

Hingham Center for Active Living (CAL)*
Building Committee Report
April 2026

**The CAL was known as the Senior Center from 1976-2023.*



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RECOMMENDATION

After many years of study and planning, and several preliminary Town Meeting votes, the 2026 Town Meeting now has the opportunity to finally vote on the approved construction of an adequate facility to serve the needs of Hingham's older population. **(See Building Committee Milestones, Exhibit D.)** This will help fulfill the vision of Hingham's 2020 Master Plan to be a community that *"promotes the safety and well-being of older adults and supports aging in community by providing high quality amenities and services"*. (Source: [*Town of Hingham Master Plan*](#), p.7)

Article 12 of the Warrant asks: "Will the Town raise and appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the Select Board to be used to pay for the construction of a new Center for Active Living, including all professional fees, equipment and furniture associated therewith, at a site located off Bare Cove Park Drive, Hingham, MA or act on anything relating thereto?" A two-thirds vote is required for approval at Town Meeting, followed by a majority vote in favor of a debt exclusion at the Town election on Saturday, May 2nd, 2026.

This project has the support of a unanimous Select Board, a majority of the Advisory Committee, a unanimous Building Committee, and a unanimous Council on Aging. The proposed project at this site has been reviewed with relevant Federal and State agencies and has been approved by the Massachusetts Legislature by adoption of Article 97 legislation, and the Town's Zoning and Planning Boards. We have a bid in hand for the construction project, including equipment and furnishings. Depictions of the site, an exterior view of the facility, and the interior layout of the proposed building are attached to this Report. **(See Exhibits G and H.)**

The inadequacies of the existing nearly thirty-year-old, 5,000 square foot Center for Active Living at Town Hall have long been recognized, and although many people hoped the Town Hall might be appropriate for an adequate center (including some members of this committee), that site proved to be unworkable. The need for a larger facility is driven by the growth in the over-sixty population. Since 1997, the share of Hingham residents over the age of 60 has nearly doubled from 17% to 32%. It is projected that by 2030, for the first time in our country, not just in Hingham, the percentage of people over 60 will outnumber those under the age of 18. According to Town of Hingham 2025 census data, close to 8,000 residents are aged 60 and over (32%); and 46% of Hingham residents (11,400) are age 50 and over. The share of residents aged 60 and over is projected to increase even further during the next decade and may well reach 9,000 by the time this project is completed. (See Exhibit A, Demographic Highlights.)

The design of any new facility for seniors is likewise driven by major changes in the scope of the services that it will provide. Over the past two decades, the scope of programming expected from senior centers has shifted dramatically to meet the evolving needs and interests of today's older adults. Those unfamiliar with modern centers often picture activities from their grandparents' era — socially oriented and assistance-based. While cards, bingo, and knitting remain popular, today's centers are expected to serve residents across the full spectrum of ages, from 60 to 100 and beyond.

Successful centers offer programs that span generations, abilities, and interests while preserving the longstanding services residents have come to rely on. The broader the range of programming, the greater the attendance — and the more likely residents are to return. Most people walk through a senior center's doors because something in their life has changed: the loss of a spouse or adult child, a recent illness or recovery, a shift in health insurance, retirement, shrinking social circles, a need for caregiver support, relocation to be near family, or help navigating benefits. They arrive with an unmet need — and they return because they find renewed purpose and a sense of belonging.

Hingham's Center for Active Living members are our neighbors. They are former educators, business owners, and CEOs; artists, volunteers, and caregivers; mothers, fathers, grandparents, aunts, and uncles. They are widows and retirees. Some are perfectly healthy and others are living with cancer, Parkinson's, memory impairment, low vision, chronic pain, or disability. They are, in every sense, a reflection of the community itself.

Aging has a way of narrowing one's world. Social circles shrink, daily interactions become fewer, and the distance a person is willing to travel grows shorter. A vibrant center pushes back against that contraction by offering programs and services that drive meaningful participation. Hingham's proposed Center was designed with this in mind — thoughtfully scaled for the town's current and projected senior population, with the right programs, the right attendance capacity, and the right flow of space to serve both older and younger seniors alike.

The proposed building was designed by architects with extensive experience in such projects and the building committee surveyed numerous other projects, including from comparably sized communities. The positioning of spaces within the rooms of the CAL reflects anticipated programming considered necessary to address the social, emotional, financial, nutritional, mobility and wellness challenges that accompany aging. The number and sizing of the rooms within the facility have been carefully considered. Specific activities for each space were identified and integrated into the CAL after having been shown to be beneficial to a successful program. The rooms are adaptable, to facilitate future programming. The design is calculated to obtain the maximum benefit for the CAL Center, both now and in the future without wasted space. The size of the building is quite reasonable for a community of Hingham's size. **(See Exhibit F.)**

A breakdown of the space demonstrates how individual spaces responds to diverse needs, interests, and health status among generations of older residents. (**See Table B.**)

Each community has unique features that inform the design of their Centers (size of overall and age 60+ populations, as well as the overall infrastructure and programming resources in the community.) The proposed Center responds to Hingham's large population of older residents, while continuing to foster engagement across generations in the community. The design also reflects the goal of maintaining reasonable scale and consideration of other programming features in the community, including the recreation department, community pool, and library.

Following Town Meeting 2025, additional design development and value engineering by the committee reduced the size of the proposed Center to 25,950 GSF from 28,000 GSF (~10%); and the cost was reduced to \$25.8 million from \$31.6 million (~18%).

The 2025 Town Meeting determined that the HCAL Building would be designed for the site at Bare Cove Park Drive.

ACKNOWLEDGEMENTS

The Study Committee is appreciative of Town Leaders; Town Boards and Committees; Members of the Council on Aging (COA); and Friends of the CAL (FOCAL) for their participation and insights throughout the process of evaluating community needs and options for an improved Center for Active Living. We are grateful to residents who shared their thoughts and ideas during community surveys, focus groups, and public meetings. Finally, we thank EDM Studio, Inc. and LifeSpan Design Studio for their engagement with the community and contributions to the advancement of this project.

For more information, including past studies, presentations, and a detailed overview of programs and services, please visit the Center for Living Project website via the link below.

<https://www.hingham-ma.gov/353/Center-for-Active-Living>

A tax impact calculator is available on the Town of Hingham website as a tool for residents to calculate the tax impact associated with their property here: [Tax Impact Estimator | Hingham, MA](#). Please submit questions and comments by sending an email to HCALProject@hingham-ma.gov

Respectfully submitted,

Center for Active Living Building Committee

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TOWN MEETING 2026, WARRANT ARTICLE 12

A HISTORIC AND FUNDAMENTAL RESOURCE IN HINGHAM

For its first 40 years, the Center for Active Living met a standard for a supportive community to provide an adequate and accessible building for its residents. Since 2011, the 5,000 SF Center for Active Living has increasingly struggled to meet that standard because of inadequate space, limited parking, and outdated features.

Town Meeting 2026 brings the community of Hingham to a long-awaited crossroads and consequential decision about the Center for Active Living, a historic and essential resource.

A 15-year path of advocacy, research, investment, community engagement, and planning has informed the Building Committee in finalizing this report and the Committee's unanimous support for Warrant Article 12. (**See Project Timelines, Exhibits D and E.**)

- Warrant Article 12 also received the support of the Select Board (unanimous) and the Advisory Committee (majority).
- The proposed Center has been reviewed and permitted by the Zoning Board of Appeals and the Planning Board.
- Town Meetings 2020, 2023, and 2025 supported advancement of the CAL Building Project.
- Town Meeting 2025 approved \$2.5 million for expenses associated with design, architectural, engineering, owner's project manager, and other professional services to complete the design and pre-construction bid documents to obtain construction bids for a new Center for Active Living to be located off Bare Cove Park Drive. The Advisory Committee voted 13-1 in favor and the Select Board voted unanimously in favor of Warrant Article 15.

An adequate and accessible Center for Active Living will be a fundamental community resource for the next 50+ years, a historic time of living and aging in Hingham.

SENIOR CENTERS – A VITAL COMMUNITY BASED RESOURCE

Growth in the U.S. network of 11,000+ Senior Centers was sparked by funding made available by the enactment of the Older Americans Act (OAA) in 1965. The CAL is a resource that exists to respond to challenges and relieve hardship, while simultaneously providing low or no cost resources that are associated with improved health status, quality of life, and financial security. **(See Exhibit B.)**

A Center for Active Living provides local outreach, social and health services, advocacy, information, and assistance for older adults, their families, and caregivers. Often supported by a volunteer network, centers offer meals, transportation, health screenings, socialization, wellness programs, and life-long learning. *Executive Office of Aging and Independence*

HINGHAM'S CAL - A HISTORIC RESOURCE FOR 55 YEARS

In 1970, the town created the Council on Aging; in 1976, Hingham's 1st Senior Center opened at the Hersey House. The Center relocated to Town Hall in 1998, where it was later renamed the Center of Active Living to better reflect its vibrant audience. During its early years at Town Hall, Hingham's CAL became a warm welcoming place with essential services, as well as weekly coffee hours, a reading room, programming that includes technology classes, lifelong learning, wellness programs, and social events. But as our population has grown, so has our percentage of older residents. Since 1997, the share of Hingham residents over the age of 60 has nearly doubled from 17% to 32%. It is projected by 2030, for the first time in our country, not just in Hingham, the percentage of people over age 60 will outnumber those under the age of 18. We are not alone; Hingham, and many area towns have reached this historic milestone. **(See Exhibit A.)**

The proposed CAL supports the vision of Hingham's 2020 Master Plan, to be a community that *promotes the safety and well-being of older adults and supports aging in the community by providing high quality amenities and services.*

THE CENTER FOR ACTIVE LIVING - LIMITATIONS

The Center is too small and simply can't meet the varied needs of a rapidly growing population, with diverse needs and interests among several generations. The CAL has operated from inadequate space for close to 15 years, a period during which the role of Centers for Active Living in promoting health and wellness has grown substantially. Residents are living longer, want to stay healthier mentally, remain physically active, and age in place in their homes. Limitations at the Center will continue to inhibit the CAL in providing essential evidence-based health and wellness promoting programs; obtaining program specific grant funds; and building participation levels among thousands of adult residents.

Inadequate space will inhibit utilization and the CAL's impact on individual and community health. Communities that have undergone renovation or expansion, are drawing participation from over 40% of their age 60+ populations, demonstrating that adequate and appealing spaces drive higher levels of utilization and community impact associated with improved health status, quality of life, and financial security.

BUILDING COMMITTEE APPOINTED

Recognizing the growing needs of our community, 2020 Town Meeting authorized a study of the existing facility and established the CAL Building Committee for that purpose. **See Exhibit D** (timeline for HCAL building project). The path to today has been marked by a prolonged and detailed examination of multiple sites in Hingham. While many preferred the CAL to remain and grow at Town Hall, it was clear after a prolonged evaluation, the design challenges and accompanying costs made it unsuitable. Town Meeting 2023 supported the expanded evaluation of alternative sites. The Advisory Committee and the Select Board voted unanimously in support of this article. In August 2023, the Select Board narrowed the final options to be included in the feasibility study to 1) Town Hall and 2) Bare Cove Park Drive. **See Exhibit E** (detailed chronology of HCAL development path.)

The Building Committee remained focused on expansion at Town Hall until November 2024, while simultaneously studying Bare Cove Park Drive during the 2024 Feasibility Study. **(See Exhibit D, Table C; and Exhibit J.)**

THE SITE

The setting of this building next to the Bare Cove Fire Museum allows for a safe and easily accessible experience. A one-story building, with a centrally sited entrance, brings beautiful, wooded views on the north side of the building. It has wide corridors and other age friendly features reflecting the feedback of survey respondents.

The site is a small portion (close to 1%) of 460+ acres of land that was acquired by the town in 1972 under the National Park Service (NPS) Federal Lands to Parks (FLP) program. (See Figure A.) The National Park Service FLP program is described as an opportunity for *“communities throughout the nation to renew a sense of community among neighbors through community gardens, senior and cultural centers, local parks, and other gathering places.”*

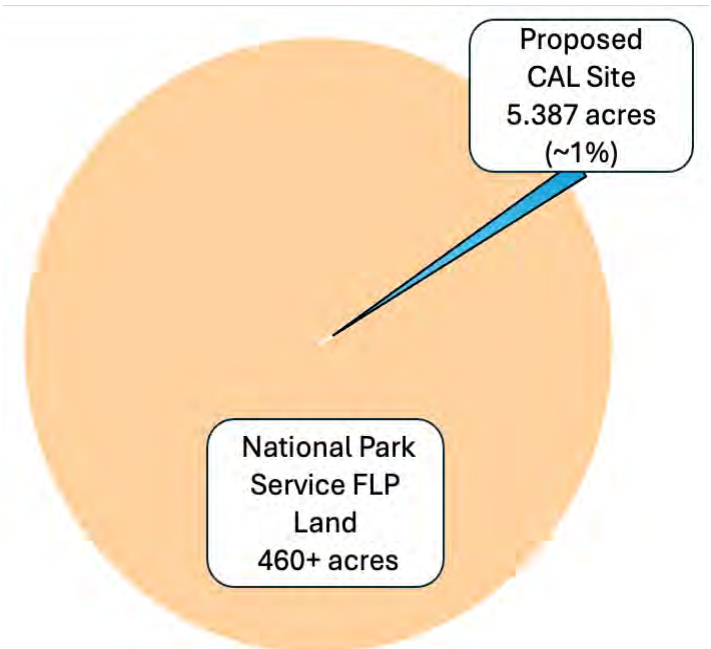
See Exhibit H.

Learn more about the Site and Article 97
[at this link to the Town of Hingham website.](#)

Approval of the site recognizes the complementary and impactful missions of both National Park Service and the CAL in promoting civic engagement, social engagement, and wellness across the lifespan, through evidence-based indoor and outdoor programming, and active and passive recreation activities. **See Exhibit C.**

The CAL project also provides meaningful opportunities for the community of Hingham to leverage the guidance of NPS in continuing to develop programs and practices that foster environmental stewardship through community partnerships, education, and volunteerism.

Figure A.



DESIGN - PROGRAMMING AND INTERGENERATIONAL ENGAGEMENT

The positioning of spaces within the rooms of the CAL reflects anticipated programming considered necessary to address the social, emotional, financial, nutritional, mobility and wellness challenges that accompany aging. The number and sizing of the rooms within the CAL are the product of research, collective experiences, and peer community analysis. As demonstrated throughout Massachusetts, CAL and Senior Center Building Committees rely on data from other cities and towns where there are similar challenges, and planning is underway, or was completed for the construction of an improved Center.

The Committee consulted with EDM Studio and Lifespan Design Studio, architectural firms with established national expertise with respect to the design and construction of Senior Centers and engaged in significant and extended community outreach. It was emphasized by our consultants that each CAL is unique; the design and features of each Center relate to demographic data and other resources in each respective town. The proposed design reflects the needs and interests of Hingham residents.

Specific activities for each space were identified and integrated into the CAL after having been shown to be beneficial to a successful program. The rooms are adaptable, to facilitate future programming. There has been a room-by-room analysis from the inside out examining multiple ways the space can be used for different activities. The design is calculated to obtain the maximum benefit for the CAL, both now and into the future. We know the demand will continue to grow. **See Exhibit G** (Program and Exterior).

Intergenerational Use -- Aging is a community experience. As described in past public meetings, the mutually rewarding benefits of intergenerational programs and engagement have been recognized throughout the project, and during the Center's 55-year history in Hingham.

Program and services will continue to be prioritized for residents age 60+. (The Commonwealth of MA considers individuals age 60+ to be an older adult for the purpose of calculating the level of funding that will be distributed to Councils on Aging in each municipality.) Younger residents often engage in a CAL through volunteerism; as caregivers seeking information and supportive services for loved ones; and through mutually rewarding intergenerational programs.

For years, the Council on Aging has promoted intergenerational programming through its Participation Policy. While the building is scaled for the age 60+ population, growth in intergenerational engagement is a celebrated vision.

The proposed building will offer spaces and features to support additional under age 18 intergenerational programming and foster connections across generations. As well, alternate uses of the CAL will be explored in the future, informed by utilization and scheduling patterns, and the Participation Policy. **(See Table A.)**

PARTICIPATION GUIDELINES

Table A. Center for Active Living Attendance and Registration Policy (updated 2025)

- *Unchanged:* registration is prioritized for Hingham residents aged 60 and over*, followed by residents aged 18- 59, and non-residents aged 60 and older.
- *Unchanged:* The new facility will offer intergenerational opportunities and programs when building usage and schedules allow. Volunteer opportunities are available on an ongoing basis.
- The new facility will allow for broader program opportunities, prioritizing older adults. The building will be open to Hingham residents aged 18+ during regular business hours.
- Designated evening and weekend hours and programs may be available for residents under age 18. Programs designed for residents under the age of 60 may be subject to additional restrictions.
- Community organizations and non- profits may request use of designated rooms when not otherwise occupied by HCAL programs. Policy and applications to be developed. Fees may apply.
- Businesses and for profits may request use of designated rooms when not otherwise occupied by HCAL programs for a fee. Specific room usage/ rental policy, fees, and applications to be developed.

When considering the large size of the older population, it is important to recognize the features and scale of the Center that were designed for accessibility; essential health services; and wellness promoting programming. The functional and circulation spaces are scaled at a higher square footage than minimum building code to be accessible, supportive, and inclusive for diverse needs (e.g. wider hallways with seating, and increased clearances in restrooms and programming spaces.)

While some have described the building as large, the scale becomes more relatable when the essential elements of the building are considered. Of the building's 25,950 gross square feet (GSF), close to 96% is dedicated to functional spaces. The remaining GSF is non-usable space (e.g. walls and chases).

For context, a breakdown of the space is included below. **(See Table B.)** The individual spaces demonstrate how the design responds to diverse needs, interests, and health status among generations of older residents. The capacity of each programming room, e.g. fitness room (20) and arts rooms (24), demonstrates why enrollment in programs will be prioritized for Hingham residents age 60 and over; followed by intergenerational use.

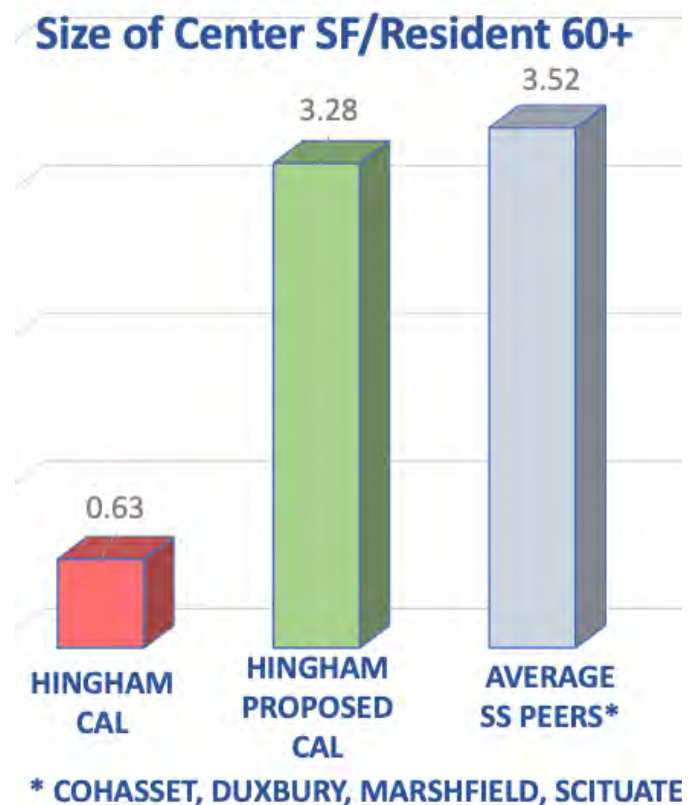
Table B.

PROPOSED CENTER FOR ACTIVE LIVING – GROSS SQUARE FEET	25,950 GSF
• Programming Space: Includes individual rooms; the café and open lounge area; and den where social engagement and technology/workspaces are available. • Health Services (Health Screenings, Consults, Social Day Program) • Nutrition Services (Main Kitchen and Meals on Wheels Staging)	60%
• Widened corridors with comfortable seating and an exhibit structure with information & artwork; and restrooms.	19%
• A meeting room and a shared work room (multi-use and use by 70+ volunteers).	2%
• Staff Workspace	6%
• Mechanical, utility, and storage rooms	9%
• Walls and Chases	4%

DESIGN AND PEER COMPARISONS

- **Each community has unique features that inform the design of their Centers (size of overall and age 60+ populations, as well as the overall infrastructure and programming resources in the community.)** The design in Hingham offers intergenerational use while reflecting the goal of maintaining reasonable scale and consideration of other programming features in the community, including the recreation department, future community pool, and library.
- **Aside from the equipped fitness room the spaces can be used for multiple purposes.** The proposed building is reasonably sized, and proportionately smaller than Centers included in the South Shore peer community analysis. (See **Figure B.**)
- Soon after the estimated completion date of the proposed CAL, with 60+ population projections for 2030 (that remove Linden Ponds data), the proposed CAL would still be proportionately smaller than the 2025 average SF/ resident 60+ that was calculated for the Centers in Cohasset, Duxbury, Marshfield, and Scituate. (See **Exhibit F.**)
- **Utilization.** Communities that have undergone renovation or expansion are drawing participation from over 40% of their age 60+ populations, demonstrating that adequate and appealing spaces drive higher levels of utilization and community impact associated with improved health status, quality of life, and financial security.

Figure B.



- **A Community Center model was discussed early in the planning process. The size of Hingham’s overall population would have called for a larger, more expensive building, as demonstrated during the Building Committee’s peer comparison analysis.** As well, it was not a goal for the Recreation Department to be re-located from Town Hall (where summer camps are based; and there are indoor fitness spaces, outdoor fields, courts, a walking track, a playground, and a gymnasium).
- **Several towns (with new or under construction community centers) demonstrate the increase in scale that is required to build a community center. (See examples below.)**
 - o Pembroke (pop. ~18,300) built a 28,000 SF Center in 2024
 - o Sudbury (pop. ~18,900) built a 42,000 SF community center in 2024

COSTS

Amidst otherwise strong agreement during public discussions that a larger CAL is necessary in Hingham, genuine cost concerns have been acknowledged, and the Building Committee has responded.

- Diligent efforts were made to reduce costs through value engineering, while not compromising the benefits associated with an adequately sized and accessible Center.
- Following Town Meeting 2025, the proposed Center was reduced from 28,000 GSF to 25,950 GSF (~10%); and the cost was reduced from \$31.6 million to \$25.8 million (~18%). See the evolution of project cost below which resulted in a \$5.8 million cost reduction.

Design Phase	Cost
Feasibility Study	\$31.6 million*
Schematic Design	\$30.6 million
Design Development	\$29.9 million
Construction Bid Results April 2026	\$25.8 million

*The feasibility study's initial cost estimate of \$34.1 million included \$2.5 million of design costs (approved by Town Meeting 2025).

- Because of fixed costs, further reductions in the size of the building will not produce linear cost savings.
- Estimates suggest that delays or changes to the project will result in ~\$1.5 million + in re-design fees; and ~\$1 million + annually related to inflation, as demonstrated during peer analysis.

Operating Budget considerations

- With recognition of the impact of a Center for Active Living on health and wellness outcomes, the breadth of funding mechanisms has grown to include state formula grant funding; program fees; fundraising by the Friends of the COA; business and personal donations.
- The impact of volunteer contributions of time and talent equates to an estimate of \$212,000 and the equivalent of 2.8 full time employees.
- Senior Centers utilize revolving funds to leverage revenue from self-supporting activities to cover operational costs. Hingham's CAL has operated from a zero-programming budget for over 6 years. The CAL's long-term goal is to be self-sustaining with funding generated by program fees (e.g. fitness, nutrition, and the Social Day program).
- Because Senior Centers rely on volunteers and self-sustaining activities, their operating budgets are relatively small. For example, Councils on Aging budgets in Massachusetts are often under 0.5% of an overall municipal budget.
- The CAL's operating budget was \$ \$430,362 in FY 2026 (less than 0.5% of the municipal budget.) Operating costs for the proposed Center are projected to be \$676,000 in the first year of operation (~2028).
- **See Exhibit I for additional information related to costs.**

Volunteer contributions and supportive partnerships.

- In 2025, 81 volunteers contributed 5,063 hours of service.
- In 2025, the CAL partnered with 88 organizations in support of the delivery of programs and services.

There are opportunity costs associated with delaying the project, or reducing the size of the CAL, as the size of Hingham's older population grows. A Center for Active Living exists to promote dimensions of wellness, including economic stability, by providing relief in times of hardship through affordable, accessible, and adequate community-based health promoting programs and services. Delays in building a new CAL will result in unrealized community impact related to physical, emotional, financial, and social health.

Through its skilled staff, and through collaboration with local stakeholders, including emergency responders and healthcare providers, a Center of Active Living aspires to identify and respond to needs in the community, while also serving as an efficient and economical form of preventative healthcare. The National Council on Aging guides communities in offering proven programs that promote aging in place, quality of life, fewer medical visits, and improved health outcomes at the individual level; while simultaneously yielding cost savings for residents, the community, and healthcare systems. **See Exhibit B** for an overview of the health promoting programs and services provided by the Center for Active Living (on-site and remotely) in response to demographic features and needs in Hingham.

IMPACT - A MILESTONE OPPORTUNITY FOR THE CAL

- According to the National Council on Aging, older adults who participate in programs at a CAL can learn to manage and delay the onset of chronic disease and experience measurable improvements in their physical, cognitive, emotional, and economic well-being. **(See Exhibit C.)**
- There is extensive research on the benefits of civic and social engagement across generations, include sense of belonging; reduced levels of isolation; increased sense of purpose; and fulfillment derived from mentoring, and educational opportunities.
- Existing CAL staff, augmented by a dedicated group of 81 volunteers, provide services and programs that enhance the life experience of our residents, whether it be in socialization, nutrition services, health screenings, wellness programs, social services, information and counseling, or transportation assistance. Specifically, in 2025 there were over 175 programs organized by the CAL and more than 2,400 events occurred.

Unfortunately, there is often a waiting list for programs. Additional programs cannot be added today due to a lack of space. The demand continues to grow with time.

- After years of research and support (from 3 Town Meetings, the Select Board, the Advisory Committee, the Planning Board, and Zoning Board of Appeals), Hingham has concluded that the existing CAL is inadequate and can't meet the needs of our growing population of older residents. The design and location of the proposed Center for Active Living is the product of thousands of hours of thoughtful investigation, discussion, planning, public input, and investment by the Town.
- A modernized Center for Active Living at Bare Cove Park Drive will become a solid foundation from which evidence-based wellness promoting community connections, enriching programs, and supportive services will evolve and impact the lives of all aging residents — older residents, future older residents, caregivers, family, and friends.

An adequate and accessible Center for Active Living will be a fundamental community resource for the next 50+ years, a historic time of living and aging in Hingham.

EXHIBIT A – DEMOGRAPHIC HIGHLIGHTS

Today the Center is inadequate for Hingham's large and growing older population. It is an unprecedented time for community planning related to aging in Hingham, and across the country.

In 2024 the youngest (of an estimated 75 million) baby boomers turned 60. By 2030, for the first time in the country's history, the share of people over age 60 will outnumber the share under age 18. Many towns, including Hingham where the share of older residents is higher in comparison to the state of Massachusetts, have already reached this historic milestone. Since 1997, the share of residents age 60 and over nearly doubled from 17% to 32%.

According to 2025 Town of Hingham census data close to 8,000 residents are age 60 and over (32%); and 46% of Hingham residents (11,400) are age 50 and over. (See Figure C.)

- The share of residents over age 60 is projected to increase during the next decade.
- (See Figure D.)
- Soon after the completion date of the proposed CAL, Hingham's 60+ population is projected to be ~ 9,000+ residents and will be nearing the largest 60+ category in the Executive Office of Aging and Independence annual report: 10,000 or more older adults in a municipality.

Figure C.

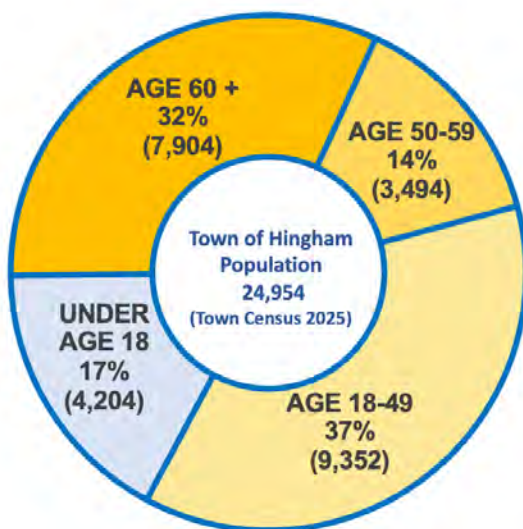


Figure D.

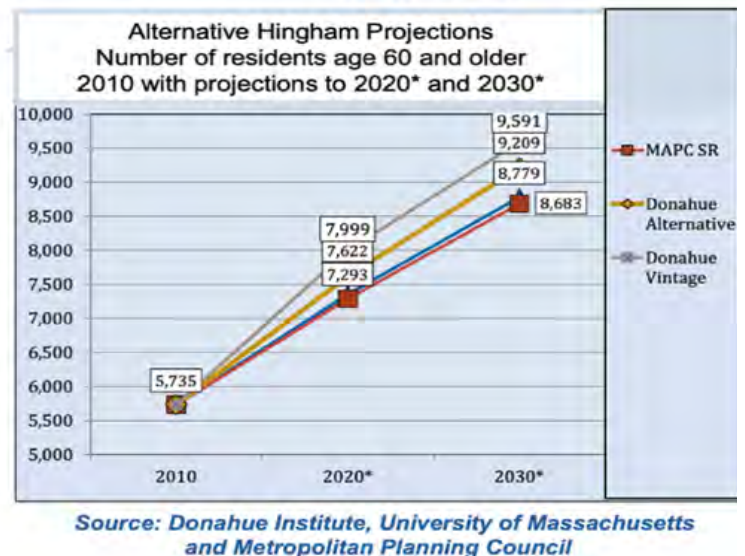


EXHIBIT B – IMPACT OF A MODERN CENTER FOR ACTIVE LIVING

The CAL exists to promote health and provide relief in times of hardship by addressing Social Determinants of Health (SDOH). Modernized Centers function as a SDOH by providing essential services, evidence-based programs, and social connections across the lifespan.

Research and demographic features that informed the CAL Building Project	Impact of a Modernized Center for Active Living (CAL) on <i>health, wellness, and financial outcomes</i>
- Older adults are disproportionately affected by chronic conditions that can limit a person’s ability to perform daily activities and remain independent. Among Hingham residents age 65+ there are: - Close to 63% with 4 or more chronic conditions 17% with Alzheimer’s or a related form of dementia. - According to the 2022 Needs Assessment survey: 30% of respondents identified as a caregiver. The number one condition prompting care was Alzheimer’s or a related form of dementia. 27% of respondents who are no longer driving, or limit driving cancelled medical appointments due to lack of transportation.	SDOH Domain –Healthcare Access and Quality. The CAL promotes health and wellness, on site and remotely, through health screenings, evidence-based programs and services (e.g. <i>chronic disease self-management, enhance fitness, falls prevention, powerful tools for caregivers*</i>); mental and emotional health supports; meal and nutrition programs; public benefits counseling; free transportation; purposeful engagement and social connections. <i>*Examples from over 70 Evidence Based Programs in the Older Americans Act Title III-D database (According to the National Park and Recreation Association, 90% of local park and recreation agencies offer services for older adults; and 76% offer one or more evidence-based programs.)</i> Caregiver supports include: - Information and referrals for aging in place resources - Caregiver support groups and Memory Cafés - A supportive social day program that provides social engagement opportunities and caregiver respite.

Research and demographic features that informed the CAL Building Project	Impact of a Modernized Center for Active Living (CAL) on <i>health, wellness, and financial outcomes</i>
• Increasing costs related to healthcare, home care, long term care, housing needs, and household changes contribute to financial insecurity, generally and for many entering their retirement years. • Living alone is associated with cost burden; 34% of Hingham residents age 65+ live alone.	SDOH Domain – Economic Stability. The CAL provides relief and fosters economic stability through information and referrals; and low to no cost programs and services that address financial and food insecurity. CAL supportive services include: • Public benefits counseling; enrollment in Medicaid and Medicare Savings Programs and SNAP (Supplemental Nutrition Assistance Program) • Financial workshops that address budgeting, retirement planning, and fraud prevention • Evidence based programming that correlates with improved health status and lower healthcare costs • Low or no cost essential services including health screenings; social services; transportation; on site and home delivered meals
• Isolation and loneliness are increasingly being recognized as a widespread public health and policy issue. The MA Healthy Aging Collaborative references a national study that reports more than one third of people age 50 to 80 feel lonely. • Chronic loneliness increases the risk of dementia, depression, stroke, and heart disease.	SDOH Domain – Social and Community Context. The Center for Active Living is a vital hub for social engagement, civic engagement, and fitness – three widely researched and recognized contributors to health outcome and quality of life. The CAL provides a diverse range of programs and activities (fitness, arts, music, lifelong learning, discussion groups, cards, and games), and community events that promote social engagement, civic engagement, and community connections across generations.

Research and demographic features that informed the CAL Building Project	Impact of a Modernized Center for Active Living (CAL) on <i>health, wellness, and financial outcomes</i>
Barriers to information, including a digital divide, inhibit access to essential resources and services that influence health and wellness outcomes.	SDOH Domain – Education and Quality. The CAL is a centralized hub for information and referrals; education; and support in navigating access to essential resources including health insurance counseling (SHINE); and services that address financial insecurity, e.g. public benefits counseling and tax relief resources. The Center also provides technology support to increase utilization of digital information channels.
- The likelihood of acquiring a disability increases with age. Close to 30% of Hingham residents age 65+ experience some level of disability. Sensory, mobility, and independent living limitations were commonly cited by residents age 65+. - Changes in driving status also inhibit access to essential resources and community engagement.	SDOH Domain – Neighborhood and Built Environment. The proposed CAL will offer adequate space with universal design features (e.g. single-level spaces, widened halls, comfortable furniture) to foster engagement in accessible and inclusive spaces. The Center will be a cornerstone of Hingham’s age friendly infrastructure and a source of advocacy for accessibility in buildings, services, and outdoor spaces that foster inclusion through age and dementia friendly features (e.g. accessible and affordable transportation and parking; safe and accessible sidewalks; and outdoor recreation opportunities).

(Sources include U.S. and Town census data; Executive Office of Aging and Independence (AGE); Massachusetts Healthy Aging Collaborative; and Community Needs Assessments, Gerontology Institute.)

EXHIBIT C – EVIDENCE BASED PROGRAMS

The Center for Active Living has conducted **Older Americans Act Title III-D Evidence Base Programs** in the past but has been inhibited in developing a more robust and diverse schedule due to space constraints. Three evidence-based programs, (A Matter of Balance, Bingocize (through a grant funded partnership with South Shore Elder Services), and Tai Ji Quan: Moving for Better Balance) were offered during the last 5 years. Inadequate space has also impacted eligibility for grant funded programs. The range of programming opportunities that can be offered in the proposed Center for Active Living are listed below. While several of the programs require a healthcare professional (e.g. LICSW, RN, PT), others can be conducted by staff or trained volunteers. Length of programs range from 1-5 sessions to 11+ sessions, and ongoing. Program formats include community setting, online, phone, and home setting.

Themes addressed through implementation of OAA Title III-D Evidence Based Programs at a Senior Center.

• Alzheimer's Disease • Behavioral Health • Cancer Survivors • Care Transitions • Chronic Disease • Falls Prevention	• Medication Management • Nutrition • Pain Management • Physical Activity • Substance Use
--	---

Benefits and Examples of Outcomes (Source NCOA)

Older adults:

- Improved quality of life
- Self-efficacy in managing one's health
- Increased or maintained independence, positive health behaviors, or mobility
- Reduced disability (fewer falls, later onset or fewer years of disability, etc.)
- Reduced pain
- Improved mental health (including delays in loss of cognitive function and positive effects on depressive symptoms)

Community-based and health care organizations:

- Partnership development and community/clinical linkages
- Better health outcomes, fewer medical visits and lower health care costs
- Efficient use of resources and ease of replicating programs
- Opportunities for varied funding sources, as programs get proven results

EXHIBIT D – BUILDING COMMITTEE MILESTONES

Town Meetings of 2020, 2023 & 2025 support of the CAL Building Project.

The Building Committee's purpose reflects the continuation of a long trajectory of community planning in response to longtime awareness that the space and features of Hingham's 30-year-old 5,000 SF CAL are profoundly inadequate.

Planning efforts for a larger center were initiated in 2011, informed by population projections that are now a reality. Dedication to keeping the CAL at Town Hall dates to Council on Aging Meetings in 2012. In fact, future opportunities at Town Hall were recognized by the current Building Committee Chair in 1998 when the Senior Center was successfully relocated to Town Hall.

Town Meeting 2020 supported funding for the design and engineering services for renovations to the Senior Center and space occupied by the Police. That goal had been discussed for many years as a priority, with the contingency of obtaining adequate space and a parking solution. Anticipation of the possible move of the Police Department to a new Public Safety Facility contributed to the prioritization of evaluating space at Town Hall, as described in Town Meeting Warrant Articles 14 and 15 in 2020.

Town Meeting 2020 established the Senior Center Building Committee. The Committee was renamed the Center for Active Living (CAL) Building Committee in 2023 to reflect the rebranding and renaming of the Senior Center. The seven-member Building Committee included residents appointed by the Moderator and three residents appointed by the Select Board, and the Director of Elder Services serving ex-officio. The Building Committee convened over 70 public meetings between January 2021 and March 2026 and engaged in significant public outreach.

In addition to Building Committee Meetings, this report was informed by:

- **planning studies commissioned by the Council on Aging (COA) and Town of Hingham, including two Community Needs Assessments (2013 and 2022) conducted by the Gerontology Institute, University of Massachusetts, Boston**
- **a demographic profile of the community**
- **analysis of data from benchmark communities**
- **the CAL Feasibility Study (EDM Studio, Inc.)**

(Exhibit D continued)

2021: Initially, the Building Committee's focus was identifying an overview of prioritized programs, services, and design features to be incorporated in future space. With the programmatic summary established, the Committee evaluated the feasibility of leveraging available space in Town Hall to accommodate the vision set forth by the Building Committee.

2022: The Building Committee's focus remained on Town Hall exclusively. Concerns grew as challenges related to feasibility at Town Hall became more pronounced. In response, the Select Board voted unanimously to broaden the Building Committee's charge to explore additional sites, while continuing to explore expansion options at Town Hall.

Town Meeting 2023 approved broadening the purpose of the 2020 appropriation of \$525,000 for the feasibility study to include consideration of five alternative sites. (Bare Cove Park Drive; the Driving Range on Union St.; the National Guard Armory, 96 Central St.; and Select Board parcel, 2 Beal St.).

August 2023, the Select Board narrowed the final options to be included in the feasibility study to 1) Town Hall and 2) Bare Cove Park Drive. The Advisory Committee and the Select Board voted unanimously in support of this article.

December 2023, the Town of Hingham issued a request for qualifications (RFQ) to select an architectural firm and initiate the feasibility study in support of a comprehensive comparative site analysis of Town Hall and Bare Cove Park Drive.

April 2024, the Town finalized an agreement with EDM Design Studio, and the Feasibility study was initiated. Despite genuine interest in Town Hall, significant barriers to expansion were identified as the study evolved.

August to November 2024, Guided by the expertise of the Design Team, and Town Leaders, the Building Committee evaluated several conceptual designs at Town Hall (8) and Bare Cove Park Drive. Due to several factors, it was determined that *without the unwanted displacement of Cronin field*, Town Hall was not a feasible site for an expanded Center for Active Living. Obtaining adequate space and parking would require the use and elimination of Cronin field; and several concerns would persist, including those related to traffic circulation, proximity to abutters in established residential neighborhoods, and disruption of town hall operations during construction. Additional factors included significant costs related to retrofitting and enhancing accessibility at Town Hall, an older multi-level building.

(Exhibit D continued)

December 2024, the Building Committee’s findings were presented to the Select Board for its consideration of Warrant Article 15 for Town Meeting 2025. The Building Committee confirmed their unanimous recommendation to advance Bare Cove Park Drive as the most preferable and feasible location for the Center of Active Living. The Board voted affirmatively.

Town Meeting April 2025 approved \$2.5 million for Design, Bid Documents, and Owners Project Manager (OPM) funding at Bare Cove Park Dr. location. The Advisory Committee voted 13-1 in favor and the Select Board voted unanimously in favor of Warrant Article.

Table C. Town Meetings of 2020, 2023 & 2025

The Building Committee remained focused on expansion at Town Hall until November 2024, while simultaneously studying the site off Bare Cove Park Drive during the 2024 Feasibility Study.

2020 Town Meeting	2021	2022	2023 Town Meeting	2024	2025 Town Meeting
Town Meeting approves: - funding related to design and engineering services for renovations to the Center at Town Hall and space occupied by the Police Dept. (Article 14) - establishing a Building Committee (Article 15)	Building Committee initiates public meetings. <i>(70 public meetings conducted from 2021 through March 2026)</i>	Increasing concerns related to feasibility at Town Hall are acknowledged and prompt request for additional locations to be considered while continuing to evaluate Town Hall options.	Town Meeting approves consideration of additional sites to be considered during the feasibility study.* <i>The Advisory Committee and the Select Board voted unanimously in support of Warrant Article 15.</i>	Feasibility study (EDM Studio) begins and is focused on comparative site analysis of Town Hall and Bare Cove Park Drive. November: Several conceptual designs are presented to Building Committee, including eight options at Town Hall. December: Bare Cove Park Drive is identified as the most feasible site.	Town Meeting approves \$2.5 million for Design, Bid Documents, and OPM funding at Bare Cove Park Dr. location. <i>The Advisory Committee voted 13-1 in favor and the Select Board voted unanimously in favor of Warrant Article.</i>
TOWN HALL EXPANSION STUDIED (for close to 4 years) 					November: The proposed Center at Bare Cove Park Dr. was reduced from 28,000 SF (April) to 25,950 SF. (September). Cost of the project was reduced from \$34.1 million (April) to \$29.9 million. Final cost to be confirmed April 2026.
			August: Bare Cove Park Drive selected as additional site to be studied.	BARE COVE PARK DRIVE STUDIED 	

*** In April 2026, the cost of the proposed CAL was reduced to \$25.8 million from \$31.6 million (~18%).**

EXHIBIT E – CENTER FOR ACTIVE LIVING PROJECT TIMELINE

2011-2012 Council on Aging Facilities Committee initiated visits to learn best practices from peer Senior Centers. A 2012 report from the committee states, “*looking at the future senior population based on projections provided by the MAPC, the town of Hingham will have an age 60+ population of 8,500 in 2030*”. (Today, there are close to 8,000 residents over age 60.) Based on projections, the 2012 report proposed a range of 32,000 SF– 39,000 SF Center for the goal of initiating construction by 2020. (39,000 SF was calculated to reflect growth through 2030.)

2013 The Community Needs Assessment conducted by the Gerontology Institute at the University of Massachusetts Boston reports “expanded service demands associated with growth of the older population may soon exceed available programming space and parking, which are already deemed inadequate by some participants in the study.”

2017 Voters approved a warrant article to appropriate \$50,000 for the Town Hall Study Committee. The committee identified and evaluated inadequate spaces among several departments including Police, Elder Services, and Recreation.

2020 At the 2020 Town Meeting, voters approved Article 15 which created the Center for Active Living Building Committee to advance plans for the design, engineering and renovation of the Center for Active Living in Town Hall and the adjacent space occupied by the Police Department.

2022 The Community Needs Assessment conducted by the Gerontology Institute reports “the physical space and location of the Hingham Senior Center do not currently meet the needs of the range of ages and interests of the Hingham older adult population and is far smaller than the spaces occupied by its peers.”

April 2023 Town Meeting approved broadening the purpose of the 2020 appropriation of \$525,000 to include consideration of five alternative sites for new construction. *The Advisory Committee and the Select Board voted unanimously in support of Warrant Article 15.*

August 2023 Following consideration of several alternative sites, the Select Board reduced the final options to two sites: 1) Town Hall and 2) Bare Cove Park Drive.

December 2023 RFQ drafted to initiate the feasibility study.

(Exhibit E continued)

January-February 2024 RFQ, Center for Active Living - Expansion and Renovation or Relocation Feasibility Studies and Conceptual Designs posted. *The Town of Hingham, Massachusetts ("Town"), through the Town Administrator as the Chief Procurement Officer, is seeking the services of a qualified designer within the meaning of M.G.L. Chapter 7C, Section 44, to provide design services for the preparation of feasibility studies and conceptual designs, including cost estimates, for (A) the potential expansion and renovation of the Hingham Center for Active Living at its present location at 224 Central St., Hingham, MA 02043 ("Town Hall") including expanding to the soon-to-be-vacated Police Station Area or expanding/moving to other areas at Town Hall, or (B) in the alternative relocating the Hingham Center for Active Living to a new location at Building 12, Bare Cove Park Drive, Hingham, MA, which Building 12 will be either renovated or demolished for new construction at that site.*

March- April 2024 RFQ interviews conducted. Contract with EDM Studio, Inc. finalized. Community engagement and exploration of Town Hall and Bare Cove Park Drive sites were initiated. (There were 16 public presentations during 2024-2025.)

June 2024 EDM Studio, Inc. presentation of initial findings to Select Board.

August 2024 EDM Studio, Inc. presentation of five design concepts, Bare Cove Park Drive (1 option); and Town Hall (4 options) to the Building Committee and Council on Aging. Town Hall options included A) Addition to the back of Town Hall; B) Existing Senior Center space and space vacated by Police Department; C) New Construction-single story, Haley Field; D) New Construction-single story, Cronin Field.

September 2024 EDM Studio, Inc. presentation and confirmation of two new construction design plans to be presented to the Select Board: 1) Bare Cove Park Drive and 2) Town Hall, Plan D, Cronin Field area (single story new construction building with adjacent parking and access from Burr Rd.).

October 2024 Building Committee analysis of Plan D demonstrated concerns, including those related to primary access at Burr Rd. and Cronin Field. Discussion prompted the development of multiple (3) two-story design concepts (Plans E, F, G) with alternative points of access.

November 12, 2024 Plans E, F, G (all two-story) presented by EDM Studio, Inc. A motion was made by Building Committee member to select Plan G, Cronin Field area (two-story new construction building with parking adjacent to Burr Rd.) as the Town Hall option to be advanced to the Select Board.

(Exhibit E continued)

November 19, 2024 Following a comprehensive presentation by EDM Studio and final review of Plan G, the Building Committee concluded that the Town Hall site lacks feasibility due to significant constraints, compromises, and concerns. A motion was put forth to recommend the site at Bare Cove Park Drive as the most preferable and feasible location for the Center of Active Living. The motion was subject to the review of construction drawings, and various approvals from public agencies, related to zoning and regulatory requirements. These included approvals to be made by the Town of Hingham and the Federal Government; the latter relates to land use at Bare Cove Park Drive.

December 10, 2024 (Select Board Meeting) Chris Wante, EDM Studio, with design team members Doug Gallow, Lifespan Design Studio; and Brian Kaye, SLR Consulting presented an overview of the CAL Feasibility Study with design concepts and a comparison of the Town Hall and Bare Cove Park Drive sites. The Building Committee confirmed their unanimous recommendation to advance Bare Cove Park Drive as the most preferable and feasible location for the Center of Active Living.

April 2025 Town Meeting approved \$2.5 million for Design, Bid Documents, and OPM funding at the preferred Bare Cove Park Drive location and Article 97 land swap. The Advisory Committee voted 13-1 in favor and the Select Board voted unanimously in favor of Warrant Article.

September 2025 Schematic design presentation. Size of the building was reduced from 28,000 SF to 25,950 SF. Design development phase initiated. Utilization and programming overview was presented to the Select Board. On September 30, 2025, the Select Board, Advisory Committee, and HCAL Building Committee convened to review costs.

December 2025 Building Committee provides report to Advisory Committee with demographic and utilization information for 18 peer and benchmark communities.

January 2026 Construction Estimate Review presentation.

February 2026 Article 97 submission was passed through both State House and State Senate and signed by Lt. Governor. The Planning, Zoning, and Select Boards voted in favor of the project.

March 2026 By majority vote, Advisory Committee recommends affirmative action in Article 12.

April 2026 cost of the proposed CAL was reduced reduced from \$31.6 million to \$25.8 million (~18%).

EXHIBIT F– PEER COMMUNITY ANALYSIS

Hingham Center for Active Living –South Shore Peer Comparisons

SF/resident 60+
Proposed CAL = 3.28 and Peer Average = 3.52

TOWN NAME	POPULATION¹	POPULATION 60+		POPULATION %60+		CENTER SIZE (SF)	SF/resident 60+		YEAR BUILT
COHASSET	8,358	2,257		27%		10,400	4.61		2014
DUXBURY	16,110	4,745		29%		16,660	3.51		2019
MARSHFIELD	25,795	7,232		28%		24,000	3.32		2022
SCITUATE	19,145	6,015		31%		15,640	2.65		2021
HINGHAM Current CAL	24,954²	7,904		32%		5,000	0.63		1995
HINGHAM Proposed CAL	24,954	2025	7904	2025	32%	25,950	2025	3.28	TBD
		2030	9,100³	2035	39%³		2030	2.85	
		2025 (include only 10% LP⁴)	6,644⁴				2025 (10% LP)	3.90	
		2030 (includes only 10% LP)	7,840				2030 (10% LP)	3.31	
		2030 (remove LP)	7,700				2030 (remove LP)	3.37⁵	

¹Source, U.S. Census American Community Survey, (2019-2023)

²Town of Hingham Census Data

³Donahue Institute and MAPC

⁴Linden Ponds (LP) (Skilled nursing facilities are not included in data above)

⁵Soon after the estimated completion date, with 2030 60+ population projections (that fully remove LP data) the proposed CAL would be smaller than the 2025 average SF/ resident 60+ of peer towns in the table above (3.52). In 2025, All emphasized the need for more space or features to accommodate their (smaller than Hingham's) 60+ populations. Note: Adjustments were not made for senior housing communities (under 300 units) in Cohasset (Sunrise Senior Living), Duxbury, or Marshfield (Welch Senior Living.)

EXHIBIT G. CENTER FOR ACTIVE LIVING OFF BARE COVE PARK DRIVE: PROGRAM, FLOOR PLAN, DESIGN

HCAL ESSENTIAL SERVICES

Health & Wellness Services

- SHINE Counseling (Serving the Health Insurance Needs of Everyone)
- Health Screenings
- Blood Pressure and Flu Shot Clinics
- Health and Safety Classes & Services
- Wellness Fairs
- Support Groups

Transportation Services

- Transportation to local medical appointments, essential shopping, local errands, and CAL Programs
- Local Day Trips
- Big Day Trips

Outreach Services

- Consults with older adults, caregivers, and family members
- Information and referrals related to housing, in home services, and caregiver supports
- Safety Assurance Program (through Plymouth County Sheriff's Office)
- Assistance applying for subsidized programs; Fuel, Housing, Supplemental Nutritional Assistance Program (SNAP), Mass Health and SCO's, Social Security/ Disability
- Information and referrals for minor home repair, seasonal assistance, friendly visitor programs
- Assistance applying for real estate tax exemption and relief programs
- Information and referrals for community support services, support groups

Financial and Legal

- Elder Law Education
- Financial Advisor Consults
- AARP Tax Assistance Program
- Fuel Assistance
- Tax Work Off
- Senior Circuit Breaker Tax Credit Information

Nutrition Services

- Congregate Meals
- Meals on Wheels (Home Delivered Meals)
- Emergency Food Storage
- Nutrition Workshops and Educational Tools

Volunteer Opportunities

- Meals on Wheels Delivery (South Shore Elder Care)
- Program Instructions & Assistants
- Shuttle Van Drivers
- Marketing; digital and print
- Electronic Communication
- Community Education (Ambassadors)
- Special Events Help





BARE COVE PARK

EXISTING CONDITIONS

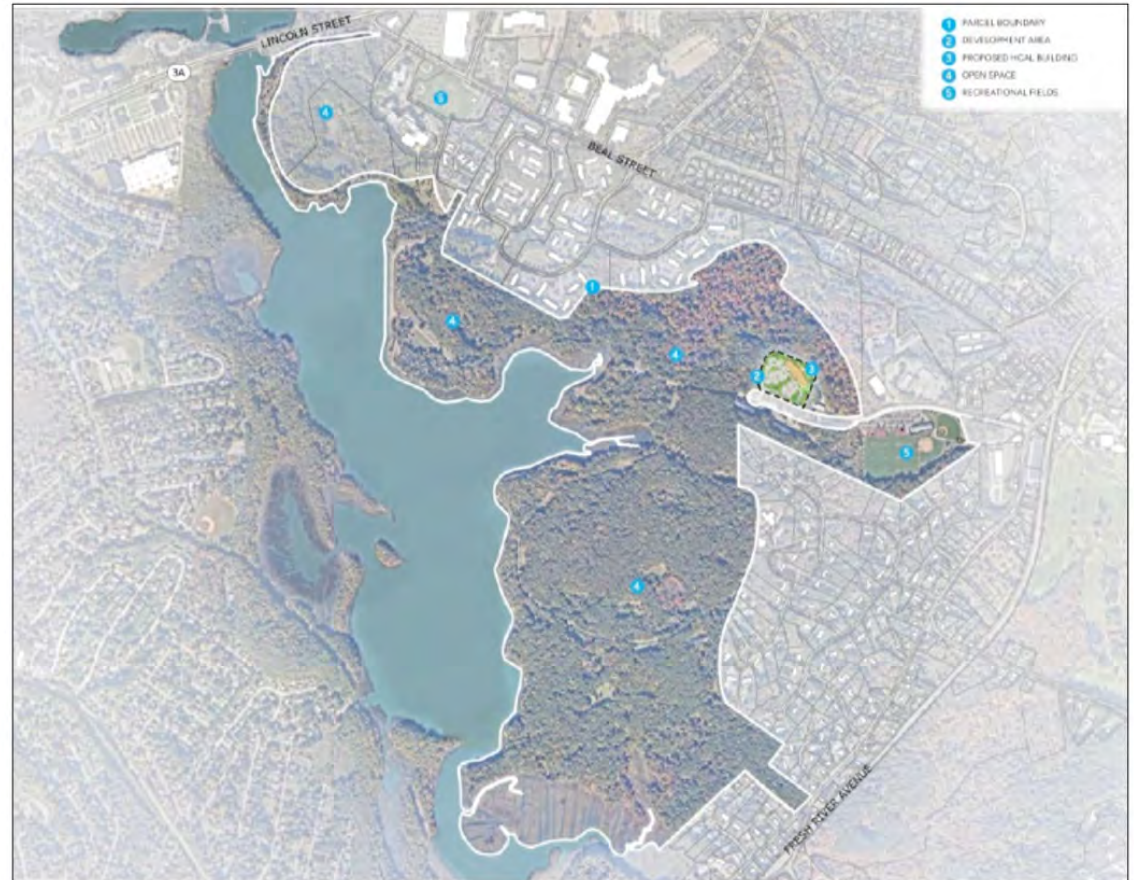


Bare Cove Park Drive Site

Existing Building on site (to be removed)

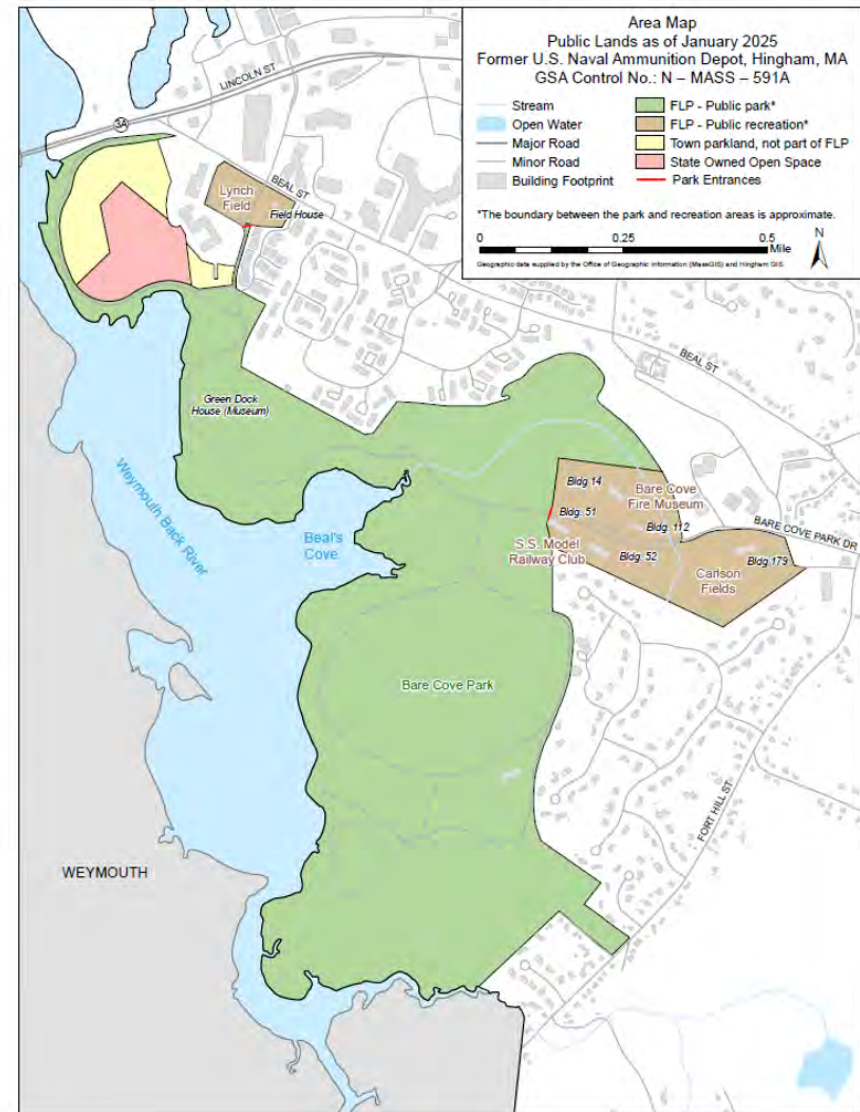


Approximate Location of Proposed HCAL



Federal Lands to Park Map

The deed from the United States in 1972 allows use of all of the land for both public park and public recreation. The National Park Service specifically allows senior centers as public recreation. Over the 50 years that the Town has owned the land the public park use and the public recreation use of the land has evolved so that the public recreation uses are found along the existing vehicular roadways (Beal Street and Bare Cove Park Drive) and the public park use is a pedestrian only area in the center of the land. The Town, in coordination with the NPS, shows the public park and public recreation uses on this plan which is on file with the NPS. The siting of the HCAL along Bare Cove Park Drive next to the Fire Museum and outside of the park entrance and adjacent to existing public recreation uses was reviewed with the NPS in 2024 and 2025 prior to the 2025 Town Meeting.



Permitting complete

In order to confirm that the site design would meet all applicable state and local laws and regulations, the Town decided to pro-actively seek permits for the planned project prior to the 2026 Town Meeting. Along the way, all permits and authorizations for the project have been received. The following list of state officials and local boards and committees have been involved in that process:

- Executive Office of Energy and Environmental Affairs
- Massachusetts State Legislature
- Governor of Massachusetts
- National Park Service
- Hingham Center For Active Living Building Committee
- Hingham Planning Board
- Hingham Zoning Board of Appeals
- Hingham Conservation Commission
- Hingham Select Board



EXHIBIT I– COSTS

Operating Costs

HCAL - Projected operating costs				
Staffing				
One additional full-time custodian will be added to the Town Hall maintenance team which will provide HCAL with 40 hours of coverage weekly				
Salary*	\$72,045			
Benefits**	\$15,246			
Total Staffing Costs	\$87,291			
Notes				
* FY28 Salary at Grade 5, Step 3				
** Estimated FY28 Health Care costs (assuming 10% growth each of the next two years) plus Town share of life insurance				
A single, full-time additional custodian is the only additional employee to be paid from the Tax base. All other assistance will be provided by volunteers or paid for by grants or donations. Also, every department is evaluated every year for staffing and expense needs, while this single custodian position is all that is anticipated to assist the new HCAL as of now, the HCAL may be granted additional positions in any given budget, as is the case with all departments every year.				
Total Expenses				
	Current budget	Anticipated Need	Amount of increase	Notes
R&M Vehicles	\$5,000	\$5,000	\$0	
Office Equipment	\$1,200	\$1,200	\$0	
Office Supplies	\$1,500	\$4,500	\$3,000	40% increase assumes all vans will be on road full time
Vehicle Fuel	\$5,025	\$7,035	\$2,010	40% increase assumes all vans will be on road full time
Vehicle Tires	\$1,500	\$1,500	\$0	
Stationary	\$700	\$700	\$0	
Other	\$1,200	\$1,200	\$0	
Books & Periodicals	\$800	\$800	\$0	
Meetings and Seminars	\$1,035	\$1,035	\$0	
In-State Travel	\$750	\$750	\$0	
Dues	\$2,100	\$2,100	\$0	
Postage and Courier	\$1,500	\$1,500	\$0	
Custodial supplies	\$0	\$10,000	\$10,000	As estimated by P3
Electricity	\$0	\$60,000	\$60,000	Estimated by the project Architect and OPM
Sewer	\$0	\$4,500	\$4,500	Estimated by W/RWS
Water	\$0	\$2,500	\$2,500	Estimated by W/RWS
Insurance	\$0	\$70,000	\$70,000	Quote provided by Richardson Insurance, the Town's broker
Total	\$22,310	\$174,320	\$152,010	
It should be noted that while the old Senior Center space at Town Hall will be re-purposed, it is unlikely that any future use will be as intensive as the current senior center operations are and therefore utility costs are likely to decrease (but not be eliminated).				
Total additional operational costs (Salary and Expenses)				
Additional Staffing	\$87,291			
Expenses increase	\$152,010			
Total Anticipated Operational Cost	\$239,301			

BUDGET EVOLUTION

Feasibility Study (PD)

PROJECT COST \$31,600,000

Schematic Design (SD)

PROJECT COST \$30,609,757 ▼

Design Development (DD)

PROJECT COST \$29,927,423 ▼

Construction Bid Results

PROJECT COST \$25,795,934 ▼

This represents a \$5.8M cost reduction

*Original Feasibility Study projected a \$34.1M estimate, however, that included \$2.5M of design costs.

Summary

Salaries increase over current staffing:
Custodian \$87,291 (Salary + Benefits)

Expenses increase over current:
Total \$152,010 (Utilities, supplies & insurance)

Total Operational Costs increase: \$239,301

Note on operating costs

Per recent experiences in other communities, the additional space available for programming will generate additional fee revenue which will support new full or part-time staff positions.

Funding Analysis

This project is being proposed as a Proposition 2 ½ Debt Exclusion. This means that the Town would be allowed to levy taxes in excess of 2.5% of prior year taxes. Authorization is required at both Town Meeting and at the ballot.

If the project is funded by the voters, the borrowing will likely be accomplished through a 3 phase approach. In 2027, approximately \$15M will be borrowed via a Bond Anticipation Note to fund the early construction costs. In 2028, the full \$30M will be borrowed via a second Bond Anticipation Note to complete construction. When the final cost is known, the full amount will be borrowed via a 28 year Bond. It is anticipated that the Town will receive favorable rates due to our AAA Bond Rating.

The table on the right estimates the tax impact on properties with various assessed values. The median assessed value in Hingham is the second row.

****An interactive Tax Impact Calculator is available on the HCAL webpage to provide the likely tax impact for each property in Town.***

Assuming a total project cost of \$29,927,423 the following is the tax impact table generated by the Advisory Committee and reported in the Warrant comment.

Property	Projected CAL Tax Increase				
	FY27	FY28	FY29	FY30	FY31
Assessed Value					
\$750,000	\$30	\$60	\$155	\$152	\$149
\$1.075 million (median assessed valuation)	\$43	\$86	\$222	\$218	\$214
\$1.367 million (average assessed valuation)	\$55	\$109	\$283	\$277	\$272
\$2.0 million	\$80	\$160	\$414	\$406	\$398
\$2.5 million	\$100	\$200	\$517	\$507	\$497

***Note: This table was completed before the final bids were received. A new tax impact table will be made available for TM that will represent the cost reduction.**

Tax Relief Programs for Hingham Residents

Tax Exemption/Relief Program	FY26/FY27 Max. Benefit
1. Temporary/extraordinary financial hardship	varies
2. Senior Means-Tested Tax Exemption	\$2,820
3. Qualifying residents over 65 years old	\$2,000
4. Qualifying surviving spouses or persons over 70	\$759
5. Elderly and Disabled Taxation Aid Fund	varies
6. Residents who are legally blind	\$1,000
7. Various programs for disabled veterans	varies
8. Gold Star Family tax exemption	full exemption
9. Community Preservation Act exemption	varies
10. Tax Deferral Program	varies - can defer all
11. Senior Tax <u>Workoff</u> Program	\$1,875
12. Valor Act (Veterans) Tax <u>Workoff</u> Program	\$1,875

EXHIBIT J. TOWN HALL DESIGN CONCEPTS

TOWN HALL EXISTING CONDITIONS



Feasibility Study SITE ANALYSIS

TOWN HALL options studied



RENOVATE EXISTING FACILITIES WITH ADDITION AND REMOTE PARKING

- PROS:**
- Reuse of existing town hall amenities can save budget
- CONS:**
- Over half the parking is outside preferred distance from entry for users
 - Renovation will create disturbance to existing facilities
 - 2-story facility is not preferred
 - Will likely require underground stormwater management for parking lot expansion



ADDITION PLUS REMOTE PARKING – NO DISTURBANCE TO CIRCLE

- PROS:**
- Reuse of existing town hall amenities can save budget
- CONS:**
- Over half the parking is outside preferred distance from entry for users
 - Renovation will create disturbance to existing facilities
 - 2-story facility is not preferred
 - Will likely require underground stormwater management for parking lot expansion

TOWN HALL options studied



RENOVATION OPTION WITH REMOTE PARKING

- Does **NOT** accommodate all programmatic needs
 - Accessibility in the existing auditorium is a concern
 - Reduced spaces (Exercise, Fitness, Multi-Purpose Room, Art Rooms, Classroom)
 - No teaching kitchen or makerspace
- Has the potential to reach parking requirements with parking near Haley field
- Modification of front lawn
- Multi-level facility and only one elevator
- Major operational disruption during construction



RENOVATION OPTION WITH MAX ONSITE PARKING

- PROS:**
- Reuse of existing town hall amenities can save budget
- CONS:**
- Parking deficit without remote lots
 - Renovation will create disturbance to existing facilities
 - Multi-level facility is not preferred
 - Will likely require underground stormwater management for parking lot expansion



CENTER AT HALEY FIELD

- PROS:**
- 1-story facility
 - Connection to track and other opportunities in the park
 - Parking well within target program
- CONS:**
- Need to relocate little league field
 - Potential neighborhood pushback

TOWN HALL options studied



CRONIN FIELD – BURR ROAD ACCESS

- PROS:**
- Parking and front door accessibility is achievable
- CONS:**
- Burr Road would likely require upgrades to accommodate vehicular circulation
 - Increased traffic impact to neighborhood



CRONIN FIELD – CORNER BUILDING

- PROS:**
- Parking could be used by park and other facilities in a shared parking scenario (ice rink, track, playground)
- CONS:**
- Parking proximity to entrance and ease of access is not ideal
 - Traffic patterns at front door & loop could be congested



CRONIN FIELD – EAST BUILDING

- PROS:**
- Parking and front door accessibility is achievable
- CONS:**
- New road and curb cut required
 - Lack of visibility from road to entry point can be confusing

To review additional information from the Building Committee; Community Needs Assessments conducted by the Gerontology Institute; and the Feasibility Study conducted by EDM Studio, Inc.

please refer to the link below:

<https://www.hingham-ma.gov/353/Center-for-Active-Living>

A tax impact calculator is available on the Town of Hingham website as a tool for residents to calculate the tax impact associated with their property here: [Tax Impact Estimator | Hingham, MA](#)

Please submit questions and comments by sending an email to HCALProject@hingham-ma.gov