



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Richard Sawitzke - Town Engineer, Director of Capital Projects

February 26, 2013

Board of Selectmen
Town of Simsbury
Town Offices
933 Hopmeadow Street
Simsbury, CT 06070-0495

Dear Selectmen:

Subject: Senior/Community Center Study Recommendation

On May 18, 2010, your Board assigned the following task to the Public Building Committee,

“Resolved, that, in accordance with Section 173 of the Simsbury Town Charter, the Board of Selectmen hereby charges the Public Building Committee with the responsibility for carrying out a Needs Assessment Study for Eno Memorial Hall as relates to the Senior Center and other community uses. The assignment includes review of other potential sites, and conducting citizen participation/informational meetings. The charge includes working closely with the Simsbury Senior Center to develop the project program, a cost estimate, and schematic plans.”

Pursuant to this assignment, the Committee prepared a request for qualifications in order to retain an architectural firm for carrying out the desired tasks. After reviewing submittals, and conducting interviews, the firm of Quisenberry Arcari Architects was retained. We also formed a subcommittee of Senior Center users and staff to provide information and feed back on needs, programs, desires and comments on plans as they were developed. Several public informational meetings were also held over the course of the study.

A report, a copy of which is attached, was presented in November 2012 detailing the study's findings. Additional revisions were completed in February 2013. Additional background information is available in the Town Engineer/Director of Capital Projects, Richard Sawitzke's files. The following is a brief summary of the report's findings.

The Architects, through an analysis of demographic trends, present and projected program needs, a series of program focus groups, and a review of the present Eno facilities, developed a concept plan for 22,200 gross square feet to be devoted to required program space.

Telephone (860) 658-3260
Facsimile (860) 658-3205

rsawitzke@simsbury-ct.gov
www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Friday

Senior/Community Center Study Recommendation
Page 2

While Eno Memorial Hall contains 22,555 gross square feet, nearly 13,000 square feet of that space is reserved for DAR, SCTV, and historically significant space such as the auditorium and public areas. To meet program requirements at Eno, it was estimated that an appropriate 12,500 square foot addition would be needed, as well as a parking deck.

After reviewing the program and costs associated with Eno Memorial Hall, and deciding to use the Agawam, Massachusetts Senior Center as a base line for comparative program and space requirements, the Building Committee looked into 12 other sites for a new building. The following tables summarize some of the Building Committee activities.

Other Facilities Visited

Agawam, MA
Enfield, Ct
Lebanon, CT
Glastonbury, CT

Sites Evaluated in Simsbury

Simsbury Library
International Skating Center
Drake Hill Place
Iron Horse Boulevard lots
Bushy Hill/Stratton Brook Roads land
Performing Arts Center

Written Poll Results from 12/5/12 Informational Meeting

Eno Memorial Hall, as is, renovation	2
Eno Memorial Hall renovation/addition	8
Bushy Hill/Stratton Brook Roads site	10
Performing Arts Center	6.5
Other sites in the Town Center	5.5

Note: Some respondents indicated a second choice, which we counted as a ½ vote

RECOMMENDATIONS

After reviewing the site evaluations, the schematic plans, preliminary cost estimates and comments received at the Public information meetings, the Building Committee recommends that the Board of Selectmen consider two locations for Simsbury's Senior/Community Center, with a possible third site in Simsbury Center

- Renovation/Addition at Eno Memorial Hall
- New building on Bushy Hill/Stratton Brook Roads
- Building addition at Simsbury Meadows Performing Arts Center

Senior/Community Center Study Recommendation

Page 3

The Committee recognized that the third location for an addition at the Performing Arts Center on Iron Horse Boulevard has considerable merit, provided the various users of that facility/site are in concurrence.

<u>Location</u>	<u>Building & Site Cost</u>	<u>Total Project Cost **</u>
Eno Memorial, without parking deck	\$5,150,000.00	\$6,698,500.00*
Eno Memorial, with parking deck	\$6,350,000.00	\$7,898,500.00*
Bushy Hill/Stratton Brook Site	\$5,262,000.00	\$6,599,000.00*
Performing Arts Center	\$5,630,000.00	\$7,251,500.00*

Notes: * These cost estimates were revised/refined 2/3/2013

** Total project costs include the building and site costs, as well as all "soft costs" such as architect/engineering fees, testing & project administration, advertising, legal, bonding, furniture/furnishings/fixtures, telecommunications/data, and inflation to date of construction.

While the poll indicated a range of divided opinions, the combined Town Center sites hold a strong preference. The Building Committee recognizes that there are a number of varying factors that the Board will want to weigh when reaching a final location decision.

Eno Memorial Hall offers the advantage of meeting the important criteria of being located in the Town Center, being the historic/traditional location of the Senior/Community Center, and having all infrastructures in place. However, parking and on-site access issues need to be resolved, as well as the need to respect the historic fabrics of the building. A parking deck has been developed, in a schematic manner, to address some parking space requirements, but, further refinement is needed to provide better circulation and turning movements. If the parking deck, which is also a component of the Simsbury Center Charrette study, can be paid from pending grants, then the Eno building costs are the most economical. We believe that relocation of SCTV may also result in cost savings.

The Bushy Hill/Stratton Brook Roads site is perhaps the most efficient in terms of flexibility of design and ease of construction. While, it does not meet the important criteria of being in/near the Town Center, this site is, interestingly, near the center of population distribution. Utility infrastructure is not all on-site, and new land clearing would be required in close proximity to an aquifer protection area.

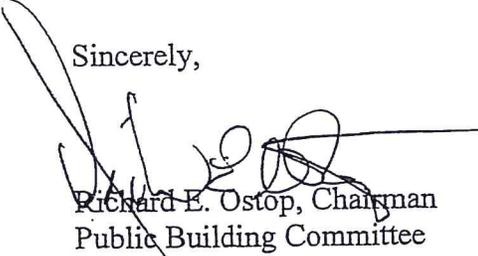
We did not refine the Performing Arts Center site because the existing site users need to express more extensive opinions about sharing the site. We do believe that this site offers some exciting multi-generational uses, with athletic fields, boundless playground, dog park, and, of course, the performing arts center. Cost savings for both the performing arts center and senior/community center construction could be realized by sharing spaces such as the stage, walled-in grass area, multi-function rooms and bathrooms. However, site access and parking need to be carefully addressed, in order to avoid conflicts. Environmental Permits will be required for parking at the Performing Arts Center site.

We have enjoyed the challenge of this assignment and believe that the study will provide valuable guidance to your Board in reaching a decision. At this time, we suggest that \$204,000.00 be authorized in the FY 2014 capital budget to develop design development plans for your selected site. These plans will allow refinement to the space size and layout, and cost estimates.

Senior/Community Center Study Recommendation
Page 4

Please let us know if we can be of further assistance at this time.

Sincerely,



Richard E. Ostop, Chairman
Public Building Committee

cc: Richard L. Sawitzke, P.E. Town Engineer/Director of Capital Projects
Edward LaMontagne, Aging Commission
Hiram Peck, AICP, Director of Community Planning
Mickey Lecours-Beck, Director of Social Services
Tom Arcari, AIA, Quisenberry Arcari Architects