

ORLEANS FACILITY CURRENT USAGE QUESTIONNAIRE

The Community Center Feasibility Task Force is charged by the Orleans Select Board to develop recommendations on the needs, scale, design concepts, and possible locations for a community center in Orleans.

The first step in meeting our charge is to consider existing facilities; what programming they provide and want to provide, and what space they have available to meet current and future needs. Toward this end, members of the task force are meeting with leaders of the various facilities and organizations to obtain their input.

We are interested in a historical perspective, recent developments, and current status of each facility.

Facility: **Centers for Culture and History in Orleans (CHO)**

Date: **March 16,2022**

Interviewer: _____

Interviewee: **Jay Stradal**

Title: **CHO Board Chair**

Is your facility public or privately owned? Public _____ Private **X**

How many people does your facility serve? **Up to 100 in two buildings + outdoor space**

What organizations use your space?

Various area non-profits, musicians, speakers, artists, private citizens (for family events), etc.

How is use of the building coordinated?

Do you have a building coordinator?

Yes **Events Mgr.**

No _____

Paid **X (Part-Time)**

Volunteer _____

What is the age of your facility and when was it most recently renovated?

Year built: **1834 and 1939**

Year most recently renovated? **2020-22**

Comments: **Both the Meetinghouse (MH) and Hurd Chapel are fully restored and up-to-date after \$1.2 million spent in past 3 years on improvements. Both are ADA-compliant and accessible; both have modern bathrooms (MH is ADA-compliant) and both have small kitchenettes (food preparation, clean-up must be done off-premises). Meetinghouse is on National Register of Historic Places and seats up to 80; Hurd Chapel seats up to 20.**

Plans? **The VISION of the CHO (Orleans Historical Society) is to bring history and culture to life, thus inspiring a shared sense of community and pride in the rich heritage of Orleans. Our MISSION is to serve as community gathering places for sharing history and culture of the area through education, events, exhibitions and programs that tell stories of its heritage and preservation for the enjoyment and discovery of residents and visitors.**

Does the facility have any code issues or constraints (accessibility, building code . . etc)?

None other than adhering to wastewater regulations (sewers will serve property in ~5 years)

What is your square footage (building and physical lot) and how many rooms do you have?

Total building SqFt: MH 2,000sf, Hurd 700sf	SqFt used for community activities: ALL
Total number of rooms: MH 1, Hurd 1	Number of rooms for community: ALL
Total lot size: ~20,000sf	Active outdoor programming SqFt. ~10,000sf

List all rooms used for community activities:

<u>Room Description/Function</u>	<u>Square Footage</u>	<u>Capacity</u>
<u>Meetinghouse: center floor area + stage for events</u>	<u>~850sf</u>	<u>65*</u>
<u>Meetinghouse: side alcoves for seating or exhibits</u>	<u>~150sf</u>	<u>15*</u>
<u>Hurd Chapel:</u>	<u>~560sf</u>	<u>20*</u>
<u>Outdoor, level grass plaza (can be tented)</u>	<u>~1,750sf</u>	<u>100*</u>

***Capacities according to current town wastewater/septic system regulations**

How many parking spaces do you have? ~80 in shared municipal lot adjacent to property

Any others nearby? Street parking, etc. **Additional spaces on School Road and at Town Hall**

What percentage of available programming time is being used? Less than 20% *

* Past 4 years greatly affected by construction, COVID pandemic

What percentage of your available space is used?

Overall: Less than 20% *

At peak times: Less than 30% *

* Past 4 years greatly affected by construction, COVID pandemic

What is your annual budget and how many employees do you have?

Annual budget: **Approx. \$130,000 (from memberships, event admissions and space rentals, plus donations and grant funding)**

Part time paid employees: 3 Full time paid employees: 0

Do you have volunteers provide professional service? Yes X No

Do the organizations that use the space pay to use it? Yes X No

If so, what is the fee structure?

WEDDING OR REHEARSAL DINNERS

Use of Meeting House, Hurd Chapel and Plaza

Peak season \$ 4,000 Off season \$ 2,000

CONCERT /COCKTAIL PARTY / MEMORIAL SERVICE

Meeting House \$1000 Hurd Chapel \$ 700

BASIC SPACE RENTAL FOR ALL OTHER EVENTS--MEETINGHOUSE OR HURD CHAPEL (Maximum 3 hours)

CHO Members and Nonprofit organizations \$ 100, Non-members \$150

Additional rental time for \$65 per hour.

Concurrent use of our second building \$50 per hour.

How much do you collect annually? \$ _____

Do you require town subsidies to operate? Yes _____ No X

Annual subsidy: _____

In the last five years, has your budget and staff to support community activities grown or shrunk? Explain.

Budget was growing until construction, pandemic affected usage. Part-time staff fluctuates according to need and anticipated growth.

Are you looking to add programming from any new organizations?

Absolutely—this is key to our sustainability as a non-profit. Growth comes from new organizations and citizen use for private events, weddings, memorial services, etc.

Are there specific parts of your facility that are currently or have previously been overloaded with community activities? Explain.

NO.

Are there similar buildings in other towns that have features that you like?

Additional Comments:

Our two facilities and outdoor plaza on one campus are unique due to their historic significance and location. After recent improvements totaling \$1.2 million (from federal, state, local and private funding sources) they are fully functional year-round, air-conditioned, easily accessible and offer considerable flexibility to meet varying client needs. There is ample, paved parking adjacent to the property, plenty of outdoor space and we are licensed by the town for 7-day inside/outside entertainment.

There is concern that a taxpayer-supported community center with event space/meeting rooms (supported by town employees) would create unfair advantage that could affect our revenue and

sustainability. All meeting space in town should compete on a level playing-field and perhaps be part of a community network of available spaces.