need to be acquired

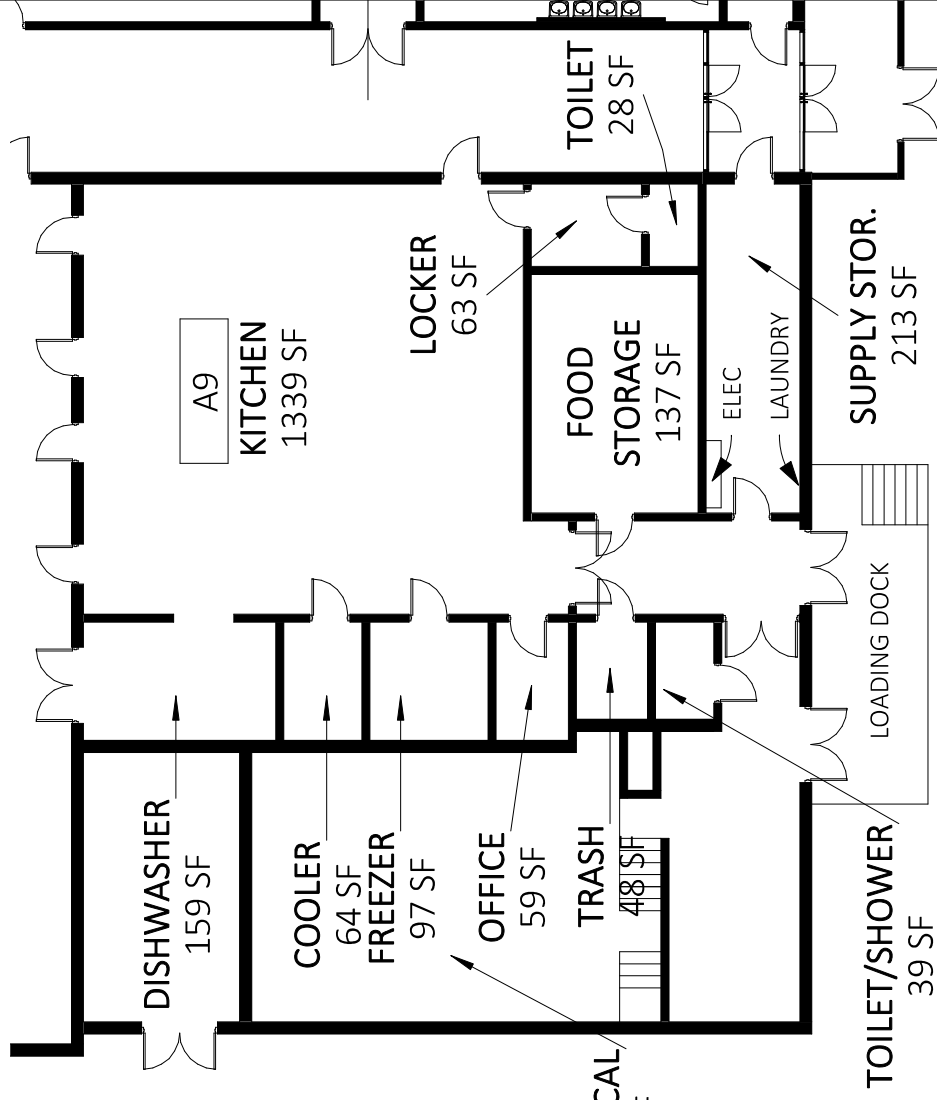
- Commercial exhaust hoods w/fire suppression
- Walk in cooler
- Walk in freezer
- Metro c5 Warmer
- Blodgett Oven FFIlll
- Blodgett Oven EFIII serial #LL74ef-12
- Oven A-Cooker double
- Slicer Model 3850
- Three long counter Butcher Blocks
- Hobart Mixer h600
- Hobart Mixer h600T
- Traulsen & Co
Fridge/Freezer Model
GHT2-32
- Market Forge Stainless
Steel Deep cooking
Appliance
- Blodgett Oven EF-III
- Seven dish Stainless Steel
food server
- Dishwasher Hobart Model
C44A
- 1 Butcher Block counter w/
three drawers
- *No range is present*

SPACE BENEFITS

- Easily found near main entry
- Dedicated toilet room


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms
Medium-term: Repair leaking water valve on dishwasher line
Long-term: Add central cooling



Area Data Sheet

KITCHEN & BACK OF HOUSE

 Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:	RD A9	
	Project No.:	DCC 2201.00				
	Drawn By:	NM		Scale:		1/16" = 1'-0"
	Date Issued:	AUGUST 31, 2022				

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- Council on aging

FUNCTION

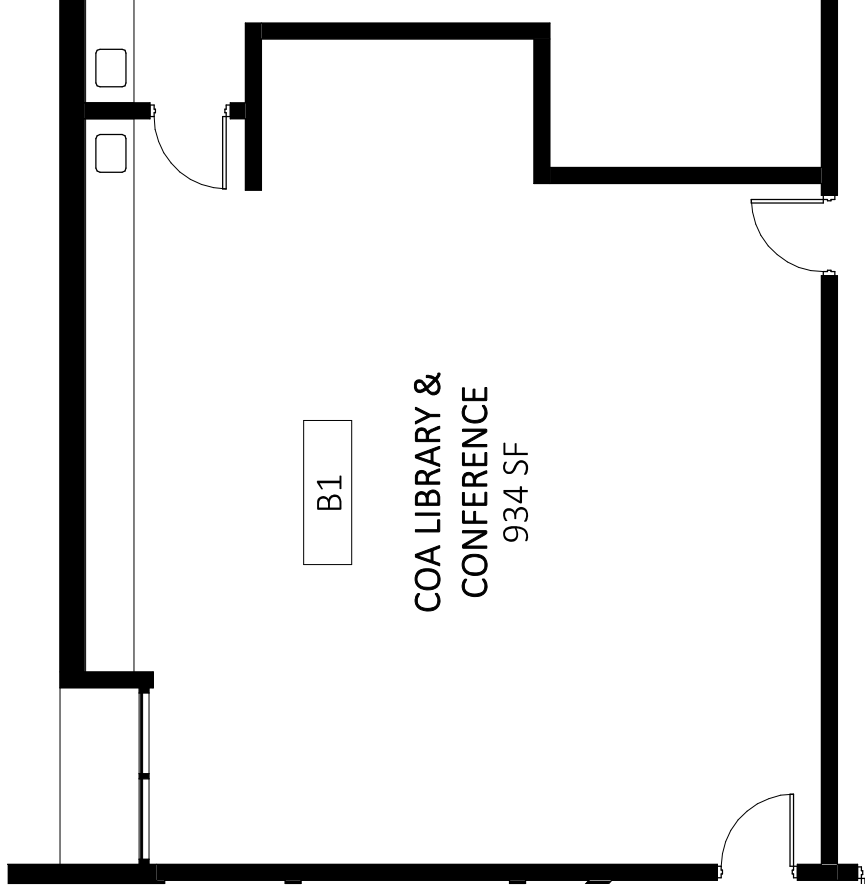
- A quiet space to use electronic devices
- At other times to be used to hold meetings

LOCATION BENEFITS

- Near the COA administration area, which is where people can check out electronic devices for use

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room.
Medium-term: None.
Long-term: None.



Area Data Sheet

COA LIBRARY & CONFERENCE

 Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:	RD B1
	Project No.:	DCC 2201.00			
	Drawn By:	NM		Scale:	1/8" = 1'-0"
	Date Issued:	AUGUST 31, 2022			

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LOCATION BENEFITS

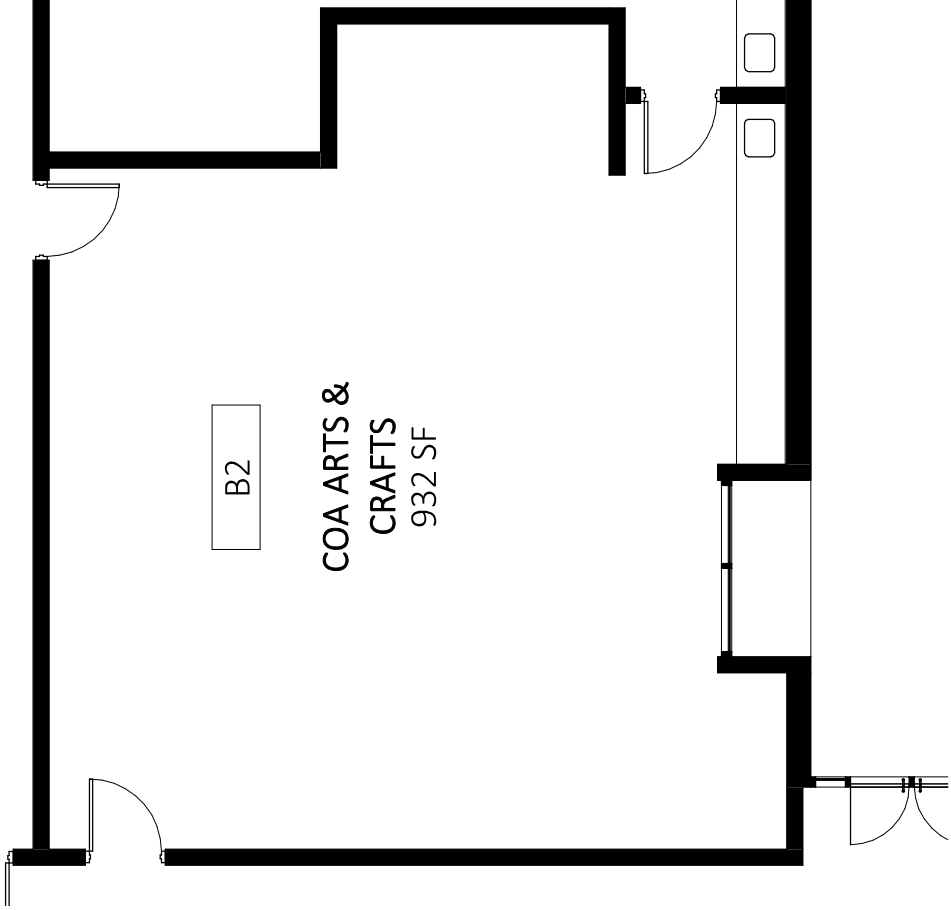
- Adjacent to Hall A for art display and overflow art events
- Visibility to main entry for promotion of art events

FUNCTION

- Space to create arts and crafts

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



Area Data Sheet

COA ARTS & CRAFTS

Jones Payne Architects & Planners
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 Boston, Massachusetts 02114
 617.790.3747

Project Name: DECAS COMMUNITY CENTER FEASIBILITY STUDY

Project No.: DCC 2201.00

Drawn By: NM

Date Issued: AUGUST 31, 2022

Sheet Number:

RD B2

Scale: 1/8" = 1'-0"

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- Council on Aging

LOCATION BENEFITS

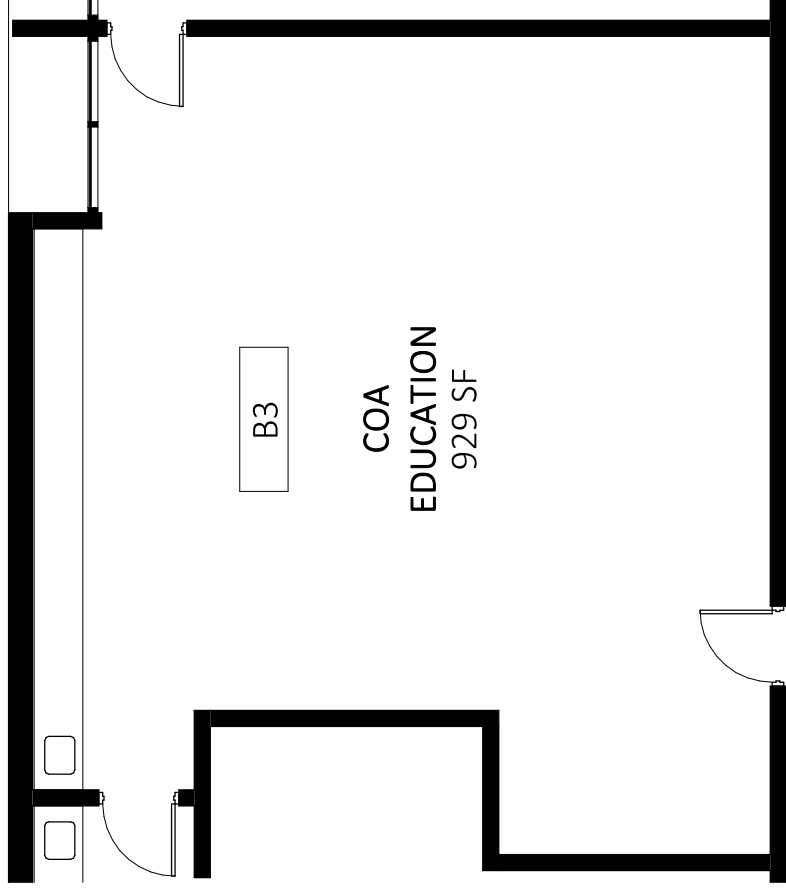
- Directly adjacent to COA library for shared resources

FUNCTION

- Classroom for educational programming

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



Area Data Sheet

COA EDUCATION

Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:
	Project No.:	DCC 2201.00		RD B3
	Drawn By:	NM		
	Date Issued:	AUGUST 31, 2022	Scale:	1/8" = 1'-0"

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- Council On Aging

FUNCTION

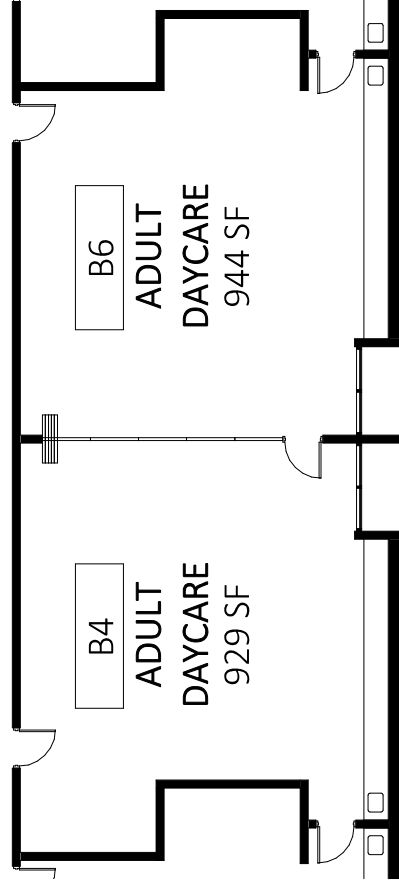
- Houses the Supportive Day Program, from 9 - 3, which provides a safe, structured environment for seniors who are isolated, experiencing memory or personal loss, or have certain physical restrictions because of age related disabilities. This is a for fee program, and is self-sustaining

LOCATION BENEFITS

- Two rooms can be kept separate or joined due to operable partition.
- Windows open to the courtyard for more privacy.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



Area Data Sheet

COA ADULT DAYCARE

jp
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 617.790.3747

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Project No.: DCC 2201.00

Drawn By: NM

Date Issued: AUGUST 31, 2022

Scale: 1/16" = 1'-0"

Sheet Number:

RD B4

OCCUPIED BY

- Community members

FUNCTION

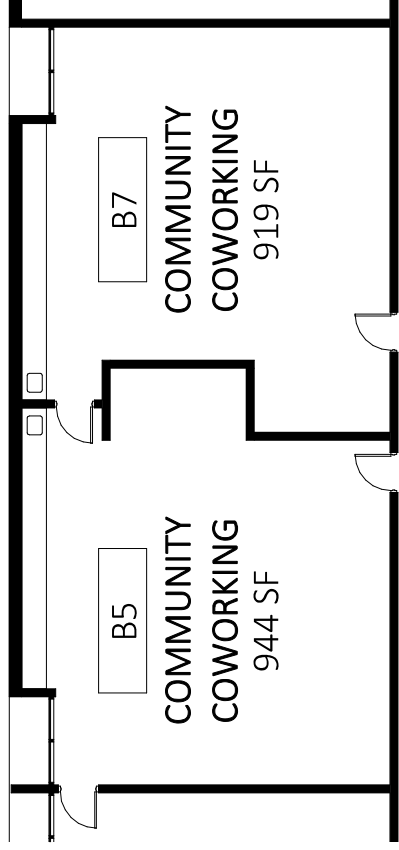
- Coworking spaces are office environments shared by people who are self-employed, working for different employers, or startups. Physical resources are shared such as equipment and furniture, and the environment is intended to also facilitate networking, and the share of ideas and knowledge. Tenants typically rent workspace by the hour, day, or month.

LOCATION BENEFITS

- Located in a quiet section of the building.
- Easy to find from the main entry.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



Area Data Sheet

COMMUNITY COWORKING

Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:	RD B5
	Project No.:	DCC 2201.00			
	Drawn By:	NM			
	Date Issued:	AUGUST 31, 2022		Scale:	

OCCUPIED BY

- Council On Aging

LOCATION BENEFITS

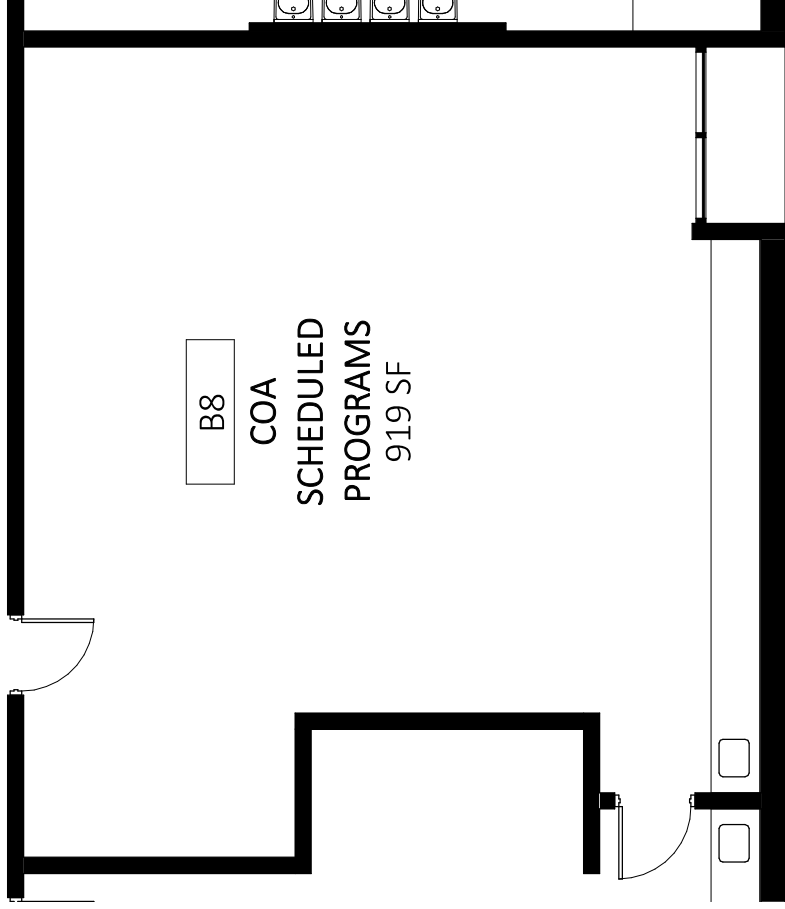
- Across from the Coworking spaces to help create chance encounters that could lead to collaboration.

FUNCTION

- Hosts regularly scheduled programs such as health and wellness programs.


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



Area Data Sheet

COA SCHEDULED PROGRAMS

 Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:	RD B8
	Project No.:	DCC 2201.00			
	Drawn By:	NM		Scale:	1/8" = 1'-0"
	Date Issued:	AUGUST 31, 2022			

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FUNCTION

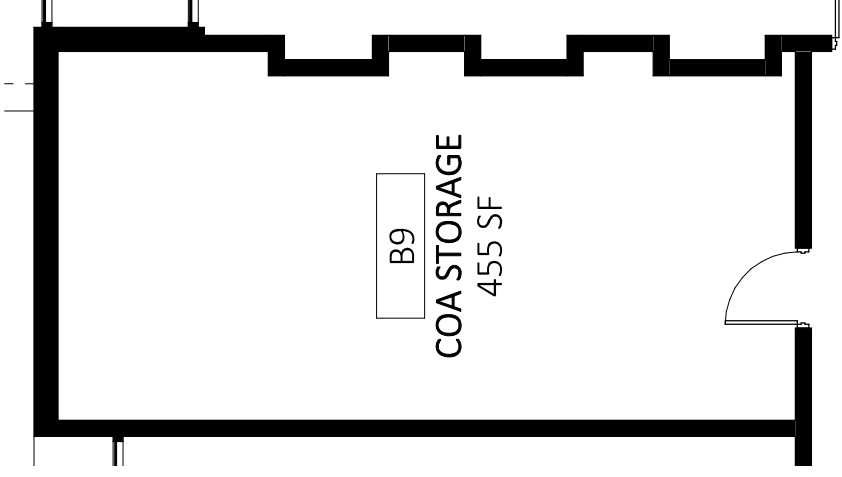
- Storage of items for the COA. Items can include durable medical equipment such as walkers and wheelchairs.

LOCATION BENEFITS

- Adjacent to covered entry for drop off of equipment
- in COA B wing.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



Area Data Sheet

COA STORAGE

JP
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Project Name: DECAS COMMUNITY CENTER FEASIBILITY STUDY

Project No.: DCC 2201.00

Drawn By: NM

Date Issued: AUGUST 31, 2022

Scale: 1/8" = 1'-0"

Sheet Number:

RD B9

OCCUPIED BY

- Community members

FUNCTION

- Space to allow for exploration/creation of artistic and fabrication endeavours
- Large spaces that can hold a variety of tables & equipment with in room sinks. These spaces are available for work on creative projects. Makerspaces can host a variety of creative endeavours; everything from 3D printers, woodworking, painting, sewing, drawing, weaving, pottery.

FURNISHINGS & EQUIPMENT

items in italics need to be acquired

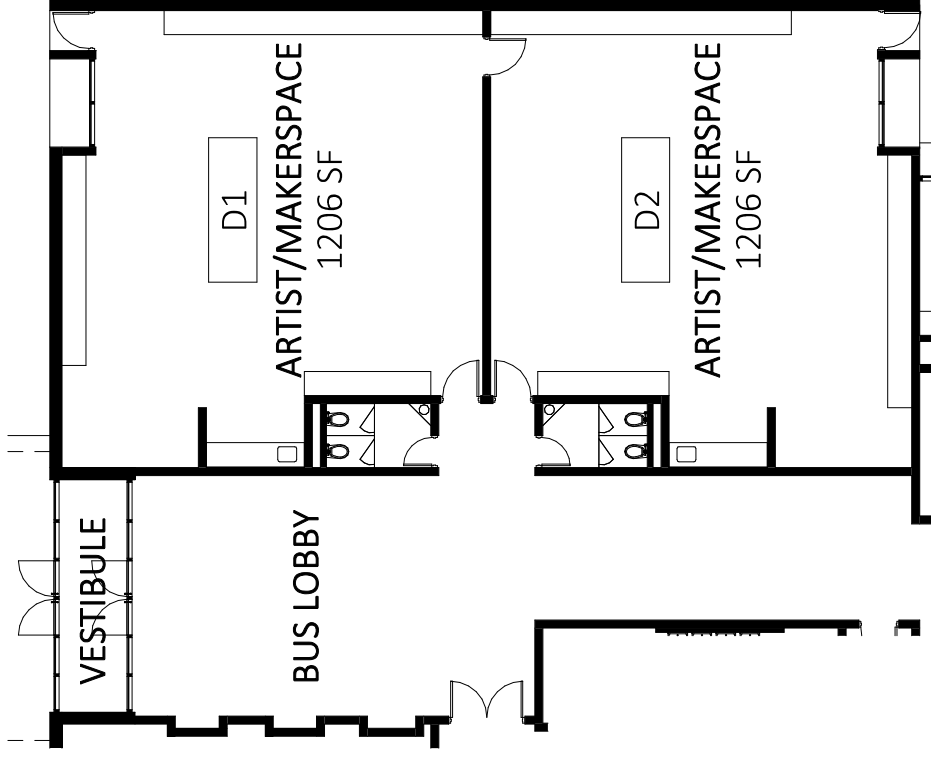
- *Large tables/worksurfaces at a variety of heights*
- *Chairs at a variety of heights*
- *Tools, art supplies, 3D printers, computers*

LOCATION BENEFITS

- Direct access to the outdoors for projects that might require outdoor work
- Proximity to bus lobby area for use to display art and have art events
- Good visibility within the building to encourage interaction.
- Visibility to a community entrance


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room.
Medium-term: Replace sink counters to accommodate ADA sinks.
Long-term: None.



Area Data Sheet

ARTIST/MAKERSPACE

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	Project No.:	DCC 2201.00		RD D1
	Drawn By:	NM		
	Date Issued:	AUGUST 31, 2022	Scale:	1/16" = 1'-0"

OCCUPIED BY

- Community members

FUNCTION

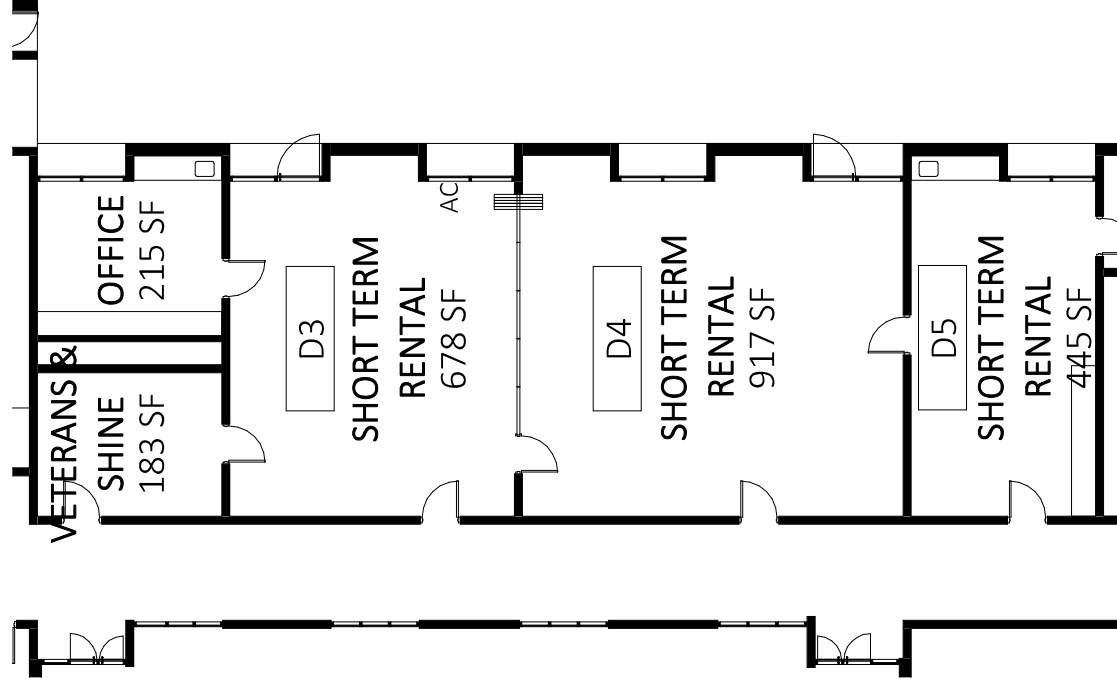
- Short term rental spaces in multiple size configurations. These can be rented for private events such as conferences, workshops, classes, and gatherings.

LOCATION BENEFITS

- Direct access to the outdoors where that might benefit a tenant. For instance sign ups for youth sports or child focused events who may want to use the play area.
- Close proximity to courtyard doors for combined indoor and outdoor events.


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room.
Medium-term: None.
Long-term: None.



Area Data Sheet

SHORT TERM RENTAL

 Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY	Sheet Number:	RD D2
	Project No.:	DCC 2201.00		
	Drawn By:	NM	Scale:	1/16" = 1'-0"
	Date Issued:	AUGUST 31, 2022		

OCCUPIED BY

- Veterans agent
- SHINE staff

FUNCTION

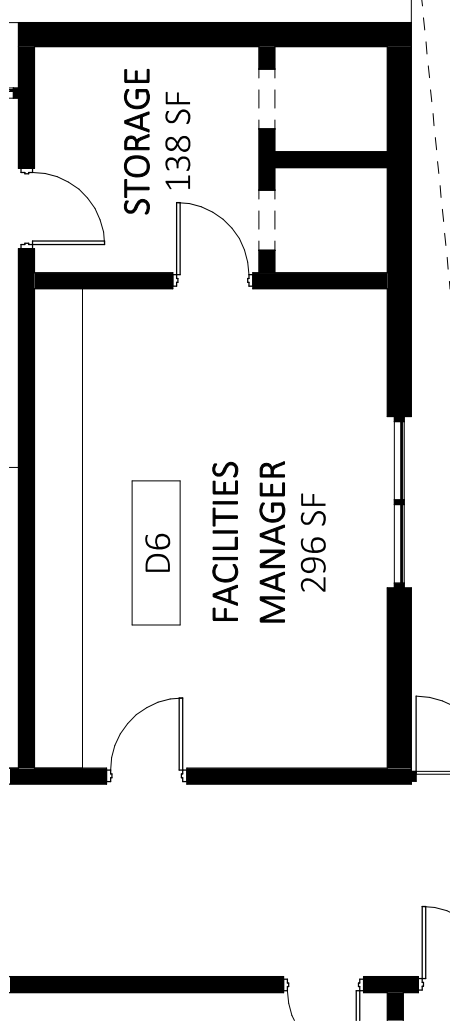
- Veteran Agent currently comes in one day a week to assist veterans.
- SHINE is Serving the Health Insurance Needs of the Elderly. This is a program that helps those who need it with health insurance and perscription plans.

LOCATION BENEFITS

- Ideally these offices would be co-located with the COA administration suite, however in an effort to reuse the existing building as-is, they are located in existing offices spaces in the D corridor.


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room.
Medium-term: None.
Long-term: None.



Area Data Sheet

VETERANS & SHINE

 Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:	RD D6	
	Project No.:	DCC 2201.00				
	Drawn By:	NM		Scale:		1/8" = 1'-0"
	Date Issued:	AUGUST 31, 2022				

OCCUPIED BY

- Community tenants

FUNCTION

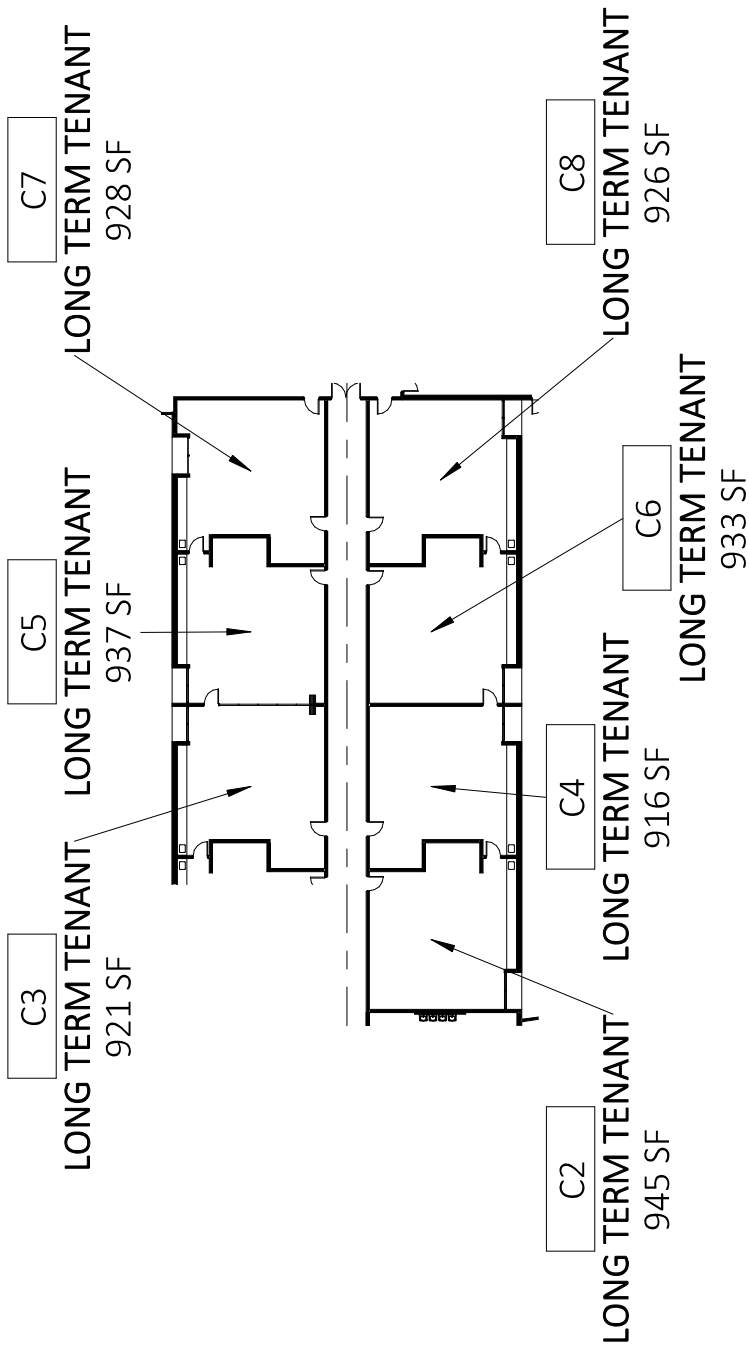
- Long term rental spaces for a variety of community organizations.

LOCATION BENEFITS

- These spaces are located at the back of the building to be furthest away from any noisy activity.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room.
Medium-term: None.
Long-term: None.



Area Data Sheet

LONG TERM COMMUNITY ORGANIZATION TENANTS

Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:	RD D7
	Project No.:	DCC 2201.00			
	Drawn By:	NM			
	Date Issued:	AUGUST 31, 2022		Scale:	

OCCUPIED BY

- Long term tenant offering early childhood education (ECE)

FUNCTION

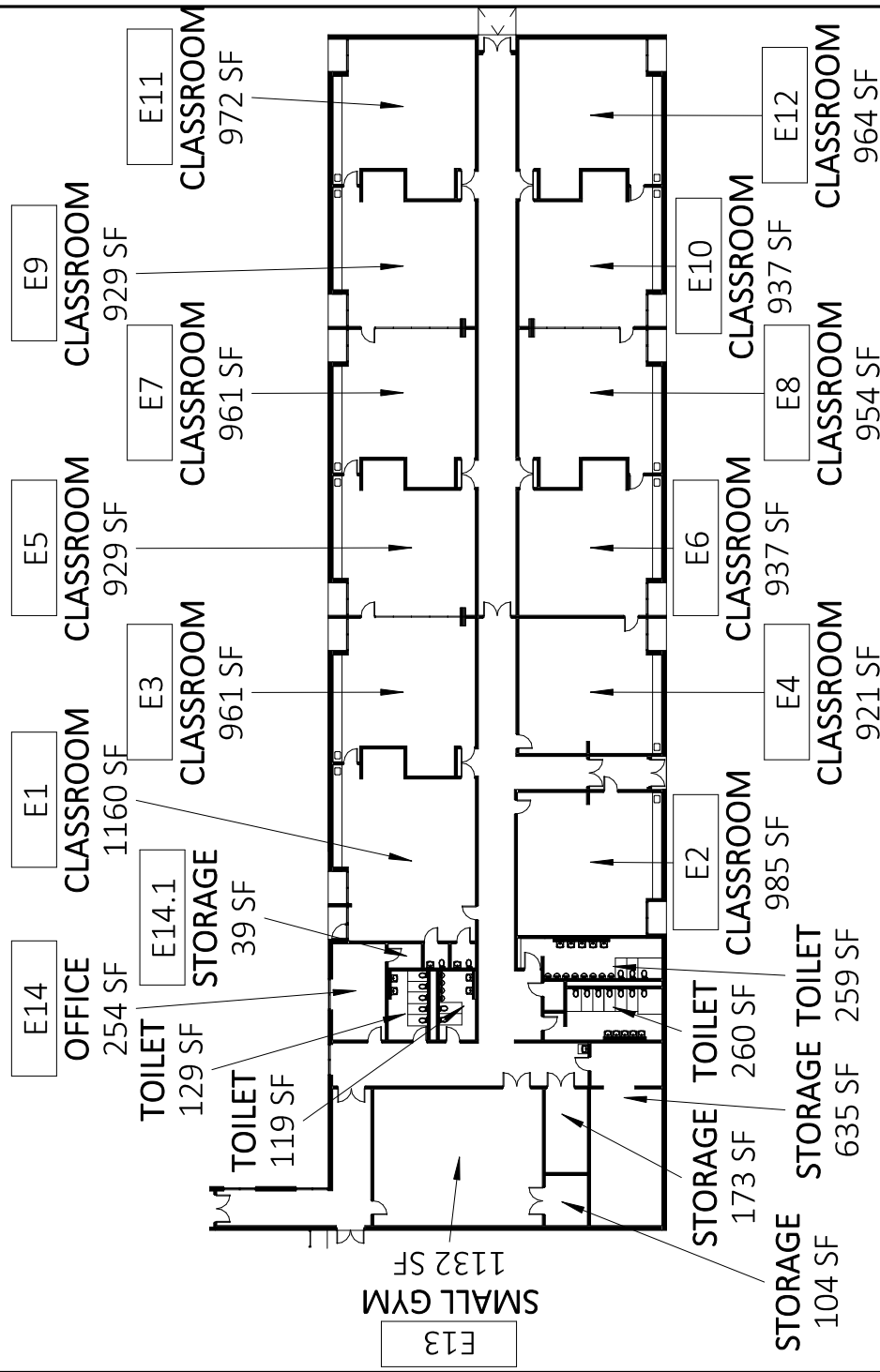
- Classrooms function in a traditional way to provide ECE

LOCATION BENEFITS

- Ability to lock out and separate the wing from the rest of the building
- Wing has it's own toilet rooms and gym, allowing ECE programs to function independently
- Direct access to the outdoor playground area
- Potential for future drop off loop with direct access along the south side of the building

RECOMMENDATIONS FOR PHASES

Immediate: Repair leaking flush valve. Basic cleaning of rooms.
Medium-term: Replace corroded toilet partitions in staff toilets.
Long-term: None.



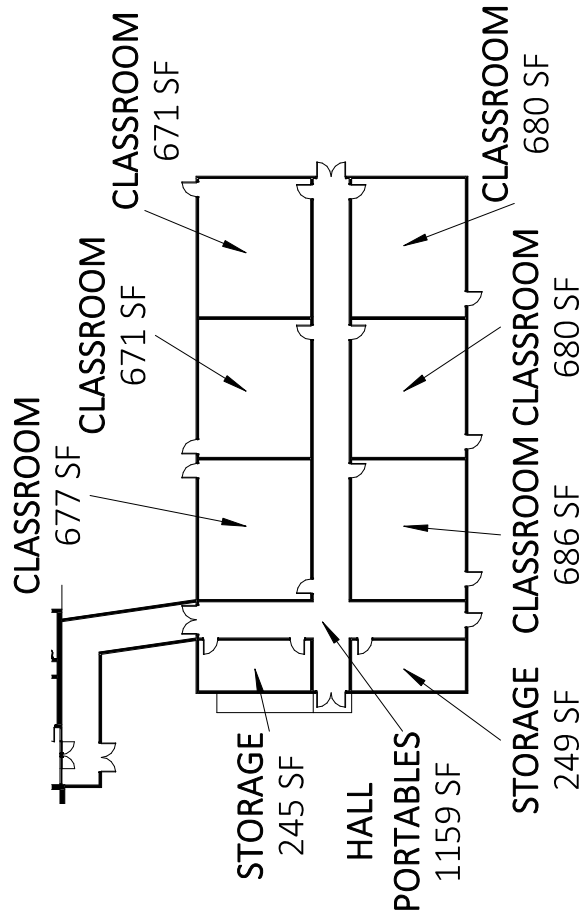
Area Data Sheet

E WING, EARLY CHILDHOOD EDUCATION

Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747	Project Name: DECAS COMMUNITY CENTER FEASIBILITY STUDY	Sheet Number: RD E1
	Project No.: DCC 2201.00	Scale: 1" = 40'-0"
	Drawn By: NM	
	Date Issued: AUGUST 31, 2022	


RECOMMENDATIONS FOR PHASES

Immediate: The portable modular classroom units have exceeded their useful life and we recommend they be removed or demolished.



Area Data Sheet

PORTABLES

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	Project No.:	DCC 2201.00				
	Drawn By:	NM		Scale:		1" = 40'-0"
	Date Issued:	AUGUST 31, 2022				

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- Used by all building occupants; the fixtures are all mounted at adult heights.

LOCATION BENEFITS

- Each wing has it's own pair of toilet rooms; there are additional teachers toilet rooms next to the main entry, bus entry, and E wing.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room, replace leaking flush valve in the E wing

Medium-term: None.

Long-term: The existing gang toilet rooms have been converted to be more accessible and are close to meeting ADA/MAAB dimensional requirements. Long term the pairs of toilet rooms next to the two entries should be renovated into pairs of single user fully ADA/MAAB compliant toilet rooms.



TYPICAL ACCESSIBLE STALL



TYPICAL GANG TOILET ROOM



Area Data Sheet

TOILET ROOMS