

# **SOUTH COUNTY** SENIOR CENTER

## COMMUNITY FORUMS

February 19, 2025



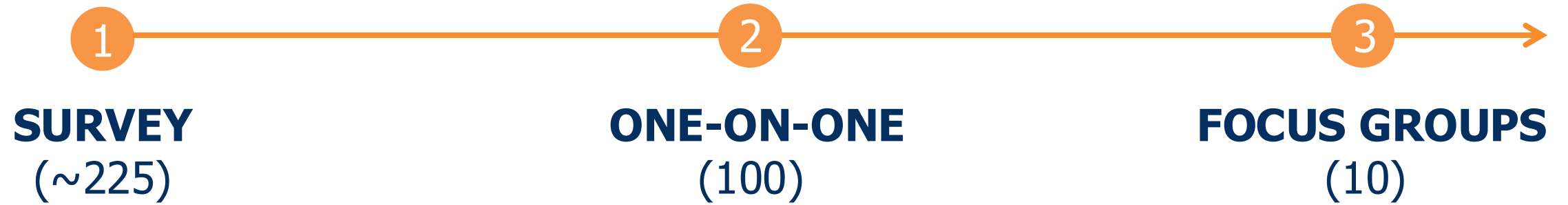
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**STUDY SUMMARY**

# PUBLIC OUTREACH

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## THREE STEP PROCESS



# PUBLIC OUTREACH

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## QUESTION 1.

What types of **scheduled activities** might you be interested in going to at a new Center?

## QUESTION 2.

What would you be most interested in "**dropping in**" to do at a new Center?

## QUESTION 3.

What kinds of **outdoor amenities** and activities would you like to see included in the plans for a new Center?

## QUESTION 4.

Does the **current location** of the Center impact your attitude towards it, and whether you attend?

## QUESTION 5.

What issues should be taken into consideration in looking at options for the **location** of a new Center?

## QUESTION 6.

Who should the new Center be **open to** for programs and services?

1

**SURVEY**

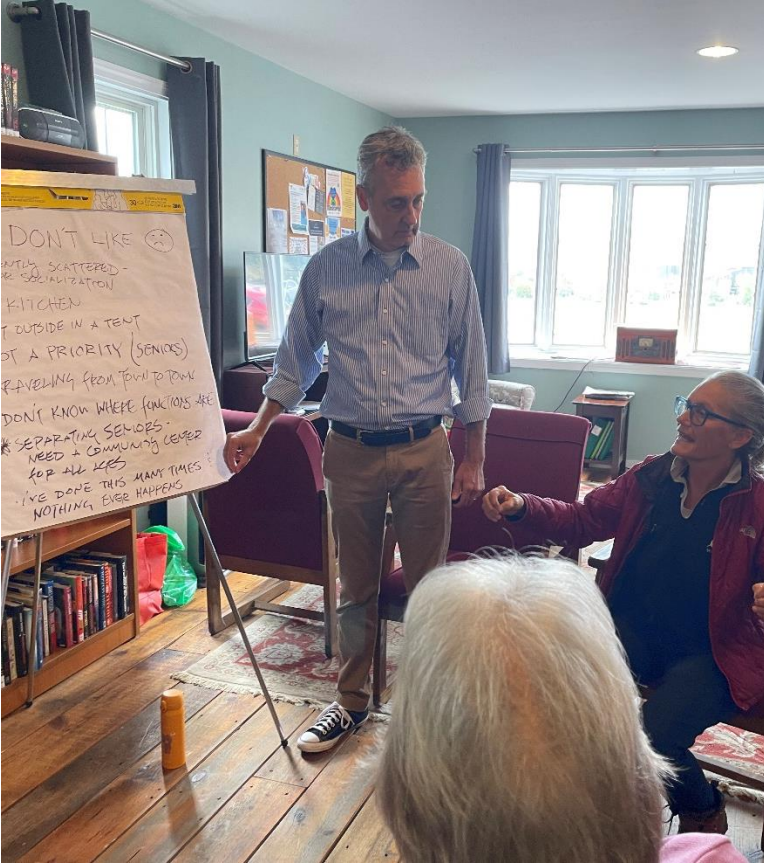
2

**ONE ON ONE**

3

**FOCUS GROUPS**

# PUBLIC OUTREACH



1

**SURVEY**



2

**ONE ON ONE**



3

**FOCUS GROUPS**



# PUBLIC OUTREACH



1

**SURVEY**

2

**ONE ON ONE**

3

**FOCUS GROUPS**

# PUBLIC OUTREACH

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## summary

## Everybody agrees...

- **Centralized location** is important.
- A new facility that has ample parking with **safe pedestrian access** was at the very top of everyone's list.
- Safe drop-off and entry to the building.
- **Accessibility** with simple navigation to all building spaces for older adults.
- An area that feels safe and secure.
- An **outdoor area** with a relaxed environment.
- Interior spaces with **connections to nature** through natural daylighting and views of outdoors.
- **Expanded programs** such as games, exercise, art, cooking, class-type cultural sessions, and outdoor activities like gardening were the most requested.

# ARCHITECTURAL PROGRAM

With the findings of the public input effort in hand, additional information was gathered through interviews with Center for Active Living staff.

Because form follows **FUNCTION**:

We focused first on the activities the new Center will accommodate:

- Scheduled activities
- Drop-in activities
- Personal services and counseling
- Outdoor activities





# ARCHITECTURAL PROGRAM

for the center for active living

Developed a detailed list of **dedicated-use** and **flexible-use** rooms and spaces to accommodate the desired activities and services, with consideration given to:

1. Target group sizes
2. Associated infrastructure, furniture, equipment, and storage needs

The program also addresses:

1. Staff needs
2. Restrooms
3. Building systems, corridors, wall thicknesses, and everything else not included above



# ARCHITECTURAL PROGRAM

## detailed space needs spreadsheet

Room/Space Name	Study Sq. Ft.	Study Size
Vestibule	120	10' x 12'
Lobby-Main Lounge	600	20' x 30'
Reception	110	10' x 11'
Kitchen	600	20' x 30'
Food Pantry	150	10' x 15'
Large <u>Multi-Purpose Room</u>	2,400	40' x 60'
Table and Chair Storage	240	12' x 20'
Art/Music Room	960	28' x 30'
Games/Billiards Room	600	20' x 30'
Conference Room	384	16' x 24'
Equipped Fitness Room	1,000	25' x 40'
Exercise/Dance Studio with Storage	1,913	35' x 47.67'
Director's Office	130	10' x 13'

Room/Space Name	Study Sq. Ft.	Study Size
Outreach Coordinator's Office	120	10' x 12'
Program Coordinator's Office	120	10' x 12'
Future Office	110	10' x 11'
Copy Room	50	5' x 10'
Staff Restrooms	60	7.5' x 8'
Nurses/Personal Services Room with Companion Restroom & Shower	188	10' x 11'
Janitor's Closet	64	8' x 8'
Laundry Room	32	4' x 8'
General Storage	160	10' x 16'
Companion Restrooms	120	7.5' x 8' each
Group Restrooms – Men A	210	10' x 23.34'

Room/Space Name	Study Sq. Ft.	Study Size
Group Restrooms – Men B	195	9' x 23.34'
Group Restrooms – Women A	210	10' x 23.34'
Group Restrooms – Women B	210	10' x 23.34'
Subtotal All Functions	11,056	
Efficiency Factor	3.095	
<b>Total proposed Sq. Feet - ALL</b>	<b>14,151</b>	

# ARCHITECTURAL PROGRAM

key elements for the new senior center

## THE RESULTS:

~14,000 square-foot program that includes:

1. Assembly, Dining & Multi-Purpose Rooms
2. Exercise & Fitness Spaces
3. Arts-focused Spaces
4. Flexible-use Lounge Spaces





# ARCHITECTURAL PROGRAM

## site needs for the senior center

- Parking needs for Senior Center patrons were projected at **~100 spaces**
  - **Design Team standard is 7 spaces per 1,000SF**
    - For reference: South Deerfield Zoning requires 1 space for 8p MAX OCC = ~ 30 spaces
- Parking lots configured to optimize safety and ease of use for drivers and pedestrians
- Passenger drop-off zone with protection from the elements at the main entrance
- Site amenities of high interest include:
  - Patios for outdoor activities/informal use
  - On-site walking trail
  - Lawn areas
    - For games and activities
  - Gardens

ROOM	PEOPLE
MP Room	112
Exercise	20
Fitness	10
Classroom/Art	20
Games	16
Meeting Room	14
Staff/Vol./Instructors	12
TOTAL	204
Anticipated Room Occupancies: (Note: this does not include the Lounge spaces)	
75%	153
50%	102
33%	67



# SITE ANALYSIS

## proposed viable sites

There were 3 sites that were given to the design team to investigate:



### SOUTH DEERFIELD

- Town Hall and Church Locations (8 Conway Street and 71 N Main Street)
- Acreage:
  - Church: +/-0.75
  - Town Hall: +/- 3.8
- Ownership:  
Town Owned



### WHATELY

- 4 Sand Lane
- Acreage: +/- 3.7
- Ownership:  
Town Owned



### SUNDERLAND

- 23 Plumtree Road
- Acreage: +/- 3.5
- Ownership:  
Private

# SITE ANALYSIS

ideal site program requirements

## SENIOR CENTER:

1-Story: **14,000 SF footprint**

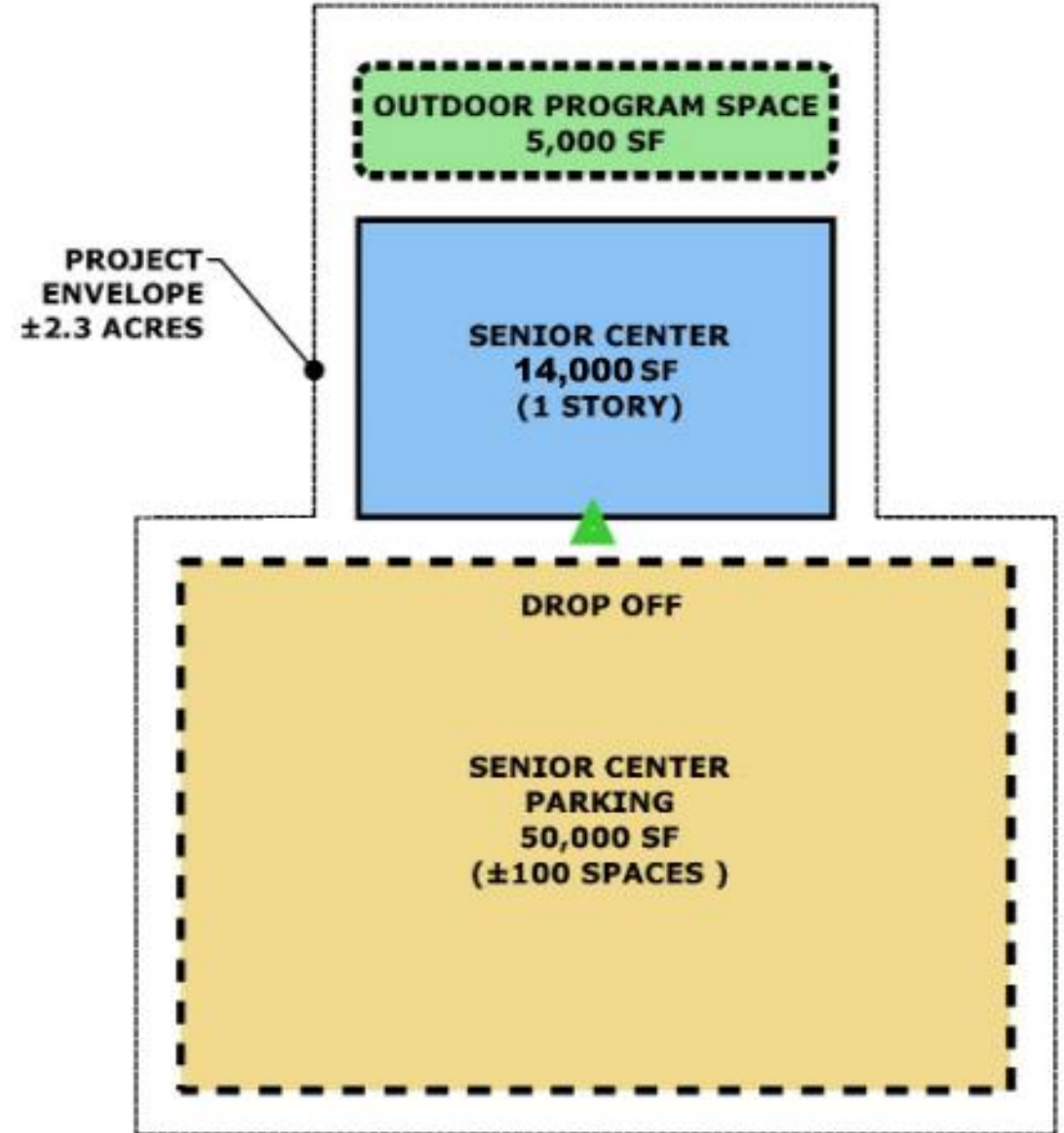
(If 2-story, the footprint will shrink to 8,000 SF, but the overall SF will increase to 16,000 SF.)

## SENIOR CENTER PARKING:

**100 spaces**

## OUTDOOR PROGRAM SPACE:

**5,000 SF**



# SITE ANALYSIS

## evaluation criteria

- Wetlands Restrictions
- Water Service
- Sewer Service
- Gas Service
- Electrical Storm Service
- Storm Service
- **Adequate Buildable Area**
- **Adequate Parking Capacity**
- Quality of Outdoor Activity Space
- Site Configuration + Layout
- Use Appropriate

**#1**

- Proximity to Public Institutions/Resources
- Site Visibility
- Vehicular Access/Traffic
- Public Safety/Security
- Future Expansion Potential
- **Environmental Impact #2**
- Project Sequencing Impact
- Topography
- Relative Site Development Cost/Complexity
- Potential Neighborhood Support



# SITE ANALYSIS

proposed sites - south deerfield





# SITE ANALYSIS

proposed sites - south deerfield



**EXISTING SOUTH  
DEERFIELD TOWN HALL  
(+/- 3.8 ACRES)**

1

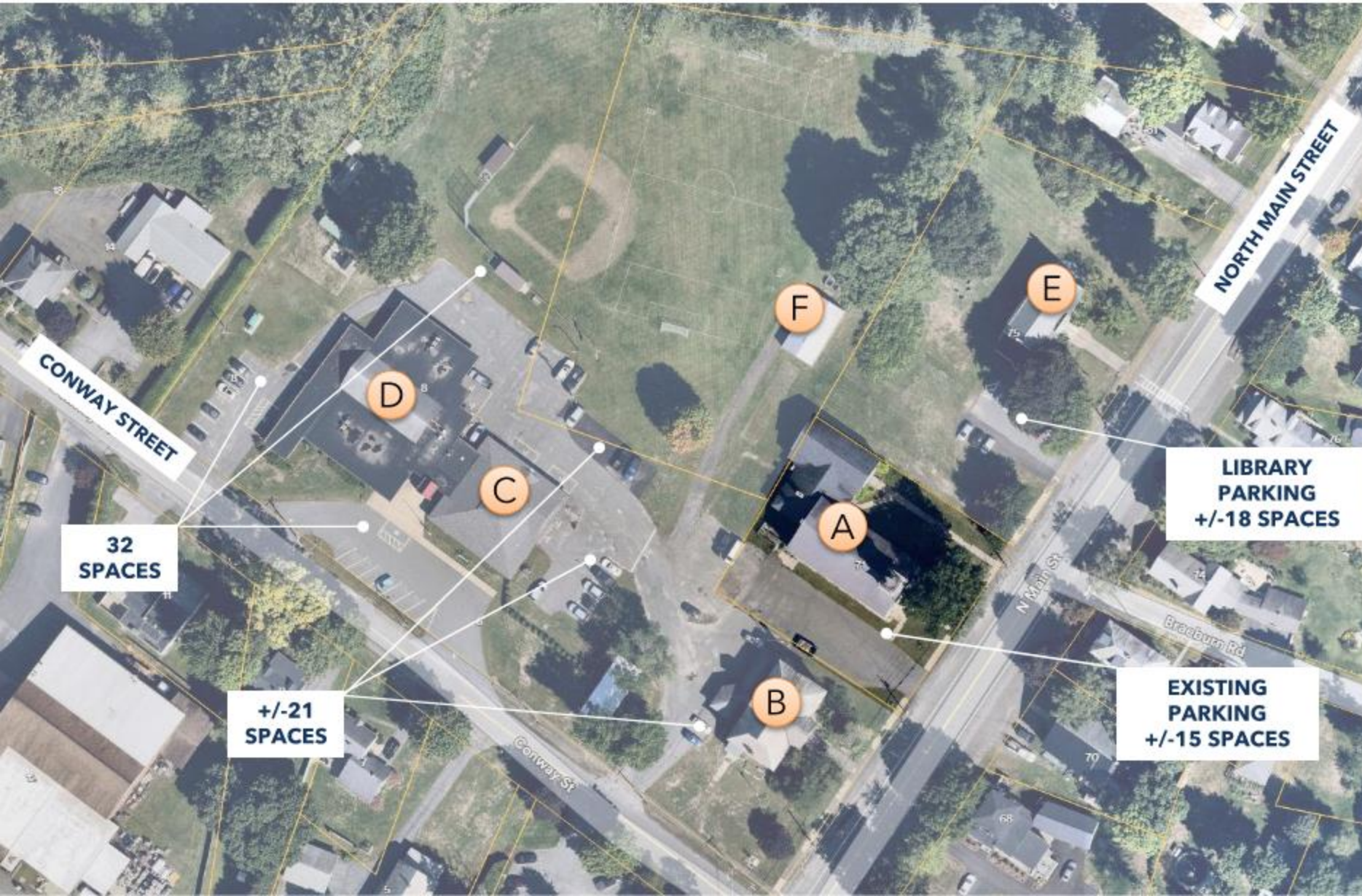
**EXISTING SOUTH  
DEERFIELD  
CONGREGATIONAL CHURCH  
(+/- 0.75 ACRES)**

2



# SITE ANALYSIS

existing site conditions – south deerfield



## KEY

- A Congregational Church
- B 1888 Building
- C Police Station
- D South Deerfield Town Hall
- E Library
- F Storage Building

Existing Spaces on Site	+/- 15
Additional spaces within surrounding parcels	+/- 71
<b>Total</b>	<b>+/- 86</b>



# SITE ANALYSIS

existing site evaluation (w/ upcoming projects) – south deerfield



## KEY

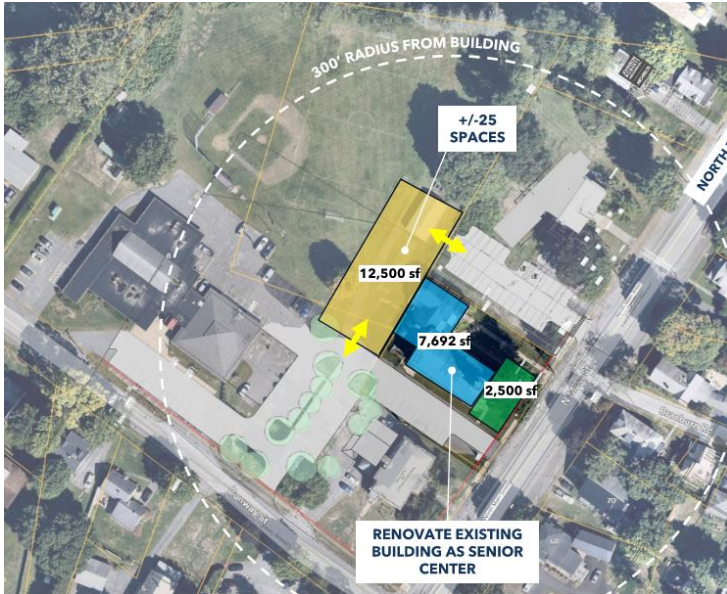
- A** Congregational Church
- B** 1888 Building
- C** 1888 Building Addition
- D** Police Station
- E** South Deerfield Town Hall
- F** Library
- G** Library Addition
- H** Storage Building
- I** Relocated Baseball Field

Existing Spaces on Site	--
Additional spaces within surrounding parcels	+/- 106
<b>Total</b>	<b>+/- 106 (+20)</b>



# SITE ANALYSIS

## options studied – south deerfield



**RENOVATION OF CHURCH OPTION  
WITH EXPANDED PARKING**



**NEW 2-STORY CENTER OPTION  
WITH MAX ONSITE PARKING**



**2-STORY ADDITION ON BACK OF  
ADDITION ON BACK OF 1888 BUILDING**



# SITE ANALYSIS

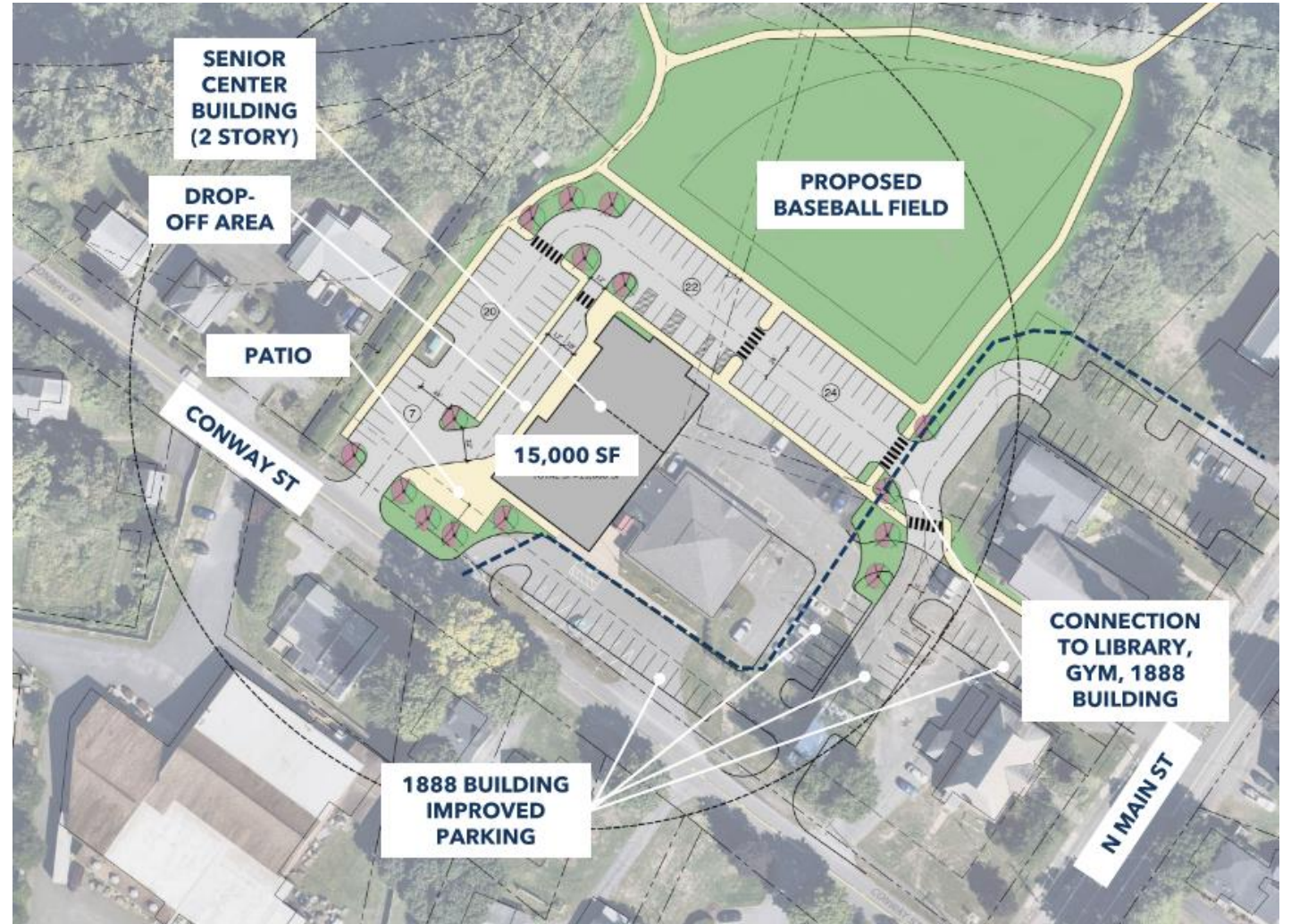
## preferred option in south deerfield– expansion of town hall

### ADVANTAGES

- Accommodates all programmatic needs
- Topography across the site is very flat
- Central, visible location near other public resources
- Improves quality of adjacent parking lot
- Opportunity to design a fully accessible/ADA-compliant building/site
- Access to utilities is readily available
- Access to shared parking for overflow events

### CHALLENGES

- Demolition of an existing building
- 2-story facility
- Construction will cause disturbance to existing campus functions
- A little bit shy of suggested parking counts
- Relocation of ballfield required
- Short on outdoor space





# SITE ANALYSIS

proposed site - whately

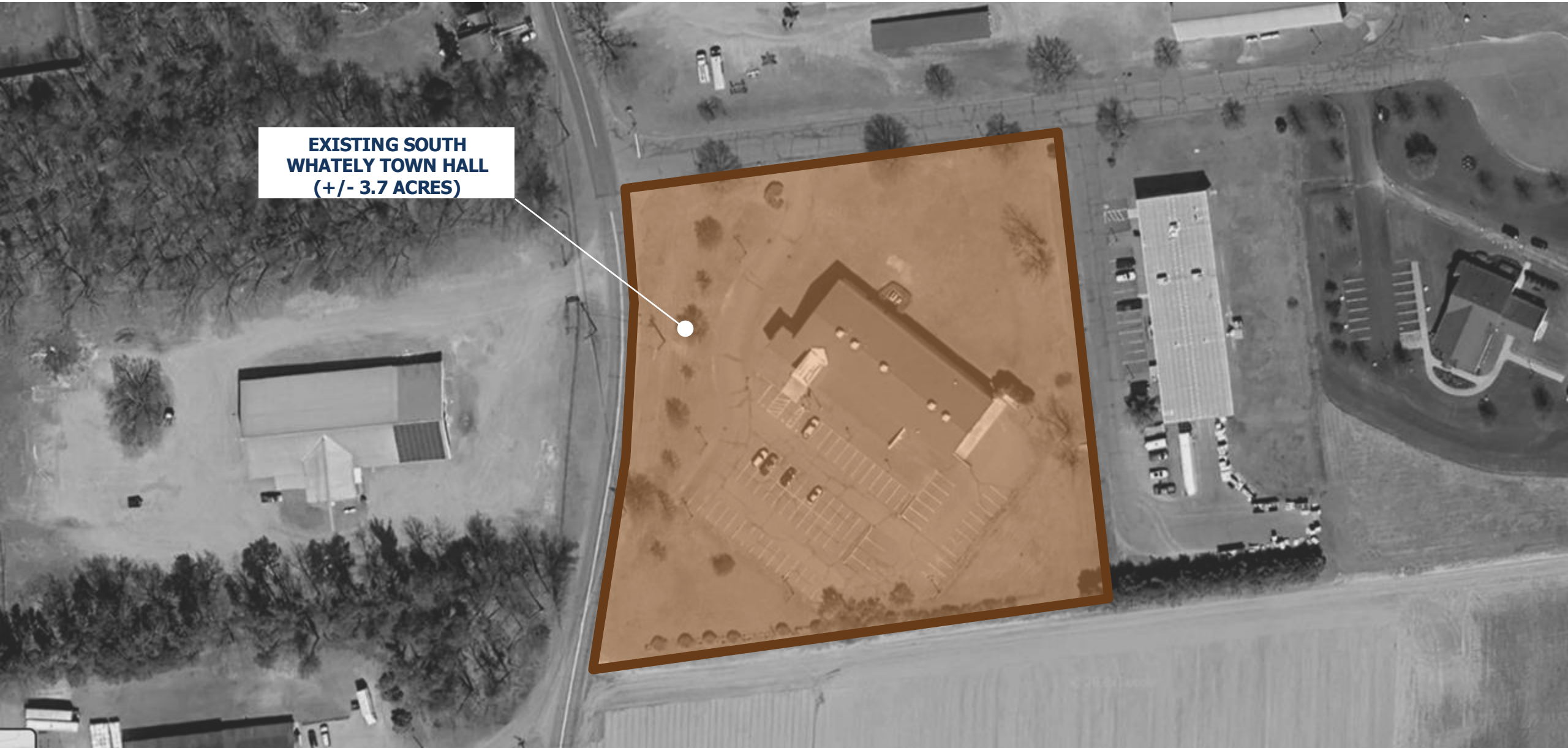




# SITE ANALYSIS

proposed site - whately

EXISTING SOUTH  
WHATELY TOWN HALL  
(+/- 3.7 ACRES)





# SITE ANALYSIS

existing site conditions - whately



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1 Story (15,000 SF)	2 Story (5,000 SF)
Adequate Parking Capacity	100 spaces	+/- 72 ex. spaces

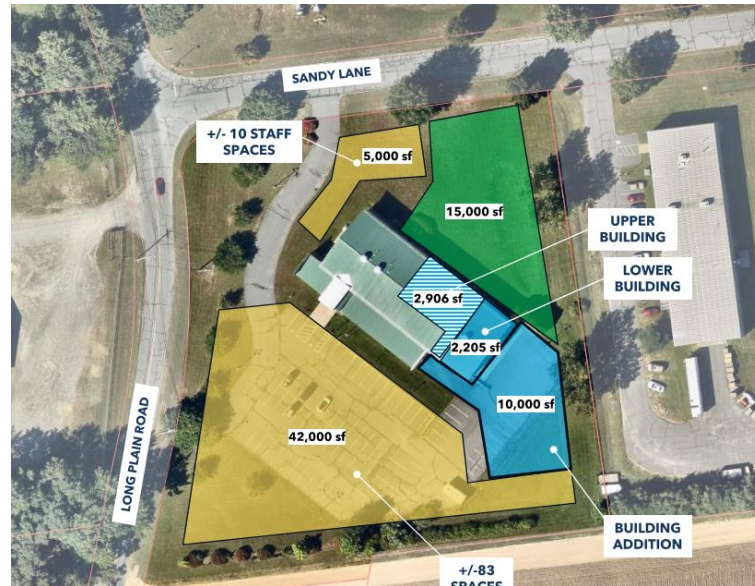


# SITE ANALYSIS

options studied - whately



**BUILDING ADDITION WITH  
MAXIMIZING PARKING**



**BUILDING ADDITION  
MAXIMIZING OUTDOOR SPACE**



**SMALLER ADDITION WITH  
SEPARATE ACCESS FOR CENTER**



# SITE ANALYSIS

## selected option - whately

### ADVANTAGES

- Accommodates all programmatic needs
- 1-story building fits on site
- Ample outdoor space
- Parking program + overflow can be accommodated
- Opportunity to design a fully accessible/ADA-compliant site
- Reuse of currently non-occupied Whately Town facilities

### CHALLENGES

- Significant rework of the parking lot would be required to meet design standards
- Topography is a bit of a challenge
- Perception of a more remote location than South Deerfield





# SITE ANALYSIS

proposed site - sunderland





# SITE ANALYSIS

proposed site - sunderland



23 PLUMTREE ROAD  
(+/- 3.6 ACRES)



# SITE ANALYSIS

existing site conditions



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1 Story (15,000 SF)	1 Story (12,000 SF)
Adequate Parking Capacity	100 spaces	+/- 48 ex. spaces



# SITE ANALYSIS

## selected option– sunderland

### ADVANTAGES

- Accommodates all programmatic needs
- 1-story building fits on site
- Ample outdoor space
- Parking program + overflow can be accommodated
- Opportunity to design a fully accessible/ADA-compliant site
- Mostly a renovation, with only a small addition needed

### CHALLENGES

- Significant rework of the parking lot would be required to meet design standards
- Perception of a more remote location than South Deerfield/Whately
- Owned by a private entity
- Would require an emergency access point for vehicles



# SITE CRITERIA SCORECARD

## initial design team score



Feasibility Study for South County Senior Center

Site Evaluation

November 8, 2024

Scoring Criteria			Site 1	Site 2	Site 3	Site 4	Scoring 2 = very positive, 1 = positive, 0 = neutral, 1 = negative, -2 = very negative (see multiplier when applicable for significance)
			71 N MAIN ST.	4 SANDY LN	23 PLUMTREE RD	8 CONWAY ST.	
			Owned .5 Acres	Owned 8.5 Acres	Not Owned 3.4 Acres	Owned 5.1 Acres	
Item	Criteria	Multiplier					Description
A	Wetlands Restrictions		0	1	1	-1	Does the site have wetland restrictions that impact the buildable area? Is there known flooding on the property?
B	Adequate Buildable Area	2	-4	2	2	4	Is the buildable area adequate after applying site constraints?
C	Adequate Parking Capacity	2	-4	2	2	2	Is there available land area to support required parking facilities?
D	Quality of Outdoor Activity Space	1.5	1.5	3	3	3	Will the outdoor amenity area support the goals of the facility?
E	Site Configuration + Layout	2	-4	2	2	2	Do the site components fit together in an effective/efficient way?
F	Use Appropriate + Permitting Complexity		2	2	-1	2	Is the site zoning appropriate for the intended use? Will additional permitting be required?
G	Proximity to Public Institutions/Resources	2	4	0	4	4	Is the site close proximity to other town institutions?
H	Site Visibility		2	1	-1	2	Does the site have a desirable site presence in town?
I	Vehicular Access/Traffic	1.5	0	3	1.5	1.5	Ease of wayfinding to the site? Is there suitable and appropriate road access (sight lines, turning lanes, traffic flow, etc.)? If road work is needed, does the town have authority or would coordination with the state be necessary for curb cuts and paving?
J	Public Safety/Security		1	1	1	1	Is there a level of security to the site. Is the frequency of localized calls for service to law enforcement more prevalent?
K	Future Expansion Potential		-2	1	1	-1	Does the site have adequate space for expansion in the future?
L	Environmental Impacts		0	0	0	0	Are there existing environmental challenges to development on the site?
M	Construction Phase Facility Impacts		-2	-1	1	-1	Are there existing building or site programs that would be relocated, therefore requiring availability or swing space to temporarily accommodate the existing use?
N	Topography		2	2	2	2	Does the topography of the site compromise the buildable area or present other challenges?
O	Relative Site Development Cost/Complexity	2	0	-2	-4	-2	Relative estimated expense of site development
P	Potential Neighborhood Support	2	4	2	-2	4	Will abutters to the property likely support the proposed use?
Q	Water Service		1	1	1	2	Ready water utility access
R	Sewer Service		1	1	1	2	Ready sewer utility access
S	Gas Service		1	1	1	2	Ready gas utility access
T	Electric Service		1	1	1	2	Ready electric utility access
U	Storm Service		1	1	1	2	Ready storm utility access
GRAND TOTAL			3	24	6	25	

PROGRAM SIZING FRAMEWORK:

BUILDING

SENIOR CENTER = 11,000 SF

PARKING

SR CENTER = 65-100 SPACES



# SITE EVALUATION CRITERIA

initial design team score

**South Deerfield – Town Hall Location**

**+27**

**South Deerfield – Church Location**

**+3**

**Whately – Town Hall Location**

**+26**

**Sunderland – 23 Plumtree Rd. Location**

**+6**

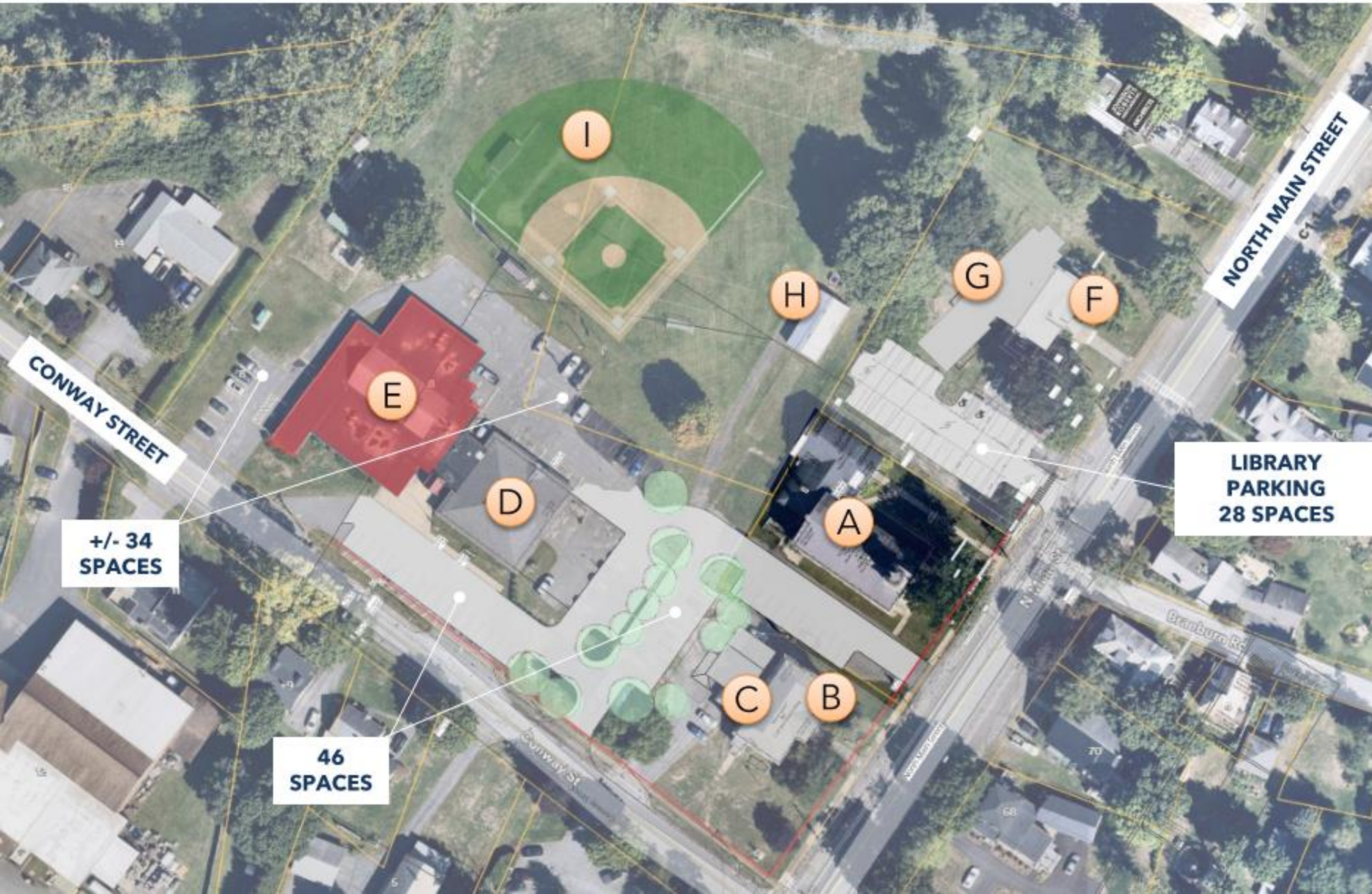
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**S. DEERFIELD**  
CONCEPT DESIGN



# SOUTH DEERFIELD

existing site plan



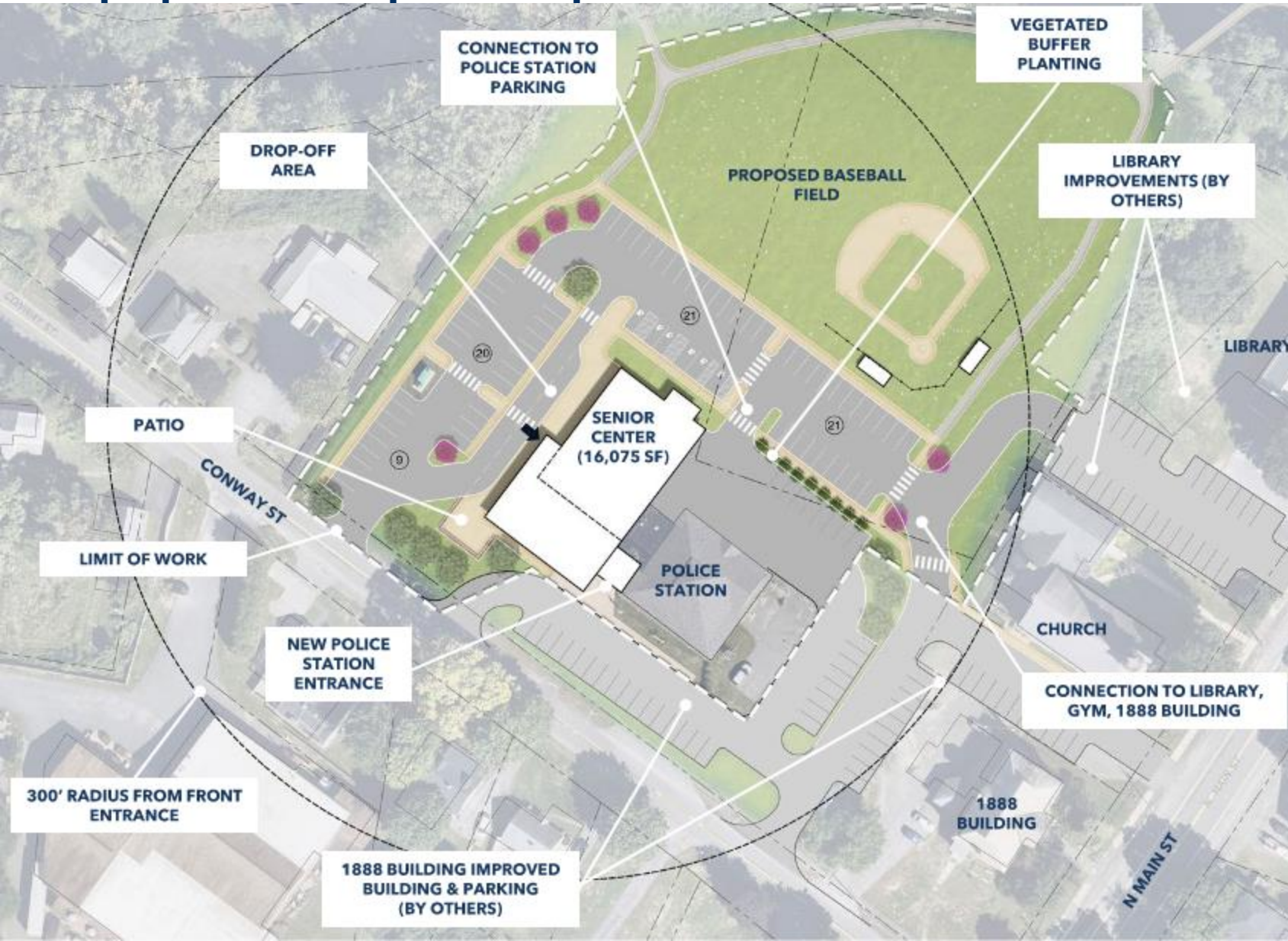
## KEY

- A Congregational Church
- B 1888 Building
- C 1888 Building Addition
- D Police Station
- E South Deerfield Town Hall  
(To be Removed)
- F Library
- G Library Addition
- H Storage Building
- I Relocated Baseball Field



# SOUTH DEERFIELD

## proposed conceptual site plan



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1-Story	2-Story
Senior Center Parking	100	71
Non-Senior Center Parking <small>police, town hall, library, church</small>	--	74
<b>TOTAL PARKING</b> <small>entire campus</small>		<b>145</b>

### PROS:

- Proximity to center of town, police station, town hall, library and outdoor space
- Parking availability
- Visibility from the road

### CONS:

- Shared parking may occur with shared activities
- Building will need to have 2 floors
- Baseball field will need to be rebuilt



# SOUTH DEERFIELD

## proposed floor plan

### LEGEND

- ACTIVITY/ASSEMBLY
- ADMINISTRATION
- ATHLETIC
- SUPPORT
- FOODSERVICE
- CIRCULATION



**LEVEL 1**  
**10475 SQ FT**  
STORAGE 555 SQ FT

# SOUTH DEERFIELD

## proposed floor plan

### LEGEND

-  ACTIVITY/ASSEMBLY
-  ADMINISTRATION
-  ATHLETIC
-  SUPPORT
-  FOODSERVICE
-  CIRCULATION



**LEVEL 2**  
**5600 SQ FT**  
STORAGE 325 SQ FT



# SOUTH DEERFIELD

proposed exterior design



# SOUTH DEERFIELD

estimated construction costs

Component	Est. Costs
Senior Center Building	\$10,300,000
Senior Center Related Sitework	\$2,600,000
Building Demolition and Abatement <sup>1</sup>	\$250,000
Ballfield Relocation	\$450,000
<b>CONSTRUCTION COST - TOTAL <sup>2</sup></b>	<b>\$13,600,000</b>
Soft Costs (25% of Construction Costs)	\$3,300,000
<b>PROJECT COST - TOTAL <sup>3</sup></b>	<b>\$16,900,000</b>

1. This is an estimate will need more investigation during design to understand the abatement scope of the existing building.
2. Includes escalation of 5% for start of summer 2026 construction and a design contingency of 12%.
3. Soft costs include design fees, OPM fees, moving fees, legal fees, FFE, etc.



# SOUTH DEERFIELD

## key factors

1. Accommodates all programmatic needs.
2. Building navigation is easy to understand.
3. Offices have a view of the parking lot for increased safety.
4. One secure entry point.
5. Entry is in the middle of the building for reduced “steps to space.”
6. Clear and designated drop-off area under porte-cochère.
7. Improves quality of adjacent parking lots.
8. Access to utilities is readily available
9. Topography across the site is very flat
10. Parking program + overflow can be accommodated
11. Central, visible location near other public resources and senior housing
12. Improves quality of adjacent parking lot
13. Opportunity to design a fully accessible/ADA-compliant site
14. 2-story facility is not preferred
15. Construction will cause disturbance to existing campus functions
16. A little bit shy of suggested parking counts
17. Relocation of ballfield required
18. Short on outdoor space

03

**WHATELY**  
CONCEPT DESIGN



# WHATELY

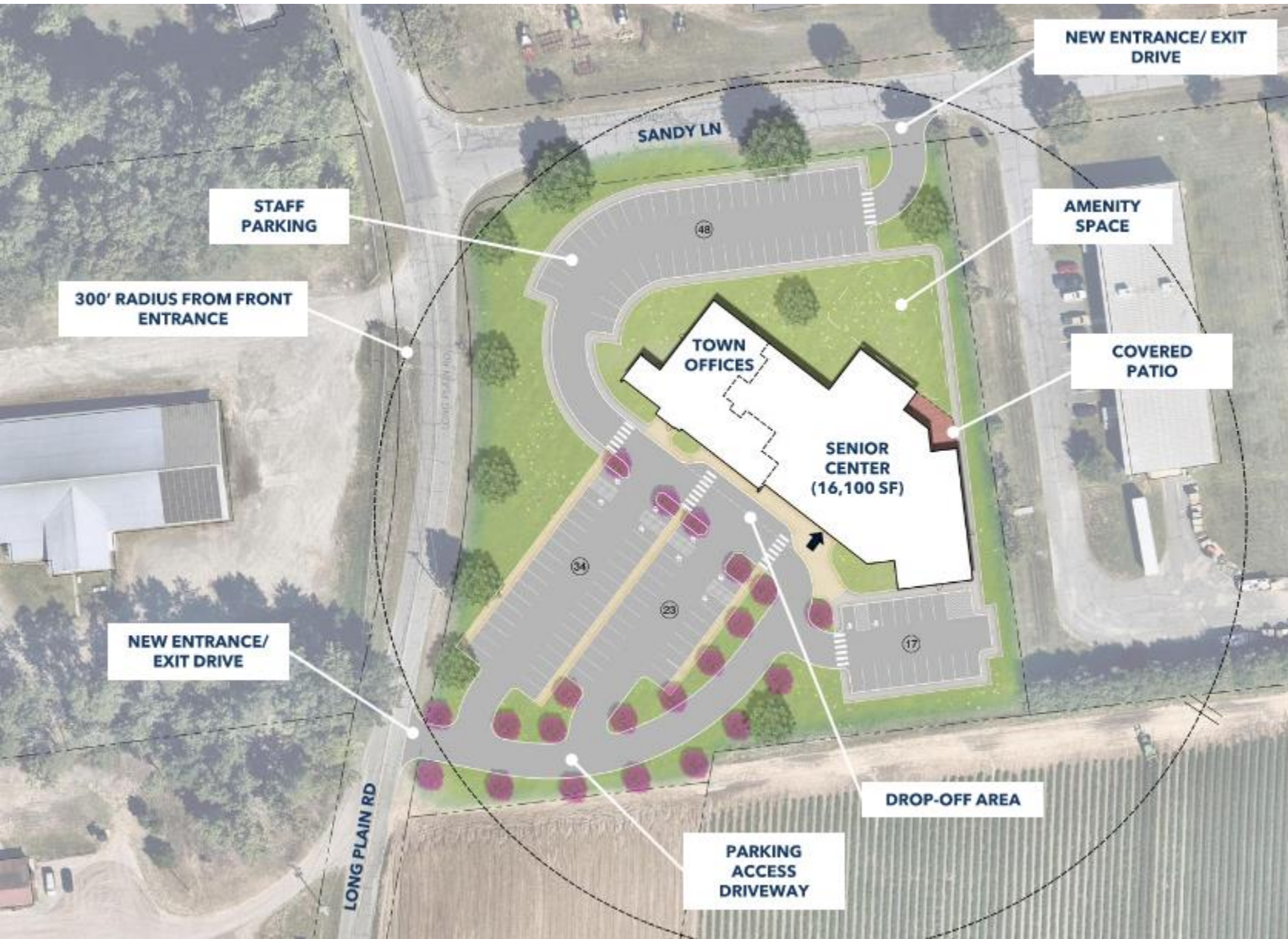
existing site plan





# WHATELY

## proposed conceptual site plan



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1-Story	1-Story
Existing Parking	--	72
Proposed Parking	110	122

### PROS:

- Two-way circulation around entire entry parking lot
- Safe pedestrian and traffic flow
- Large outdoor amenity space
- Walking track around building
- Meets parking demand
- Improved drop-off approach

### CONS:

- Some shared parking that may occur with existing Town functions
- Total rework of the site needed

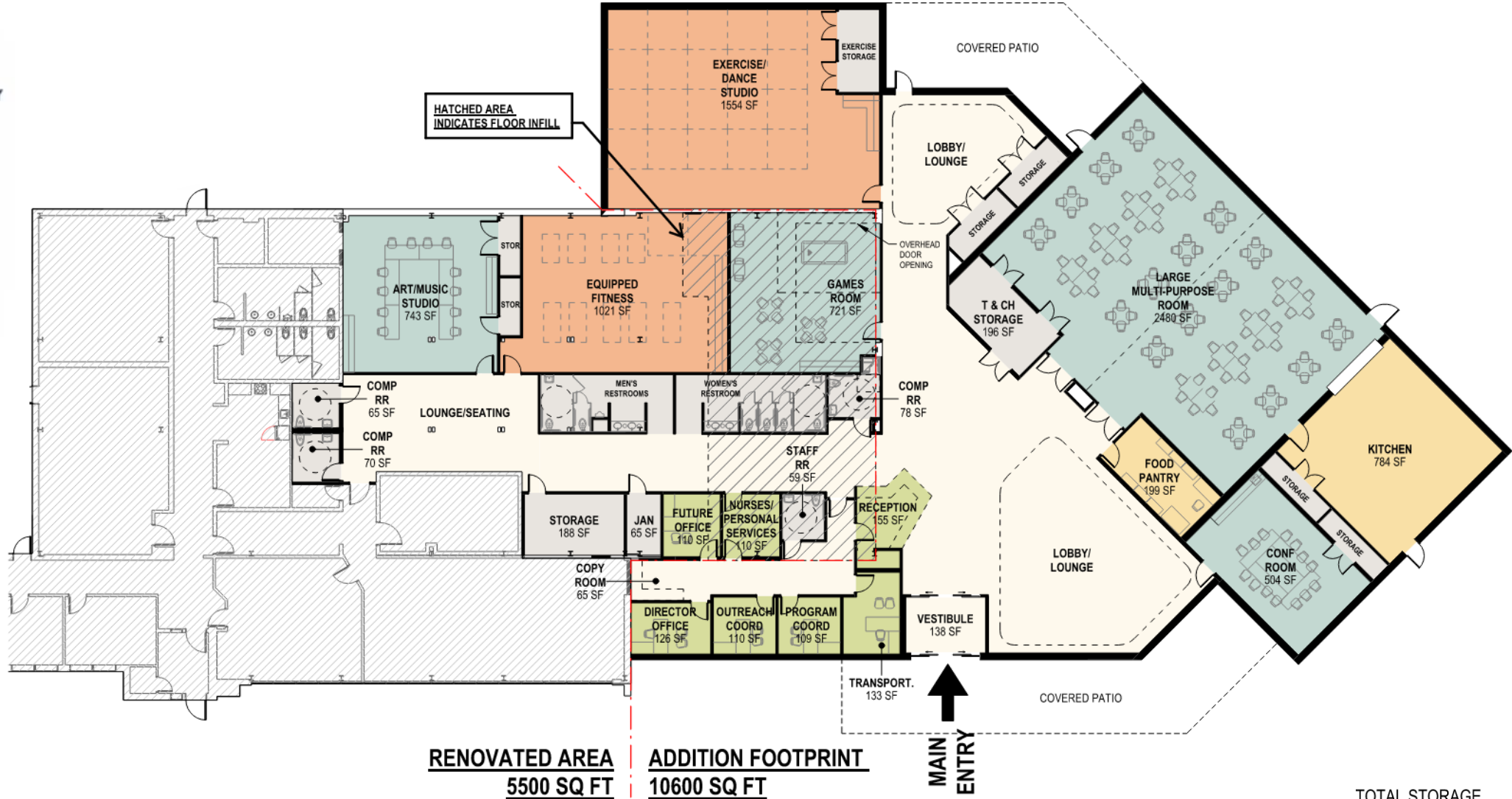


# WHATELY

## proposed floor plan

### LEGEND

- ACTIVITY/ASSEMBLY
- ADMINISTRATION
- ATHLETIC
- SUPPORT
- FOODSERVICE
- CIRCULATION



TOTAL STORAGE  
615 SQ FT

# WHATELY

proposed exterior design





WHATELY

estimated construction costs

Component	Est. Costs
Senior Center Building	\$9,000,000
Senior Center Related Sitework	\$3,500,000
<b>CONSTRUCTION COST - TOTAL <sup>1</sup></b>	<b>\$12,500,000</b>
Soft Costs (25% of Construction Costs)	\$3,100,000
<b>PROJECT COST - TOTAL <sup>2</sup></b>	<b>\$15,600,000</b>

1. Includes escalation of 5% for start of summer 2026 construction and a design contingency of 12%.

2. Soft costs include design fees, OPM fees, moving fees, legal fees, FFE, etc.

# TOWN HALL

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## existing building expansion – key factors

1. Expands the existing footprint to fit programmatic needs.
2. 1-story building fits on site
3. Ample outdoor space
4. Parking program + overflow can be accommodated
5. Opportunity to design a fully accessible/ADA-compliant site
6. Reuse of currently non-occupied Whately Town facilities
7. Major operational disruption during construction.
8. Significant rework of the parking lot would be required to meet design standards
9. Topography is a bit of a challenge
10. Perception of a more remote location than South Deerfield



04

# **SITE COMPARISON**

## CRITERIA SCORING

# EVALUATION CRITERIA

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- Wetlands Restrictions
- Water Service
- Sewer Service
- Gas Service
- Electrical Storm Service
- Storm Service
- Adequate Buildable Area
- Adequate Parking Capacity
- Quality of Outdoor Activity Space
- Site Configuration + Layout
- Use Appropriate
- Proximity to Public Institutions/Resources
- Site Visibility
- Vehicular Access/Traffic
- Public Safety/Security
- Future Expansion Potential
- Environmental Impact
- Project Sequencing Impact
- Topography
- Relative Site Development Cost/Complexity
- Potential Neighborhood Support



# SITE EVALUATION CRITERIA

Feasibility Study for South County Senior Center  
Site Evaluation  
February 14, 2025

Scoring Criteria			Site 1	Site 2	Scoring 2 = very positive, 1 = positive, 0 = neutral, 1 = negative, -2 = very negative (see multiplier when applicable for significance)
Town Ownership			Owned	Owned	
Item	Criteria	Multiplier	5.1 Acres	8.5 Acres	Description
A	Wetlands Restrictions		0	1	Does the site have wetland restrictions that impact the buildable area? Is there known flooding on the property?
B	Adequate Buildable Area	2	2	4	Is the buildable area adequate after applying site constraints?
C	Adequate Parking Capacity	2	0	4	Is there available land area to support required parking facilities?
D	Quality of Outdoor Activity Space	1.5	1.5	3	Will the outdoor amenity area support the goals of the facility?
E	Site Configuration + Layout	2	2	4	Do the site components fit together in an effective/efficient way?
F	Use Appropriate + Permitting Complexity		2	2	Is the site zoning appropriate for the intended use? Will additional permitting be required
G	Proximity to Public Institutions/Resources	2	4	-4	Is the site close proximity to other town institutions?
H	Site Visibility		2	0	Does the site have a desirable site presence in town? Ease of wayfinding to the site?
I	Vehicular Access/Traffic	1.5	1.5	3	Is there suitable and appropriate road access (sight lines, turning lanes, traffic flow, etc.)? If road work is needed, does the town have authority or would coordination with the state be necessary for curb cuts and paving?
J	Public Safety/Security		2	1	Is there a level of security to the site. Is the frequency of localized calls for service to law enforcement more prevalent?
K	Future Expansion Potential		-1	1	Does the site have adequate space for expansion in the future?
L	Environmental Impacts		0	0	Are there existing environmental challenges to development on the site?
M	Construction Phase Facility Impacts		-1	-1	Are there existing building or site programs that would be relocated, therefore requiring availability or swing space to temporarily accommodate the existing use?
N	Topography		2	2	Does the topography of the site compromise the buildable area or present other challenges?
O	Relative Site Development Cost/Complexity	2	-4	-4	Relative estimated expense of site development
P	Potential Neighborhood Support	2	4	0	Will abutters to the property likely support the proposed use?
Q	Water Service		2	2	Ready water utility access
R	Sewer Service		2	2	Ready sewer utility access
S	Gas Service		2	2	Ready gas utility access
T	Electric Service		2	2	Ready electric utility access
U	Stormwater Service		2	2	Ready storm utility access
GRAND TOTAL			27	26	

## PROGRAM SIZING FRAMEWORK:

### BUILDING

SENIOR CENTER = +/- 16,100 SF

### PARKING

SR CENTER = 112 SPACES

# SITE EVALUATION CRITERIA

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final design team score

**South Deerfield – Town Hall Location**

**+27**

**Whately – Town Hall Location**

**+26**



# DECISION MAKING FACTORS

KEY CRITERIA	SOUTH DEERFIELD	WHATELY
Site Development Complexity	Will need to work around existing building/site functions; also needs to relocate ballfield	Will need to work around existing building/site functions
Site Configuration + Layout	Adequate	Favorable
Quality of Outdoor Activity Space	Unfavorable	Favorable
Proximity to Town Amenities	Favorable	Adequate
Vehicular Access/Traffic	Adequate	Adequate
Dedicated On-Site Parking Capacity	71 Spaces	110 Spaces
Environmental Factors	Typical Building Demo	None
Construction Phase Impacts	Field relocation required – Disruption to Police and other Campus functions	Disruption to Town Hall
Sustainability Opportunities	Favorable	Favorable
Projected Project Cost	\$16.9 Million	\$15.6 Million

# SUSTAINABILITY

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- All electric with full on-site renewable power generations – Photovoltaics
- Low carbon materials selection
- Reduced water usage and Rainwater collection
- Natural daylighting
- High-performance envelope
- Passive House certification







## WHAT YOU CAN DO!!!

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- Talk to your friends & neighbors.
- Share information about our upcoming forums.
- Write a letter to your town officials.
- Vote for your favorite design.
- Join our Center or volunteer.



**COMMENTS** | QUESTIONS