



Quisenberry Arcari
ARCHITECTS, LLC



PERFORMING ARTS SITE



**RENOVATION OF EXISTING
BUILDING**



BUSHY HILL SITE

A Feasibility Study for a New Simsbury Senior Center
Simsbury, Connecticut

Process – Program and Design

Program Review

1. Focus Groups
2. Demographic Study
3. Staff Interviews
4. Comparative Analysis
5. Final Program

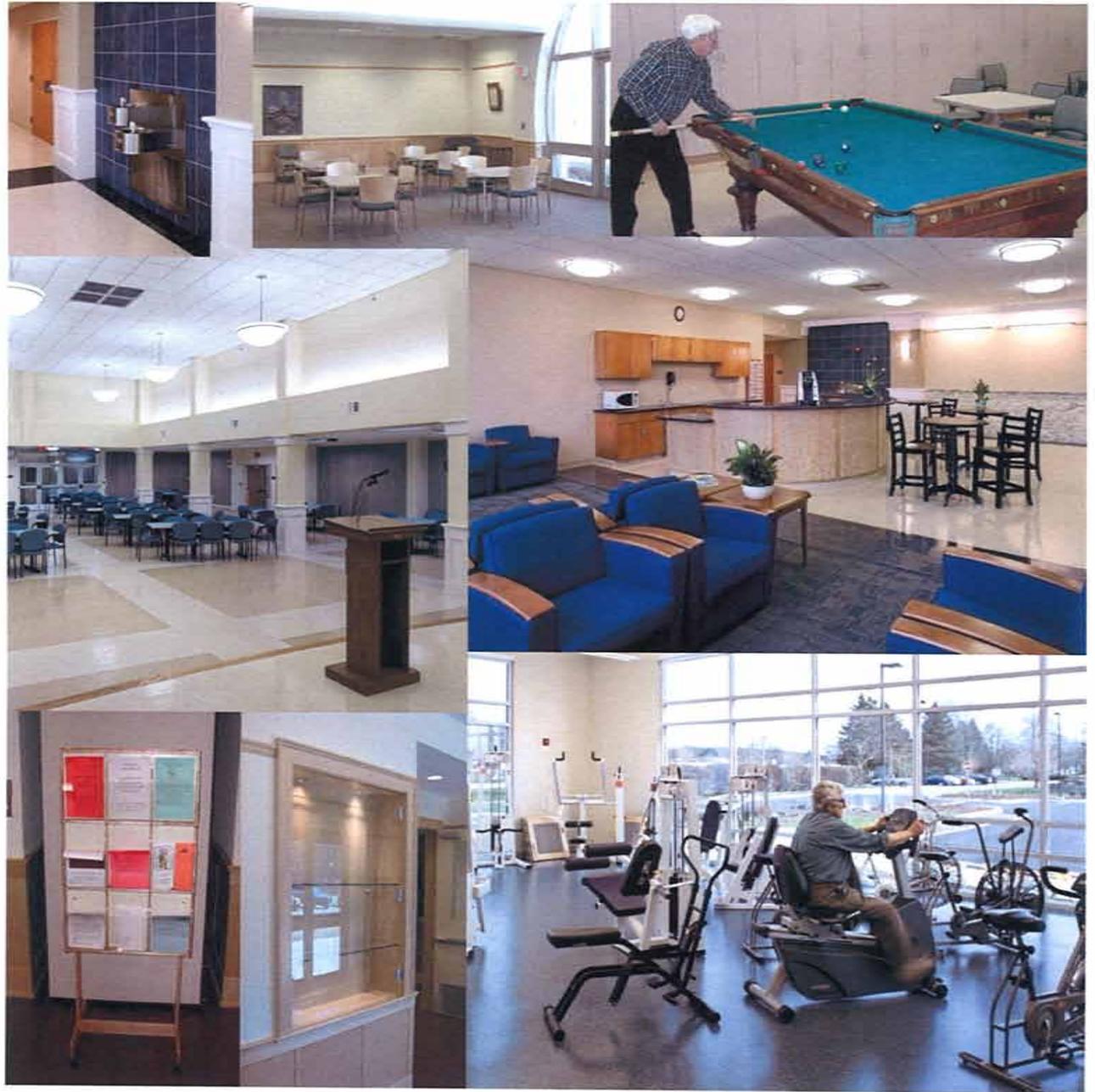
Facility Review

1. Capacity Analysis
2. Historic Analysis
3. Accessibility Analysis

Concept Design

1. Site Plan
2. Building Section

Viability / Recommendation



Interviews & Reporting

Activity Interaction

Patron and Staff Interviews

Report Preparation

- Exercise 1
- Lunch Group
- Thai Chi
- Exercise 2
- Arts and Crafts
- Luncheon 2
- Chorus Group
- Scrabble / Games
- Painting
- Stonecutting
- Kitchen
- Current Events

Patrons
“Tenants”



Focus Groups

National

Statistical Growth of the Elderly Population

National

Category	Population in Millions – Actual and Projected				
	1988	2000	2011	2019	2050
Growing Elderly 65 and Older	30.0 m	34.7 m	40.0 m	50.0 m	78.9 m

Category	Population in Millions – Actual and Projected				
	1988	1994	2020	2040	2050
Growing Elderly 85 and Above		3.5 m	7.0 m	14.0 m	31.0 m

Statistics show a doubling of the national population 65 and up by the year 2020. The total number of elderly Americans over the age of 65 will reach a projected number of 110 million by 2050.

Sources: US Census, National Institute on Aging, The Hartford Courant.



Connecticut

Statistical Growth of the Elderly Population

Connecticut

Population – Actual and Projected

Category	2000	2010	2020	2030
All Ages	3,405,565	3,574,097	3,752,800	3,940,440
60 and Older	601,835	709,854	1,071,970	1,430,360
60+ Percentage	17.7%	19.9%	28.6%	36.3%
55 and Older	808,607	950,011	1,363,245	1,652,765
55+ Percentage	23.0%	26.6%	36.3%	41.9%

Note: The 60+ and 55+ projections associated with the State of Connecticut Census Data are similar to the population trends demonstrated at the national and local levels.

(See also National & Darien assessments)

Statistics demonstrate a 100% increase of the state's 60 and up population by the year 2030.

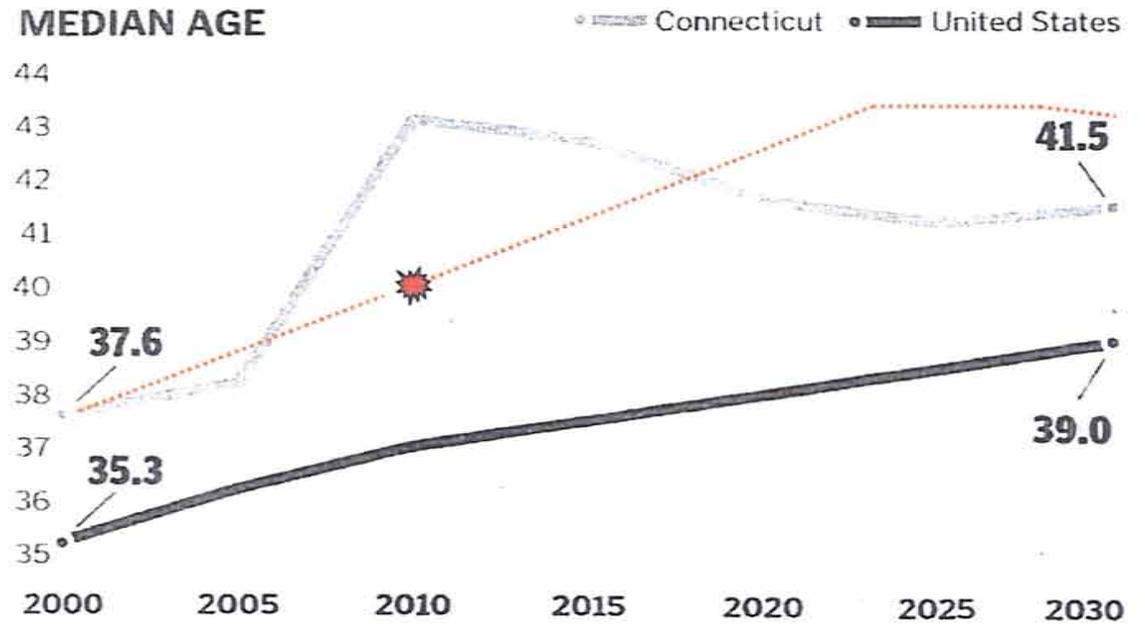
Sources: US Census Bureau 2000 & 2010 – State Level



Connecticut vs. USA

Statistical Growth of the State Population vs. USA

Connecticut



Statistics and Study show a decrease in overall population growth rate
Study concludes the overall age of the State Population is rising
Study concludes the Senior Population is rising and reflects the "baby boom" from 2005-2025
Adjusted data shows a peak between 2025 and 2030 in the State of CT

Sources: University of Connecticut – Demographic Study – 2007
Census Data 2010

Statistical Growth of the Elderly Population

Simsbury, CT

Simsbury

Population Demographics – 2010 CENSUS & CERC DATA

Age Category	2010	Percentage of Total Population - Simsbury	
Under 5 Years	2,148	9.1	6,960 29.6% of the population in 2010 is "Active Senior" 55 years +
6 to 18 years	4,297	18.3	
18 to 24 years	1,170	5.0	
25 to 34 years	1,551	6.6	
35 to 49 years	5,526	23.5	
50 to 64 years	5,466	23.2	
65 and Above	3,353	14.3	

Population – Actual and Projected

Category	2000a	2010b	2015c	2020d	2025e	2030f	2035f	2040f	2045f	2050f
Growing Elderly 55 and Older	5,122	6,960	7,680	8,327	9,113	9,133	8,352	7,542	5,903	4,313
Percentage of total population	22.0	29.6	32.1	34.3	37.0	36.5	32.9	29.3	22.6	16.3

- a. based on CENSUS 2002
- b. projected rates based on CERC 2011 and Census 2010
- c. projected rates based on Census data and Confirmed State / Region / National Growth Trends
- d. projected population is based on national and state growth rates and is adjusted for actual results
- e. projected population is based on ct state data center data and adjusted for actual results
- f. projected population is based on 750 people per decade median growth since 1990.

Local statistics show a 78% increase of the 55+ population between 2000 & 2030.
Sources: Census 2000, Census 2010, and CERC 1995, 2002, 2009, 2011



Staff Interview & Comparative Analysis

	Page	Building Program Space	Associated Net Area
Senior Center Director	1	ENTRY VESTIBULE	100 sf
Comparative Evaluation	2	LOBBY	300 sf
Final Program	2	HCT ROOMS & COAT SERVICES	235 sf
	3	COMMUNITY INFORMATION CENTER	In Lobby
	4	CAFÉ	225 sf
	5	GALLERY	In Circulation
<i>Based on:</i>	5	HEALTH SCREENING	200 sf
Growing Senior Population	6	SENIOR RETAIL STORE	100 sf
Growing Demand	6	COMMUNITY FOOD PANTRY	275 sf
Current Program Amenities	★ 7	ADMINISTRATIVE OFFICES & SOCIAL SERVICES	1,500 sf
Projected Program Changes	★ 9	GAME ROOMS / BILLIARDS	1,400 sf
Ideal services for the Elderly	★ 10	ACTIVITY / COMPUTER CLASSROOMS	1,550 sf
	★ 11	LIBRARY / ACTIVITY SPACE	500 sf
	★ 12	ARTS & CRAFTS	1,700 sf
	★ 13	EXERCISE ROOM	1,150 sf
	★ 14	FITNESS ROOM	1,600 sf
	★ 14	CHANGING ROOMS / JAN	500 sf
Changes Highlighted	★ 15	MUSIC / CHORAL ROOM	850 sf
	★ 16	MULTI-PURPOSE ROOM	3,650 sf
	17	KITCHEN	725 sf
	17	TOILET ROOMS	750 sf
Gross Program Needs 22,200 SF	18	ELECTRIC ROOMS	100 sf
	18	MECHANICAL ROOM	275 sf
	18	WATER / SPRINKLER ROOM	100 sf
Darien - 22,900 w/ social services / hard craft	18	EMERGENCY GENERATOR	On-site
Branford – 17, 180	18	CIRCULATION	Net to Gross
★ Plainville – 16,000 w/ addition w/o 200seats		Sub-Total of Net Space Needs	17,785 sf
Simsbury – 22,200		Net to gross Calculation	x 1.25
		Total Gross Space Needs	22,200 SF

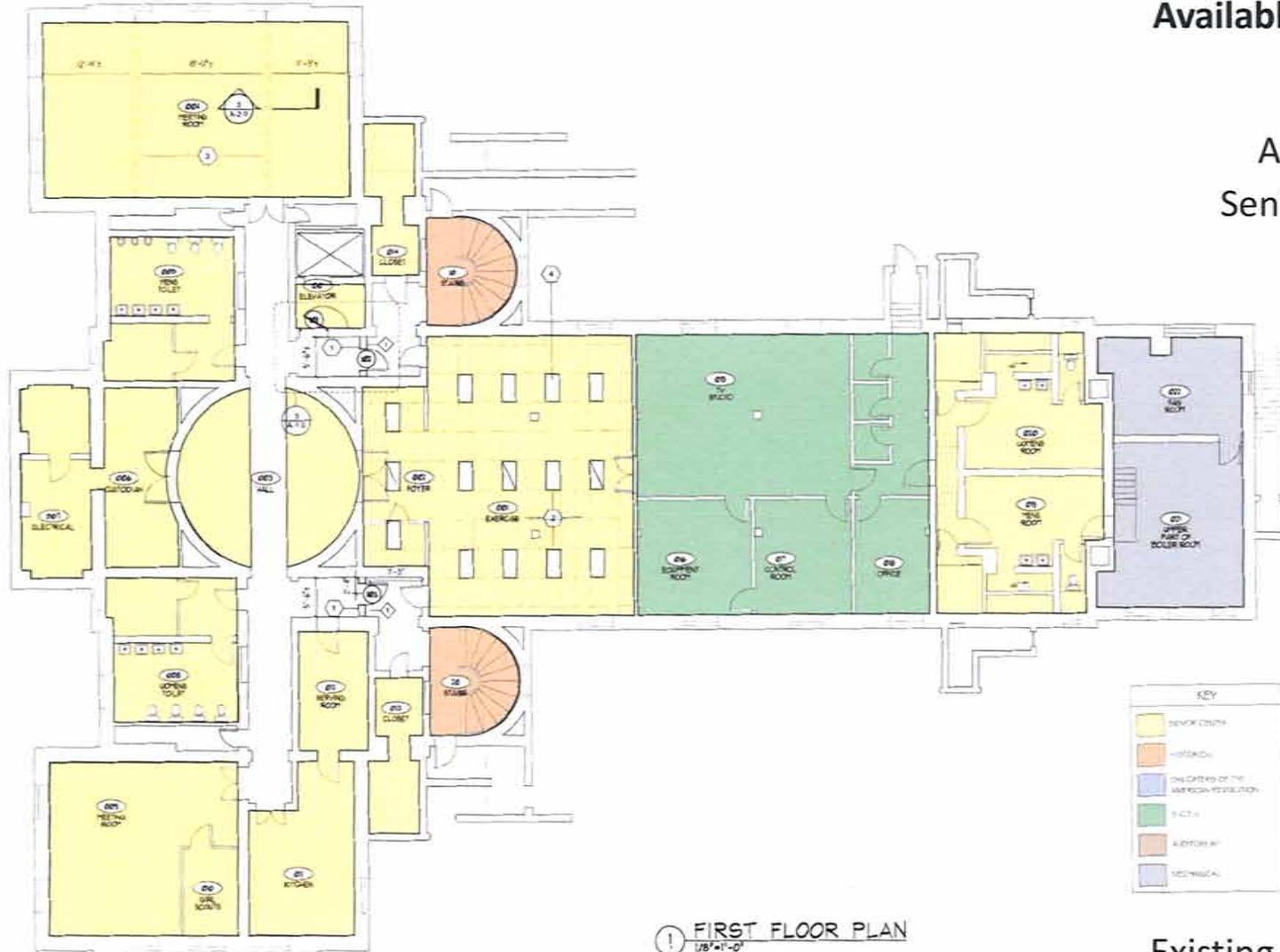
Final Program

Area Analysis and Historic Study

Notes

Available Square Footage

- Common – 1,659
- Auditorium – 4,567
- Senior Center – 9,491
- Historic – 3,262
- DAR – 1,302
- MEP - 690
- SCTV – 1,584

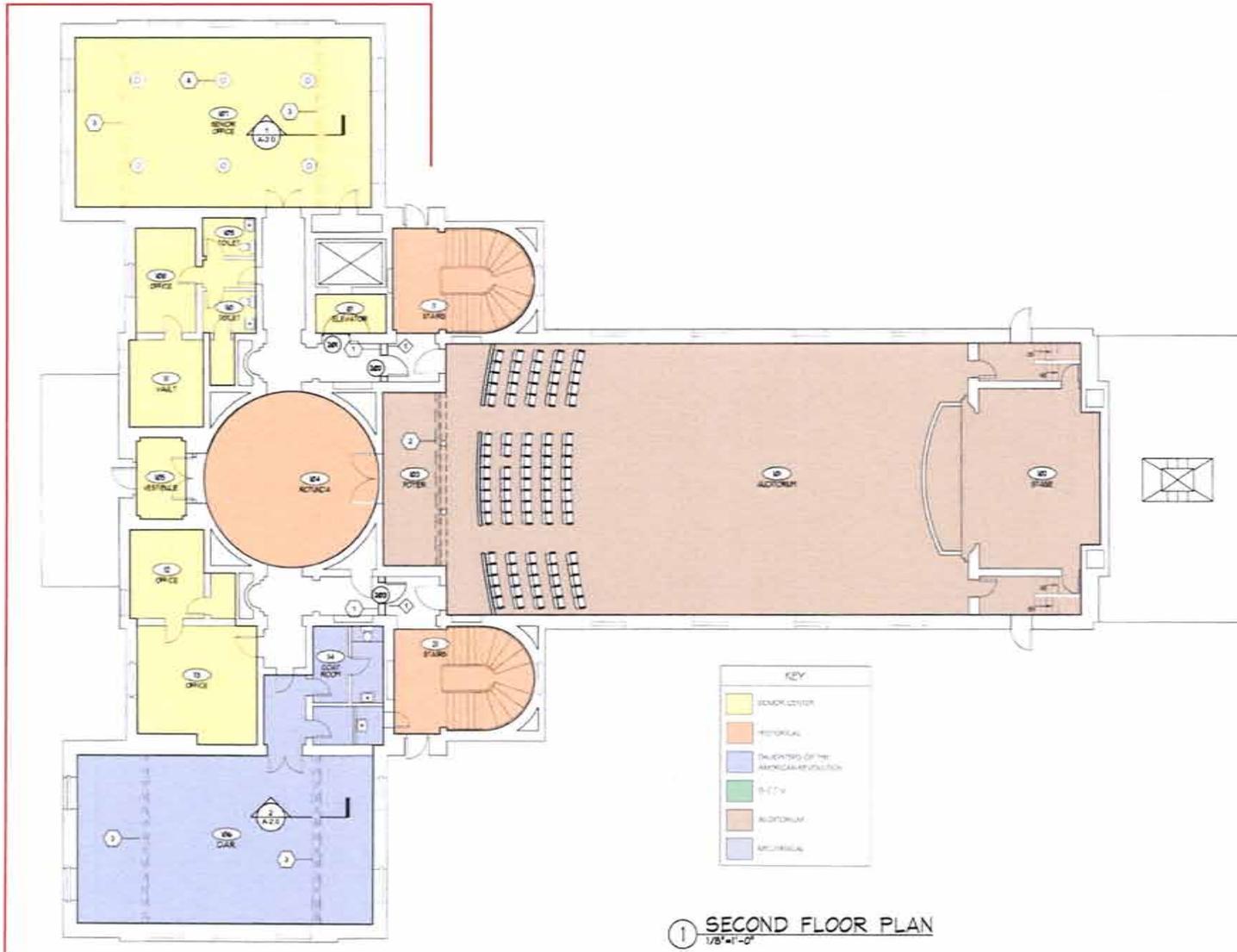


Existing Gross SF – 22,555

Area Analysis and Historic Study

Notes

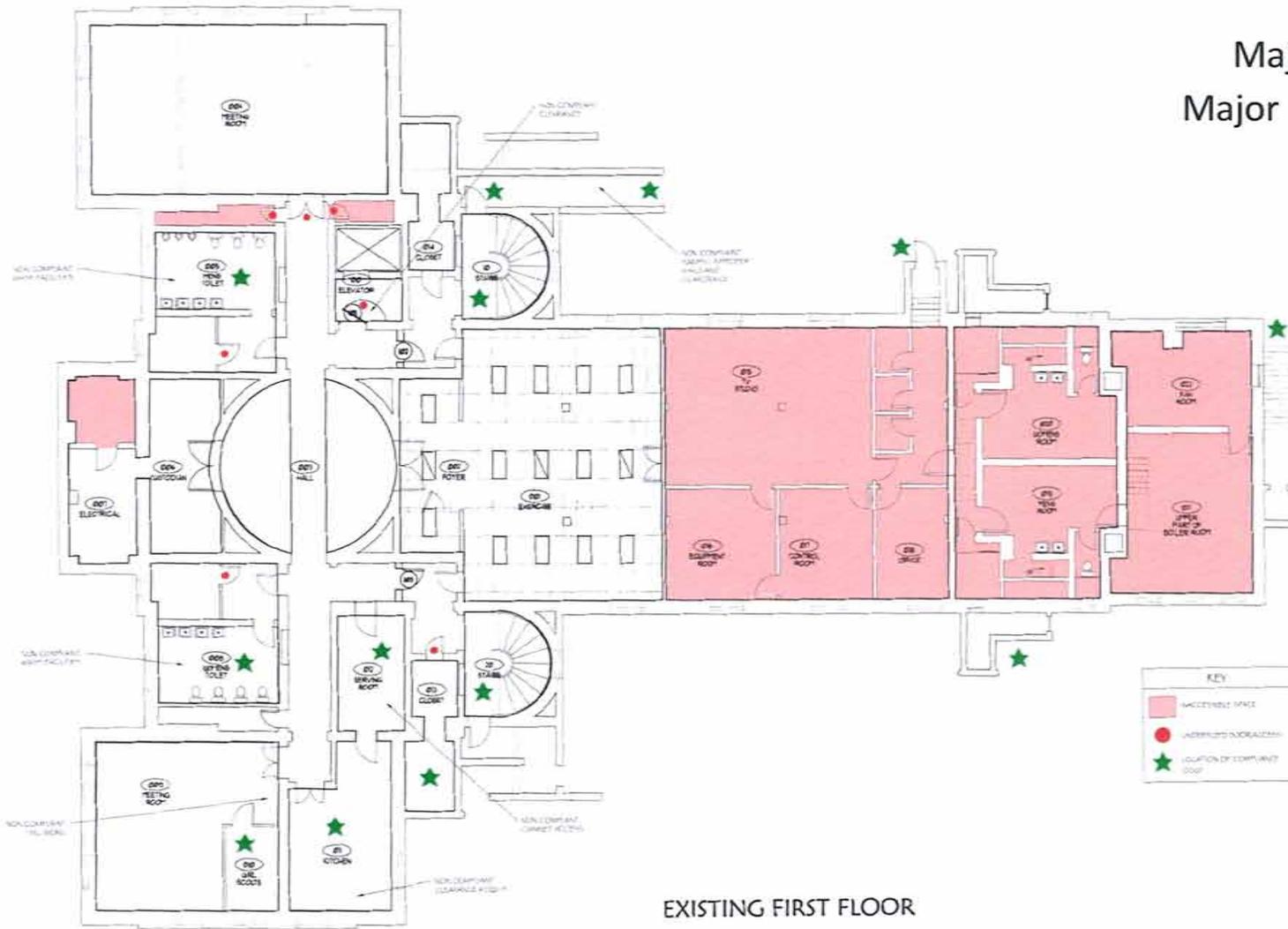
Rotunda and Stairs
DAR
Auditorium



Accessibility Analysis

Notes

Major access issues
Major clearance issues



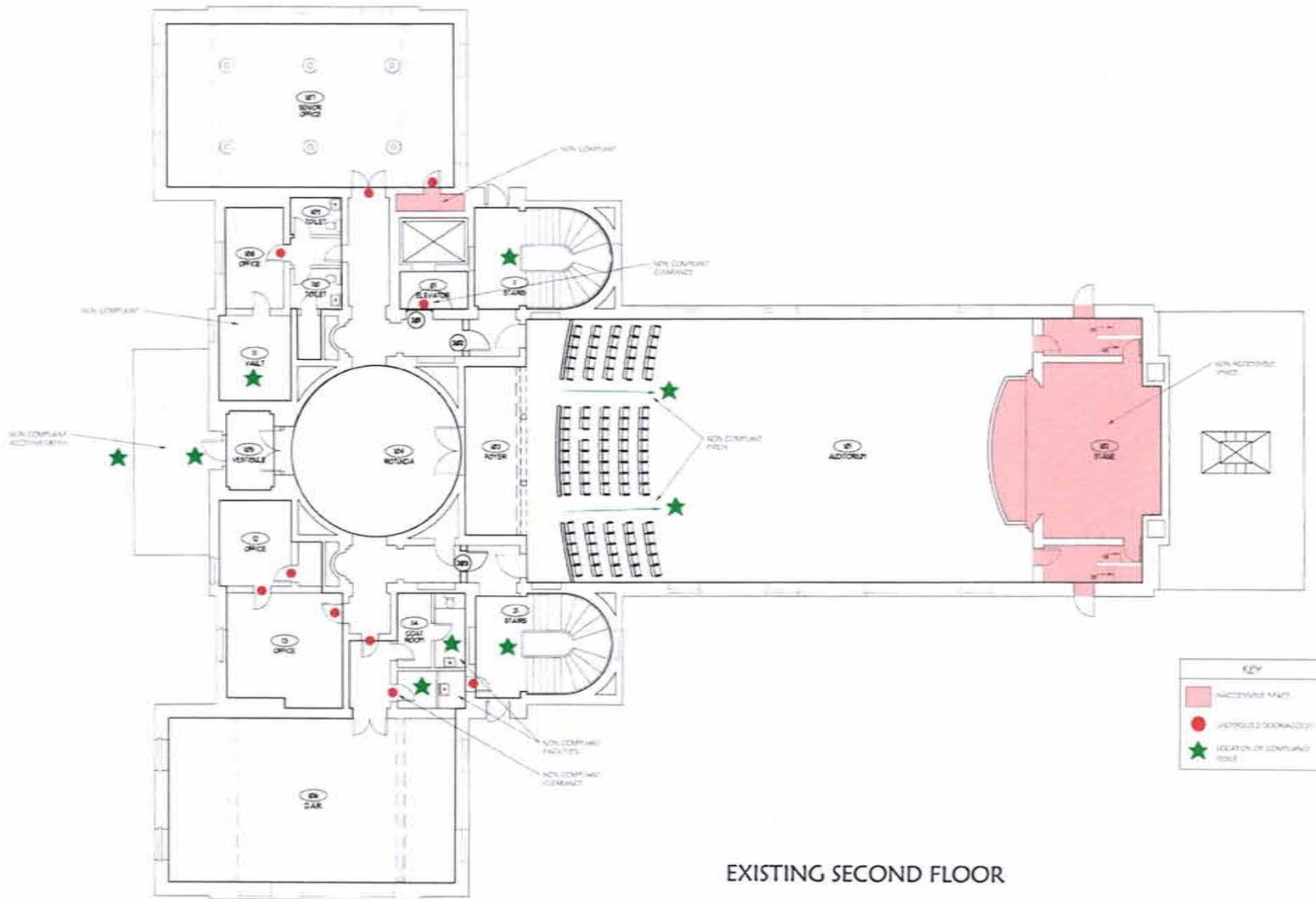
- HCT
- Millwork
- Rails
- Devices
- Ramp
- Mechanical
- Vaults

KEY	
	ACCESSIBLE SPACE
	AREA NOT NORMALIZED
	LOCATION OF COMPANY EQUIP

Main Entry and Patios

Accessibility Analysis

Notes



EXISTING SECOND FLOOR

Stair railings

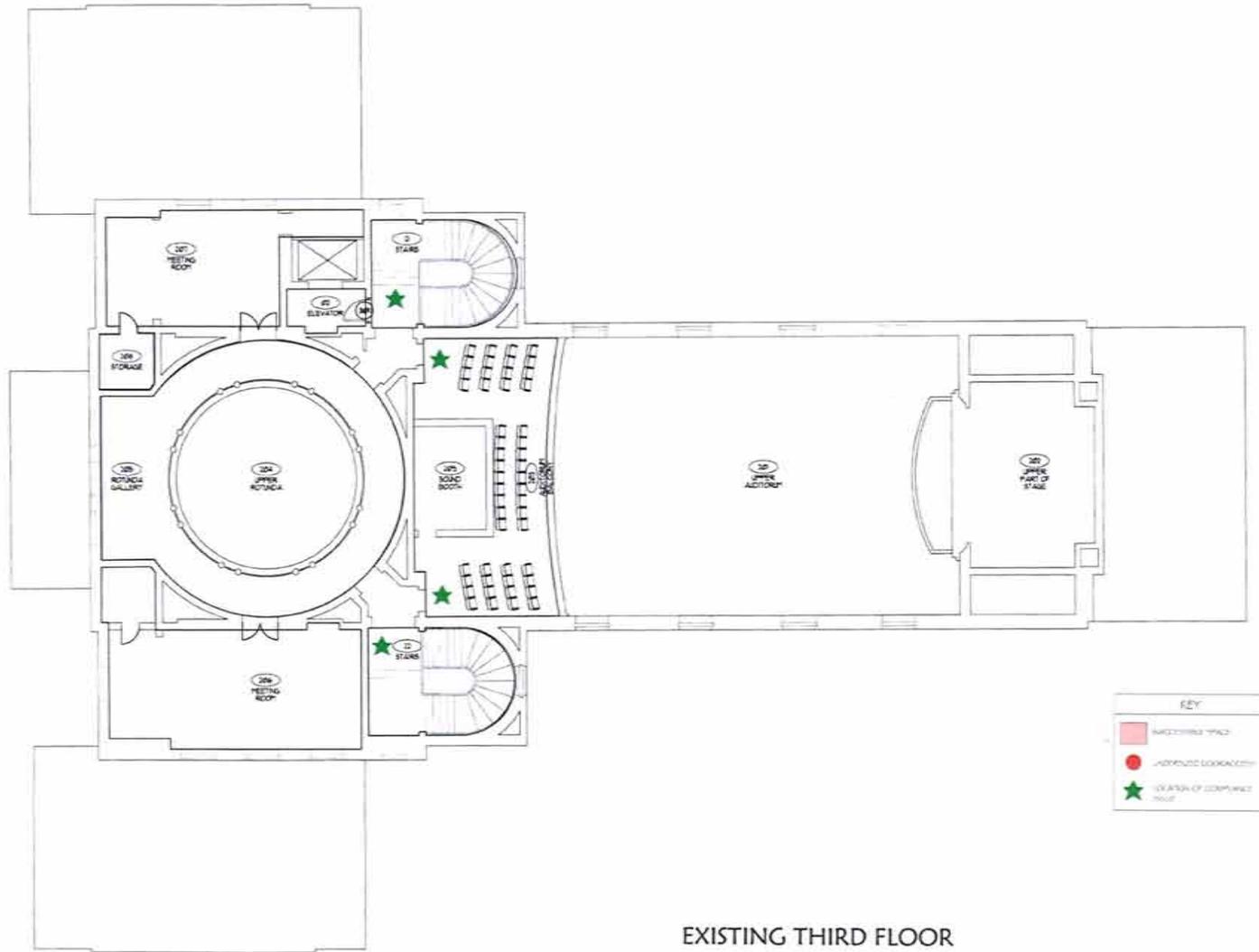
Stage

Upper Stage

Doors

Accessibility Analysis

Notes



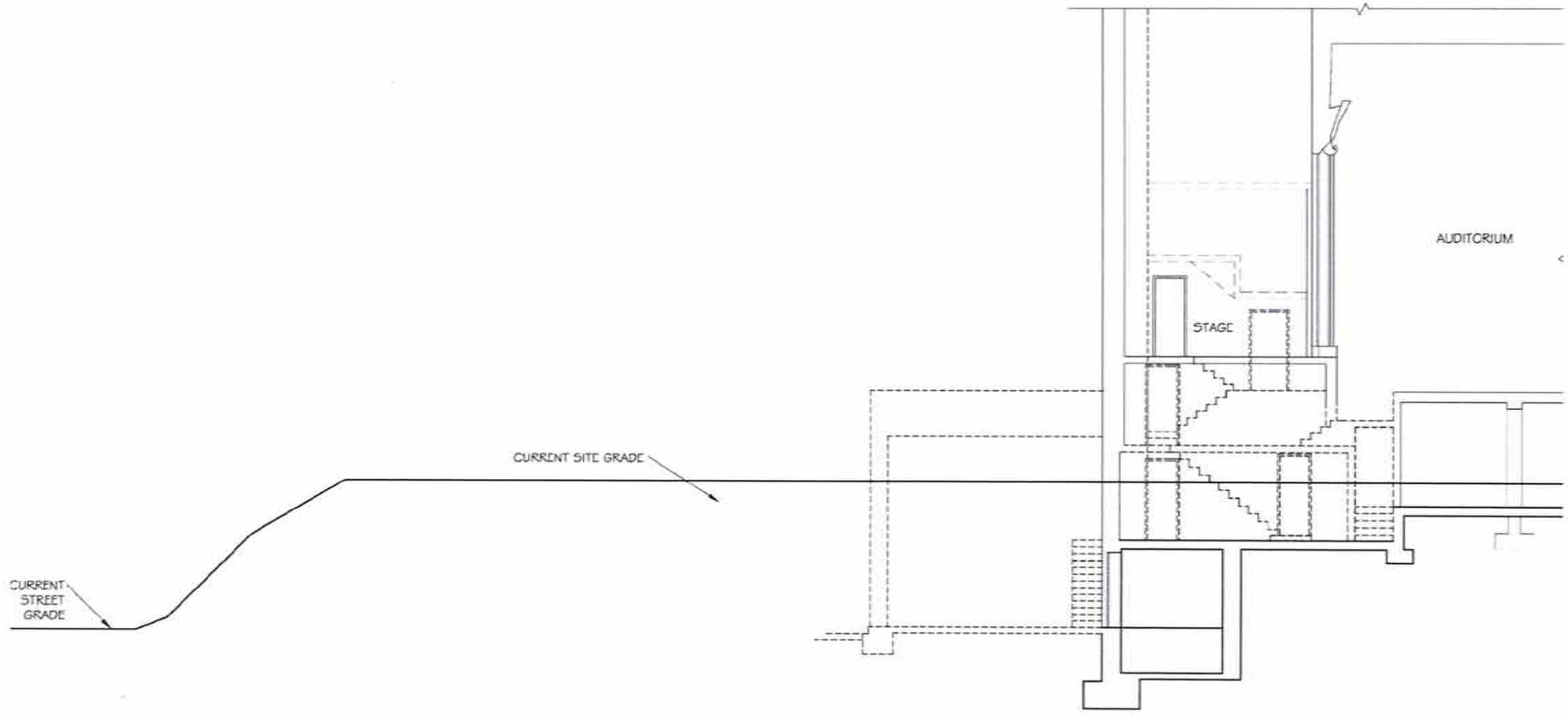
Key Design Goals

- Meet program needs
- Provide Increased socialization and exercise spaces
- Increase parking and Improve accessibility
- Preserve historic nature and components
- Increase natural lighting
- Improve coordination with exterior spaces
- Preserve the building's assets for re-use



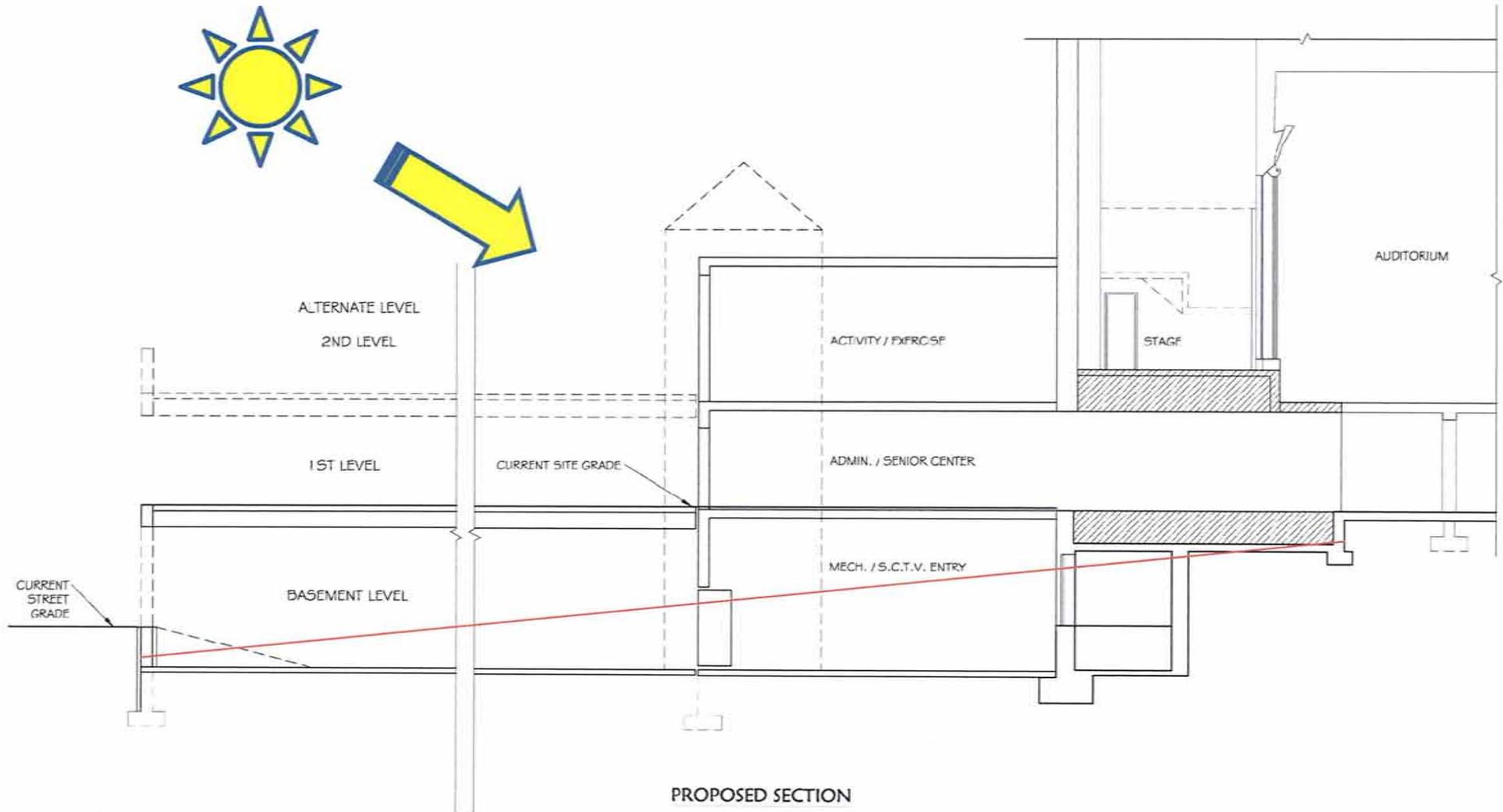
Schematic Design

Building Section – Existing/Demo



DEMOLITION SECTION

Building Section – New Concept



BENEFITS

1. Existing Structure
2. Environmentally Friendly Use
3. Central to Downtown District
4. Supports Many Partners
5. Historically Significant
6. Building is Cost Effective

DETRACTIONS

1. Parking
2. Need for Parking Structure
3. Accessibility Analysis



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes	10
Current Zoning / Plan of Cons & Dev		Conforms - SCZ	
Buildable Area > 1.99 acres	Yes		
Size(BA):	10	Ok for structure, requires more parking	7
Utilities:	10	All available	10
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work:	5	Moderate Gradients	5
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	None – Reuse is enviro friendly	10
Walking Distance to Main St:	10	Yes	10
Access Convenience:	5	Primary Artery	5
Future Growth Potential	5	No. Landlocked	0
Neighborhood Impact	5	No	5
Impact on Tax Base	10	No	10
Recreation Available:	10	Within adjacent area	7
Total Ranking	100		88

BENEFITS

1. "Community Complex"
2. Shared Programs
3. Soft Setting
4. Close to Downtown



DETRACTIONS

1. TOO SMALL
2. Limited Parking
3. Rough Terrain
4. High Cost of Development

Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes	10
Current Zoning / Plan of Cons & Dev		Conforming - SCZ	
Buildable Area > 1.99 acres	No	Actual usable space is less (1.38)	
Size(BA)	10	Better if Greater	0
Utilities:	10	Yes	10
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work	5	Heavily Wooded Area	2
Wetlands	5	Yes, but usable	3
Flood Plain	5	None	5
Environmental Issues/Sustainability	10	Partially Undeveloped Site	7
Proximity to Business Dist./ Main St	10	Close	7
Access Convenience	5	Directly off Main St.	5
Future Growth Potential	5	No	0
Neighborhood Impact	5	Minor	5
Impact on Tax Base	10	None	10
Recreation Available	10	Library / Public Park	5
Total Ranking	100		69

HATCHED AREA
INDICATES BUILDABLE
AREA



SITE OPTION 1 - LIBRARY

KEY PLAN

HATCHED AREA
INDICATES SITE
OPTION



Site Assessment - Diagram

BENEFITS

1. Easy Access
2. Pristine Setting
3. Close to Downtown

DETRACTIONS

1. TOO SMALL – DOESN'T FIT
2. No future expansion
3. NO PARKING
4. Rough Terrain
5. Adjacent Residences
6. High Cost of Development



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	No/ Cost Effective	4
Current Zoning / Plan of Cons & Dev		Residential – Special Permit Required	
Buildable Area > 1.99 acres	No	Actual usable space is less (1.20)	
Size(BA)	10	Better if Greater	0
Utilities:	10		10
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work	5	Mild	3
Wetlands	5	None	5
Flood Plain	5	Yes	2
Environmental Issues/Sustainability	10	Partially Undeveloped Site	8
Proximity to Business Dist./ Main St	10	Close	6
Access Convenience:	5	Primary/Secondary Roads	5
Future Growth Potential	5	NO	0
Neighborhood Impact	5	Limited	4
Impact on Tax Base	10	None	8
Recreation Available	10	School / Public Park Adjacent	7
Total Ranking	100		62

HATCHED AREA
INDICATES BUILDABLE
AREA



KEY PLAN

HATCHED AREA
INDICATES SITE
OPTION



SITE OPTION 2 - DRAKE HILL PLACE

Site Assessment - Diagram

BENEFITS

1. Shared Complex
2. Pristine Setting
3. Recreational Services
4. Multigenerational Site
5. Significant Parking
6. Close to Downtown
7. Infrastructure Available



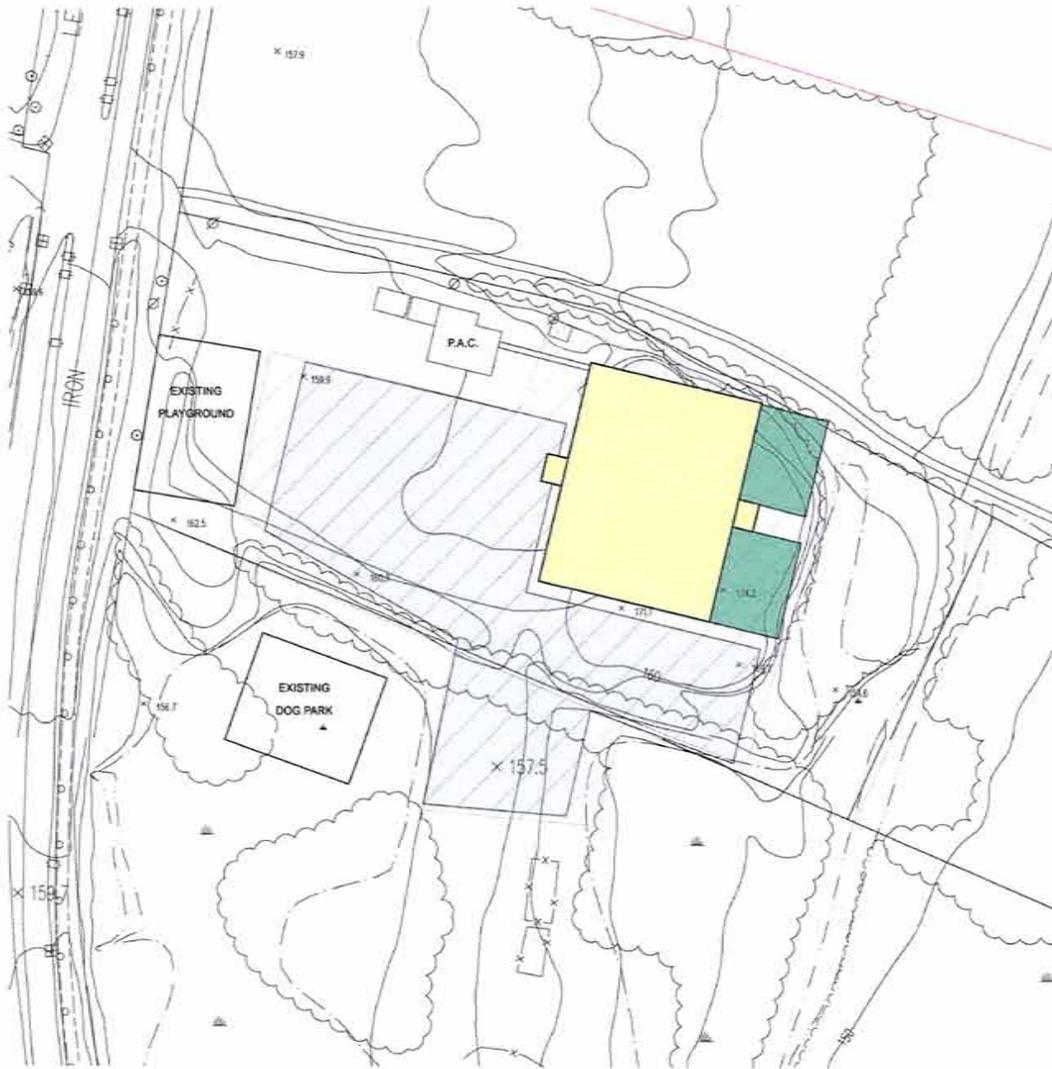
Location Map/ Photos

DETRACTIONS

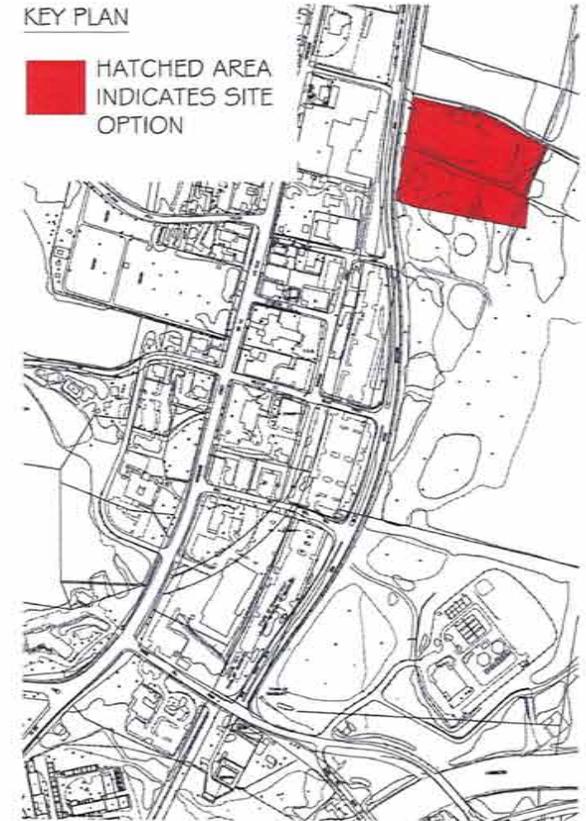
1. Flood Plain Issue
2. Not immediately direct to
Downtown district

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes, but shared functions/tenants	8
Current Zoning / Plan of Cons & Dev		Civic Site Zone / R40	
Buildable Area > 1.99 acres	Yes	(2.11)	
Size(BA):	5	Better if Greater	10
Utilities:	10		7
Sewer		Yes, but requires pumping	
Gas		Nearby	
Water		Yes	
Topography/Site Work:	5	Mild	4
Wetlands:	5	Moderate	4
Flood Plain:	5	Yes – Parking is within the FP	3
Environmental Issues/Sustainability	10	Partially Undeveloped Site	8
Proximity to Business Dist./ Main St	10	Close	8
Access Convenience:	5	Primary & Secondary Roads	5
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	None	5
Impact on Tax Base	10	None	10
Recreation Available:	10	School / Public Park on Site	10
Total Ranking	100		87

HATCHED AREA
INDICATES BUILDABLE
AREA



KEY PLAN



HATCHED AREA
INDICATES SITE
OPTION

SITE OPTION 3 - PERFORMING ARTS CENTER

Site Assessment - Diagram

BENEFITS

1. Ease of development
2. Good Access
3. In Downtown District
4. Significant Parking
5. Infrastructure Available

DETRACTIONS

1. Impact on Tax Base
2. Need to displace parking
3. Possible Cost Impact

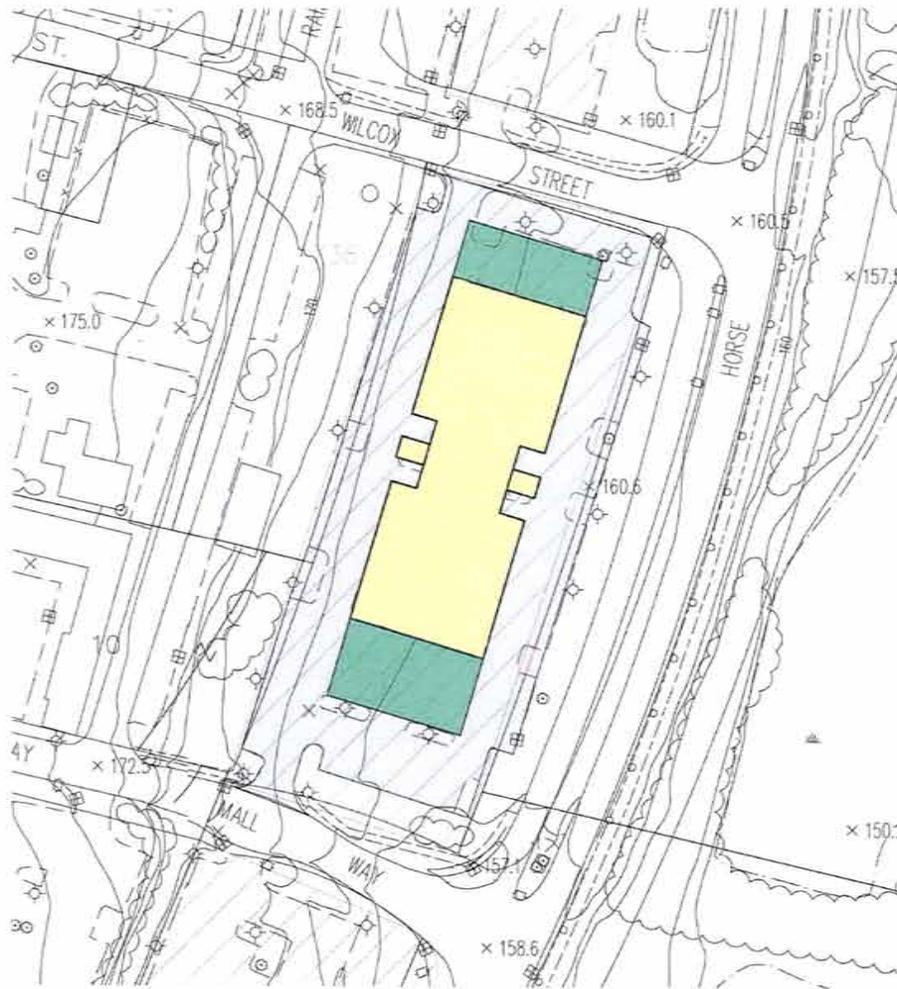


Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	No / To be acquired from State of CT	8
Current Zoning / Plan of Cons & Dev		Conforms - SCZ	
Buildable Area > 1.99 acres	Yes	(4.21 combined)	
Size(BA):	10	Better if Greater	8
Utilities:	10		8
Sewer		Yes	
Gas		None / available	
Water		Yes	
Topography/Site Work:	5	Mild	5
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	Parking Lot – Requires relocation	7
Walking Distance to Main St:	10	Yes	9
Access Convenience:	5	Direct access to primary Roads	5
Future Growth Potential	5	Yes	4
Neighborhood Impact	5	No	5
Impact on Tax Base	10	Yes in accordance with P.O.D.	4
Recreation Available:	10	School / Public Park Adjacent	7
Total Ranking	100		80

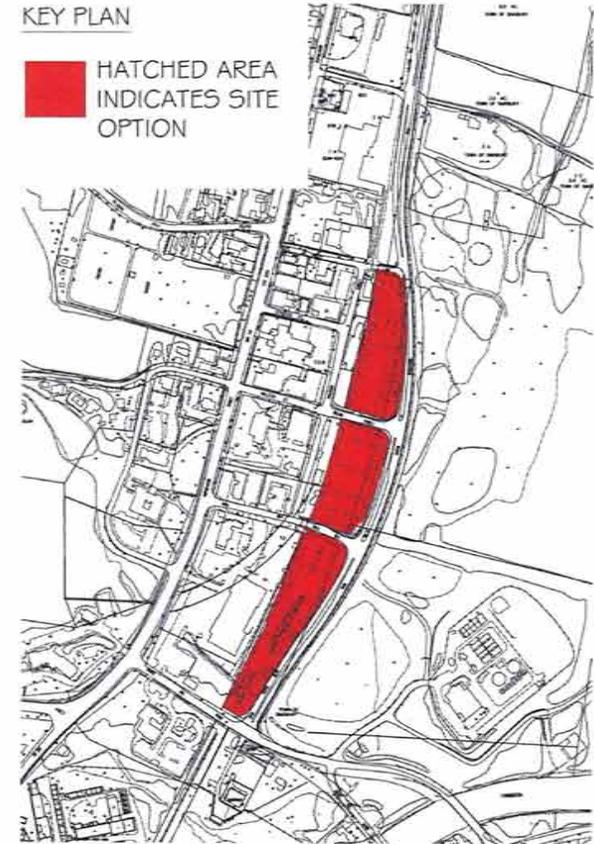
HATCHED AREA
INDICATES BUILDABLE
AREA

LOT B



KEY PLAN

HATCHED AREA
INDICATES SITE
OPTION



SITE OPTION 4 - IRON HORSE BOULEVARD LOTS

Site Assessment - Diagram

BENEFITS

1. Shared Complex
2. Pristine Setting
3. Recreational Services
4. Significant Parking
5. Infrastructure Available

DETRACTIONS

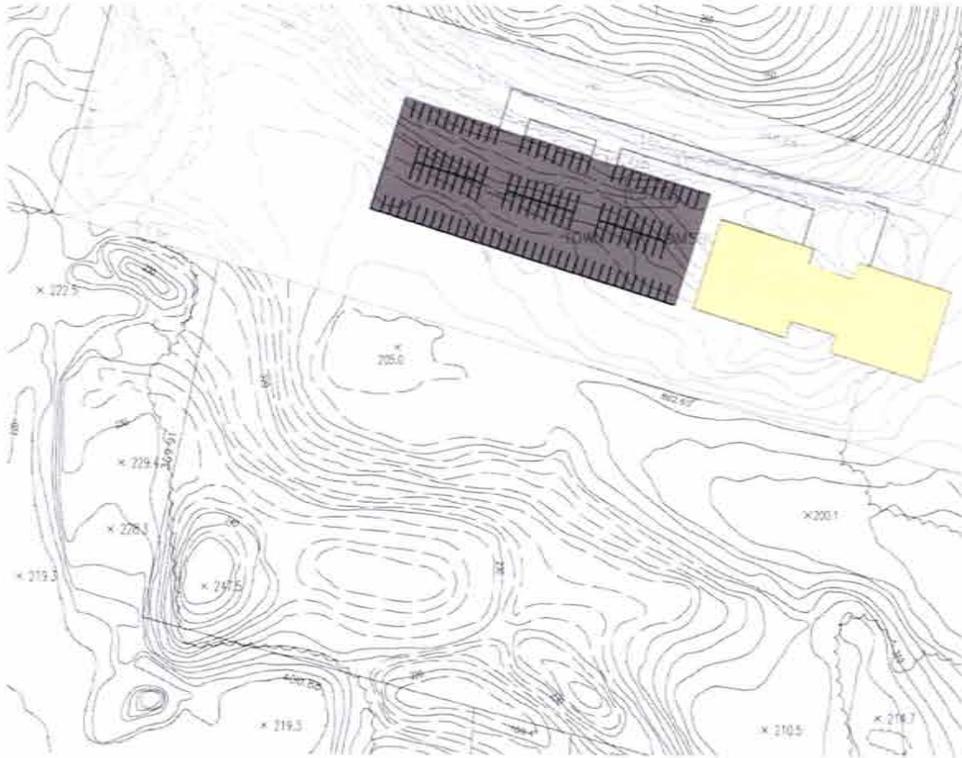
1. North of Town
2. Significant Terrain
3. Cost impact on development
4. Limited shape
5. No future expansion
6. Not close to
Downtown district



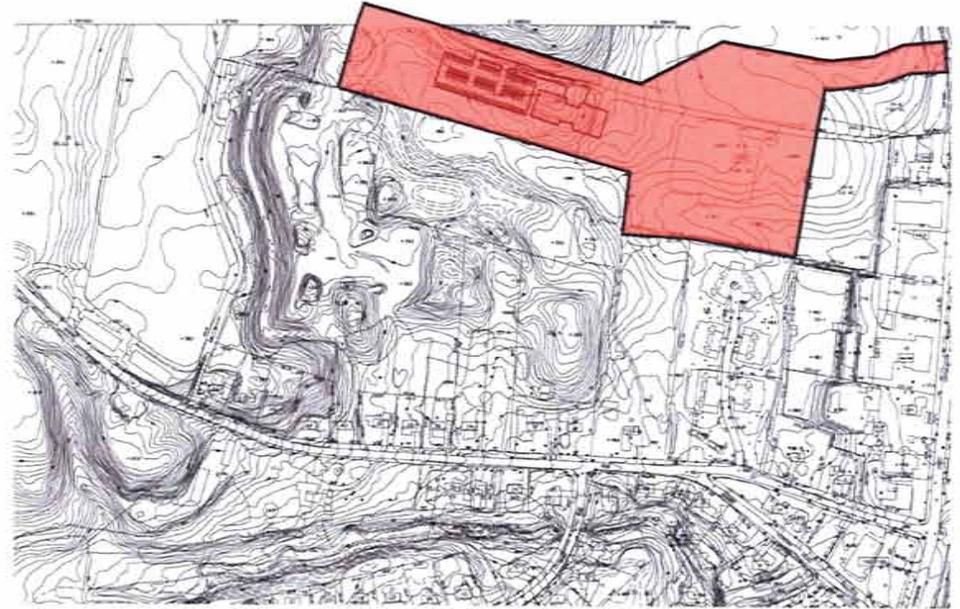
Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes, but use license required	8
Current Zoning / Plan of Cons & Dev		Business	
Buildable Area > 1.99 acres	Yes	(5.5 combined)	
Size(BA):	10	Not all buildable due to gradient	8
Utilities:	10		10
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work:	5	Significant Gradients	1
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	Moderate – wooded lot to be removed	8
Walking Distance to Main St:	10	Remotely located	0
Access Convenience:	5	Primary Roads, but north of town	4
Future Growth Potential	5	NO	1
Neighborhood Impact	5	Minor	5
Impact on Tax Base	10	Minimal	9
Recreation Available:	10	Skating Center Adjacent	5
Total Ranking	100		69

HATCHED AREA
INDICATES BUILDING AREA



HATCH INDICATES
SITE OPTION



SITE OPTION 5 - SKATING RINK

BENEFITS

1. Pristine Setting
2. Recreational Services
3. Significant Parking
4. Infrastructure Available
5. Ease of Construction
6. Relatively low cost
7. Central to Pop. Density



Location Map/ Photos

DETRACTIONS

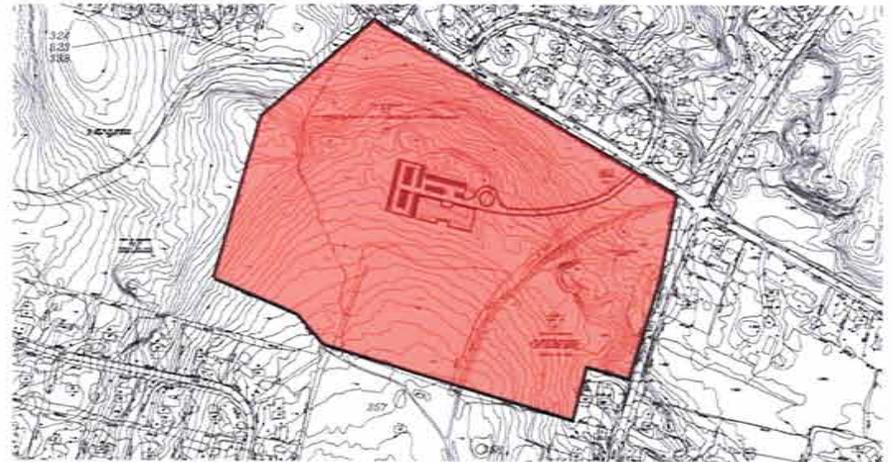
1. Some gradient issues
2. Not close to
Downtown district

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes	10
Current Zoning		Residential	
Buildable Area > 1.99 acres	Yes		
Size(BA):	10	Not all buildable due to gradient	10
Utilities:	10	Some distance issues	7
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work:	5	Significant Gradients	4
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	None – wooded lot	7
Walking Distance to Main St:	10	Remotely located	0
Access Convenience:	5	Secondary Roads, but density central	4
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	Yes	5
Impact on Tax Base	10	Minimal	9
Recreation Available:	10	Room on site	9
Total Ranking	100		80

HATCHED AREA
INDICATES BUILDING AREA

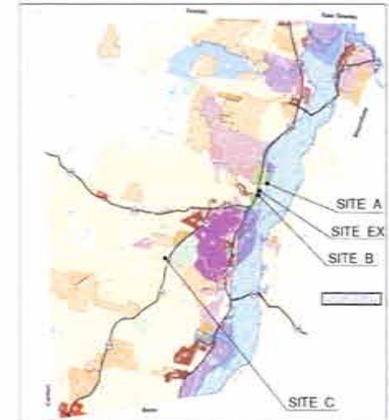


HATCH INDICATES
SITE OPTION



SITE OPTION 6 - STRATTON BROOK AND BUSHY HILL

Rank	Recommended Project Site	Rating
EX	ENO Memorial Hall	88
A.	Performing Arts Center	87
B.	Bushy Hill / Stratton Brook	80
C.	Iron Horse Boulevard	80
D.	Library	69
E.	International Skating Center	69
F.	Drake Hill Place	62



LOCATION MAP

ZONING NOTES

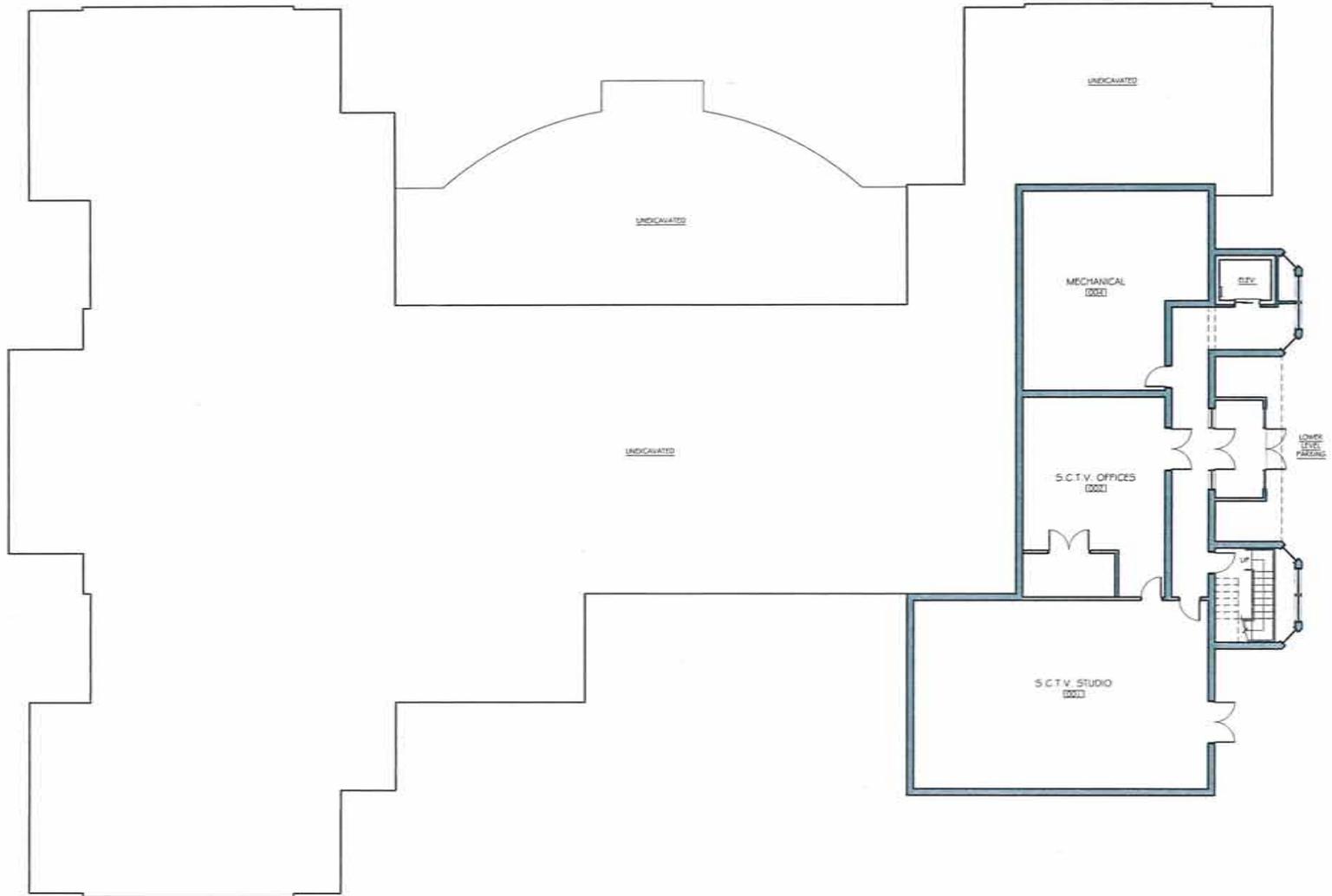
1. EXISTING BUILDING IS LOCATED IN A CIVIC ZONE.

PARKING DATA

PROPOSED PARKING SPACES	
REGULAR PARKING SPACES	34 SPACES
HANDICAPPED PARKING SPACES	2 SPACES
TOTAL PARKING SPACES	36 SPACES

STORMWATER TREATMENT

- RAIN GARDENS
- BIOSWALES
- PERMEABLE PAVEMENT WHERE APPROPRIATE
- STORMWATER BASINS
- INFILTRATION TRENCHES
- NO INCREASE IN PEAK RUNOFF



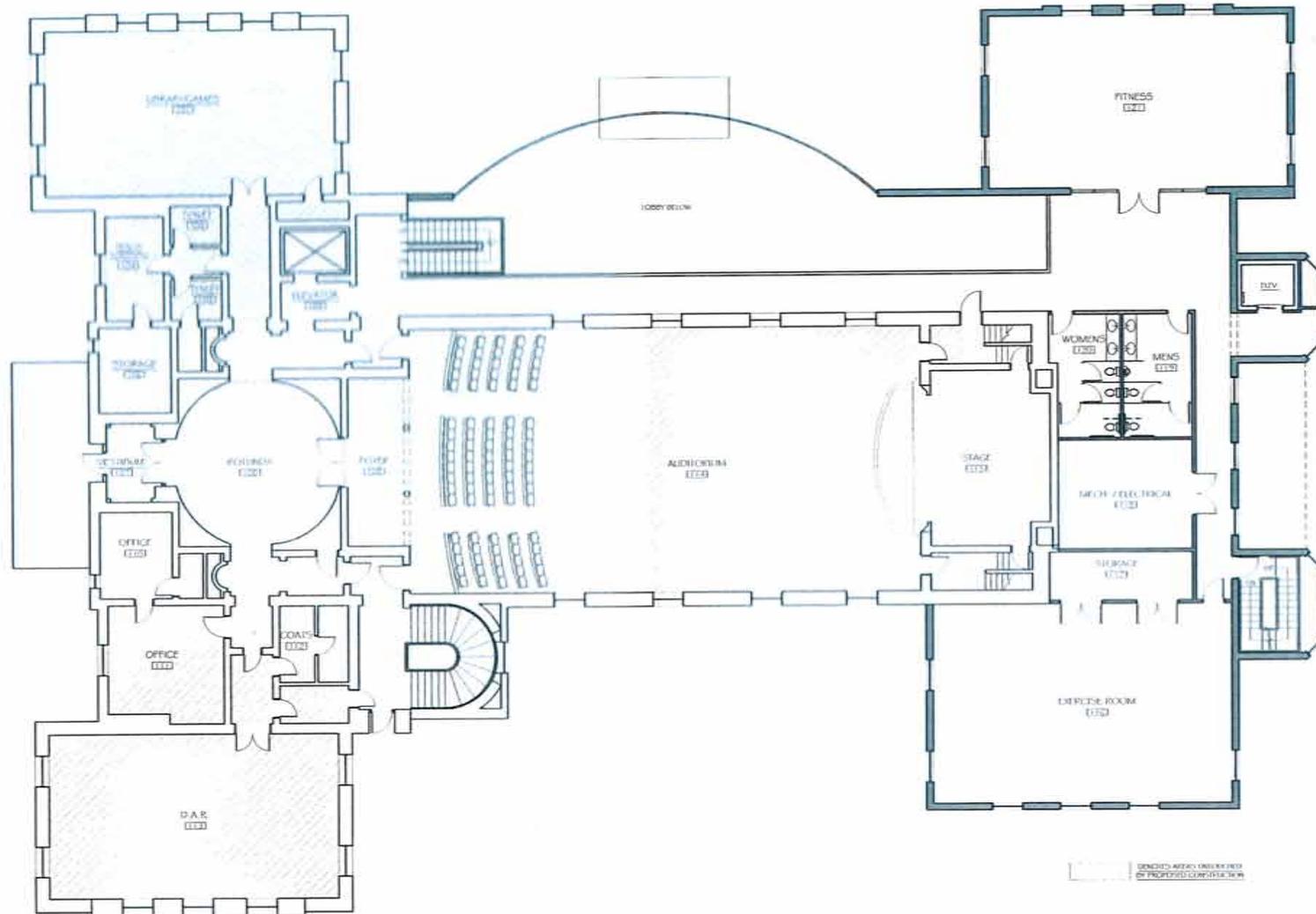
BASEMENT PLANS

SIMSBURY SENIOR CENTER (ENO MEMORIAL HALL)

754 HOPMEADOW STREET

SCALE 1/8" = 1'-0"

2/4/13



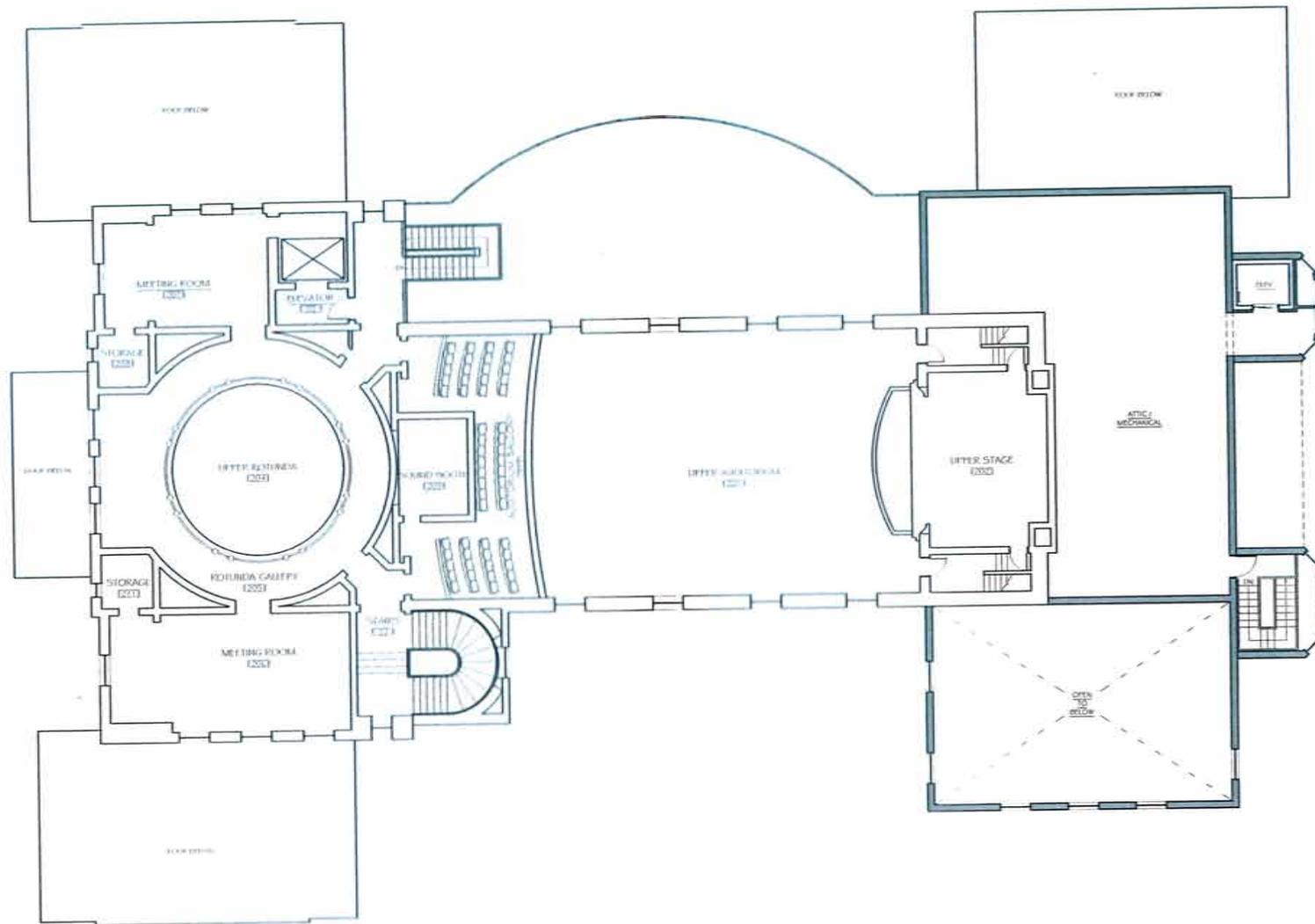
FIRST FLOOR PLANS

SIMSBURY SENIOR CENTER (ENO MEMORIAL HALL)

754 HOPMEADOW STREET

SCALE 1/8" = 1'-0"

2/4/13



SECOND FLOOR PLANS
SIMSBURY SENIOR CENTER (ENO MEMORIAL HALL)
 754 HOPMEADOW STREET

SCALE 1/8" = 1'-0"



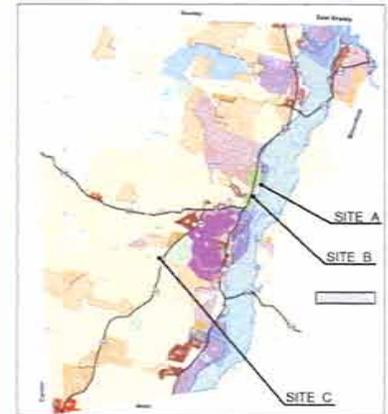
SIDE ELEVATION

SIMSBURY SENIOR CENTER (ENO HALL)

754 HOPMEADOW STREET



2/4/13



LOCATION MAP

ZONING NOTES

1. A PROPOSED USE OF A SENIOR CENTER IS NOT ALLOWED IN AN R40 ZONE UNLESS A SPECIAL EXCEPTION IS PERMITTED.
2. PROPOSED BUILDING IS IN THE FLOOD PLAIN.

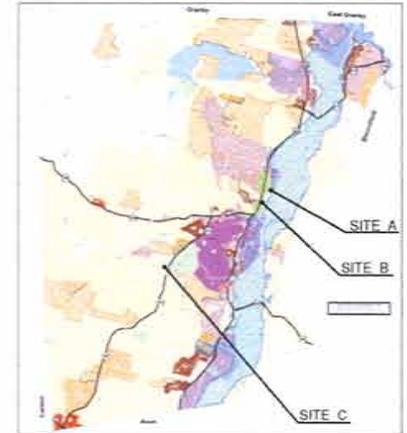
PARKING DATA

PROPOSED PARKING SPACES	
REGULAR PARKING SPACES	221 SPACES
HANDICAPPED PARKING SPACES	7 SPACES
TOTAL PARKING SPACES	228 SPACES
OVERFLOW PARKING SPACES	322 SPACES

STORMWATER TREATMENT

- RAIN GARDENS
- BIOSWALES
- PERMEABLE PAVEMENT WHERE APPROPRIATE
- STORMWATER BASINS
- INFILTRATION TRENCHES
- NO INCREASE IN PEAK RUNOFF

Concept Plan A



LOCATION MAP

ZONING NOTES

1. PROJECT IS LOCATED WITHIN SC-2, SC-4 AND SC-3 ZONES.
2. CIVIC USE IS ALLOWED IN ALL THREE ZONES ON THE GROUND FLOOR. THE SC-4 ZONE DOES NOT ALLOW CIVIC USE ON THE UPPER STORY.
3. PROPOSED BUILDING AND SOME PARKING IS LOCATED WITHIN REQUIRED SETBACKS. VARIANCE MAY BE REQUIRED.

PARKING DATA

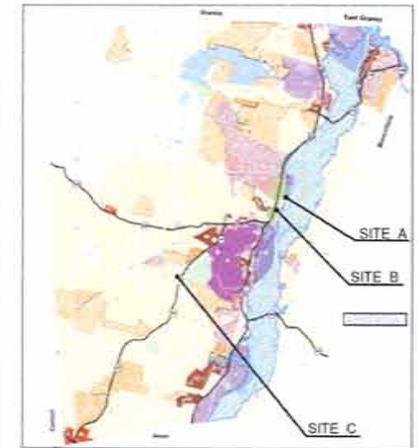
EXISTING PARKING SPACES	196 SPACES
PROPOSED PARKING SPACES	
REGULAR PARKING SPACES	113 SPACES
HANDICAPPED PARKING SPACES	5 SPACES
TOTAL PARKING SPACES	118 SPACES

STORMWATER TREATMENT

- RAIN GARDENS
- BIOSWALES
- PERMEABLE PAVEMENT WHERE APPROPRIATE
- STORMWATER BASINS
- INFILTRATION TRENCHES
- NO INCREASE IN PEAK RUNOFF

Concept Plan B

Note: This concept plan was eliminated from further consideration



LOCATION MAP

AQUIFER PROTECTION ZONE

1. THE PROJECT SITE IS LOCATED WITHIN AN AQUIFER PROTECTION ZONE.

ZONING NOTES

1. A PROPOSED USE OF A SENIOR CENTER IS NOT ALLOWED IN AN R40 ZONE UNLESS A SPECIAL EXCEPTION IS PERMITTED.

PARKING DATA

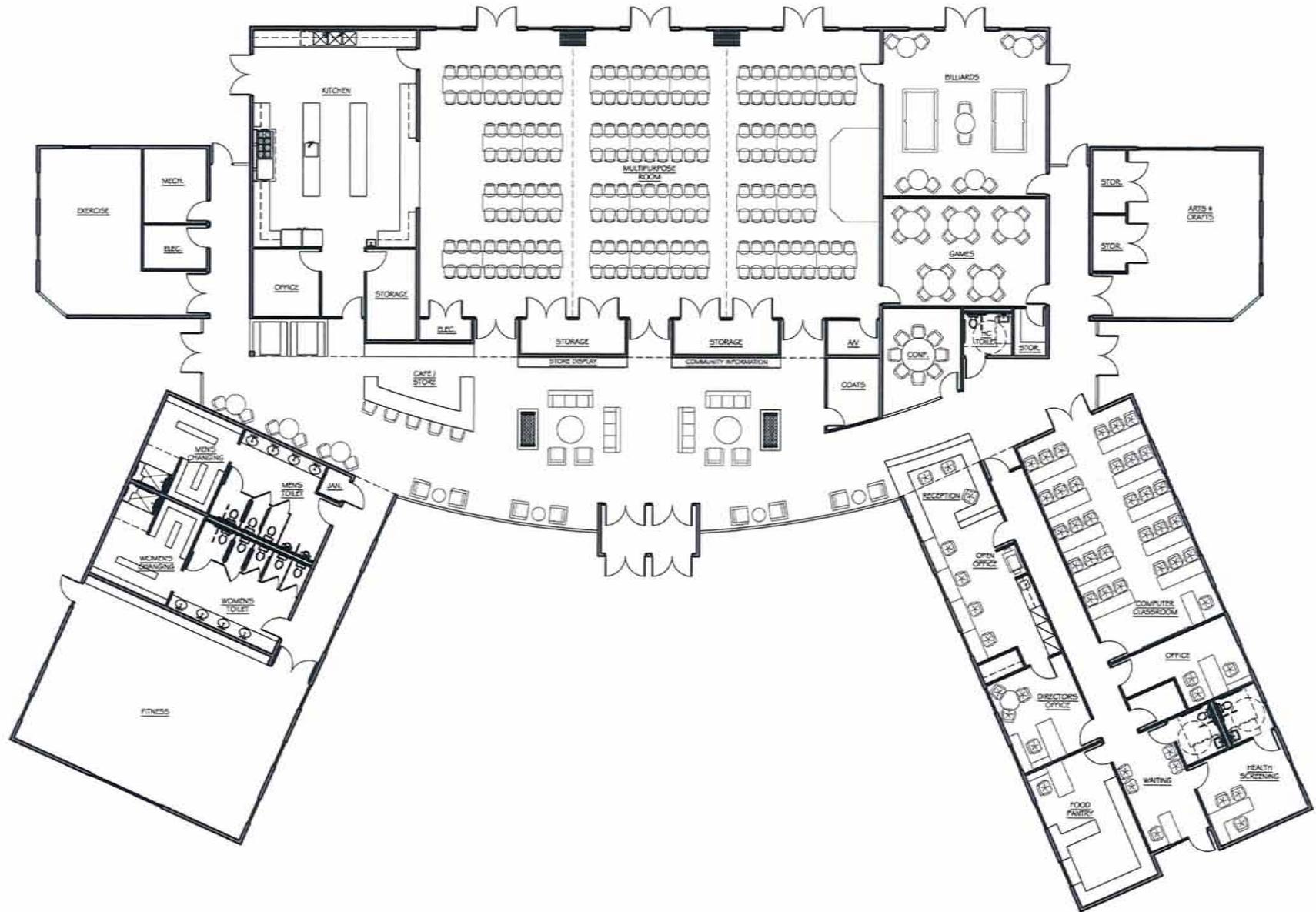
PROPOSED PARKING SPACES	
REGULAR PARKING SPACES	144 SPACES
HANDICAPPED PARKING SPACES	5 SPACES
TOTAL PARKING SPACES	149 SPACES

STORMWATER TREATMENT

- RAIN GARDENS
- BIOSWALES
- PERMEABLE PAVEMENT WHERE APPROPRIATE
- STORMWATER BASINS
- INFILTRATION TRENCHES
- NO INCREASE IN PEAK RUNOFF



Entry Rendering



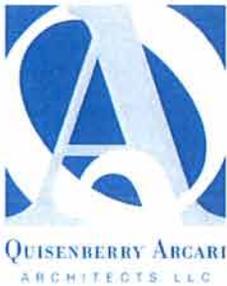
Concept Floor Plan



Interior Rendering



Interior Rendering



**Programming Study for the
Simsbury Senior Center
Simsbury, CT**

ENO Memorial Hall - Renovation

Probable Estimate of Project Cost

February 3, 2013

Hard Costs – Construction – Square Foot Estimates

Sitework, Infrastructure, & Development	\$ 275,000.00
Building Construction (16,000sf @ \$250.00 / square foot)	\$ 4,000,000.00
Interior Renovation – Existing (16,000 sf @ \$25.00 / sf)	\$ 400,000.00
Interior Renovation – Existing (4,000 sf @ \$100.00 / sf)	\$ 400,000.00
Interior Renovation – Existing (elevator allowance)	\$ 75,000.00
Parking Structure (16,000 / car @ 75 cars – 2 levels of parking)	\$ 1,200,000.00

* Square foot estimates are based on general renovation concept prepared by QA Architects, LLC.

Total Hard Costs **\$ 6,350,000.00**

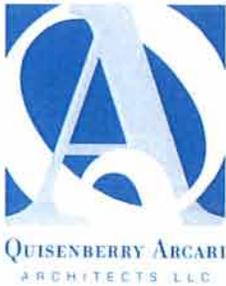
Soft Costs – Fees & Contingency

Topographic Survey of Existing Conditions	\$ 7,500.00
Geotechnical Testing	\$ 5,000.00
Municipal Land Use approval application fees	\$ 3,000.00
Environmental Survey – Phase I	\$ 3,500.00
Hazardous Materials Assessment	\$ 3,500.00
Building Permits (Educational Stipend)	\$ 15,000.00
Advertising	\$ 3,500.00
A/E Fees (6.25%)	\$ 400,000.00
CM Adviser / Clerk of the Works	\$ 100,000.00
Testing / Special Inspections	\$ 20,000.00
Utility Company Fees	\$ 25,000.00
Telephone & Communications Fees	\$ 15,000.00
Furniture, Furnishings & Equipment	\$ 100,000.00
Technology / Computers	\$ 15,000.00
Moving / Relocation / Temporary Conditions	\$ 50,000.00
Drawing Reproduction / Bidding	\$ 7,500.00
Construction Escalation to 2014 (+/- 4%)	\$ 275,000.00
Project Contingency (10% for renovation work at ENO – NIC garage)	\$ 500,000.00

Total Soft Costs **\$ 1,548,500.00**

Total Estimated Project Cost **\$ 7,898,500.00**

Estimates are based on a 2014 construction start.
There is no allowance for cost escalation to future years.
There is no allowance included for bonding / financing.



**Programming Study for the
Simsbury Senior Center
Simsbury, CT**

Bushy Hill Road / Stratton Brook – New Building

Probable Estimate of Project Cost

February 3, 2013

Hard Costs – Construction – Square Foot Estimates

Sitework, Infrastructure, & Development – (125 cars)	\$ 600,000.00
Building Construction (22,200 sf @ \$210.00 / square foot)	\$ 4,662,000.00

* Square foot estimates are based on current and projected costs for building in the 2013 construction year.

Total Hard Costs	\$ 5,262,000.00
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Soft Costs – Fees & Contingency

Site Acquisition	n/a
Topographic Survey of Existing Conditions	\$ 16,000.00
Geotechnical Testing	\$ 10,000.00
Traffic Study – STC approvals (allowance)	\$ 6,500.00
Municipal Land Use approval application fees	\$ 5,000.00
Environmental Survey – Phase I	\$ 3,500.00
Building Permits (Educational stipend)	\$ 15,000.00
Advertising	\$ 3,500.00
A/E Fees (6.75%)	\$ 350,000.00
CM Adviser / Clerk of the Works	\$ 75,000.00
Testing / Special Inspections	\$ 20,000.00
Utility Company Fees	\$ 75,000.00
Telephone & Communications Fees	\$ 15,000.00
Furniture, Furnishings & Equipment (Allowance)	\$ 100,000.00
Technology / Computers	\$ 35,000.00
Moving / Temporary Conditions	\$ 25,000.00
Drawing Reproduction / Bidding	\$ 7,500.00
Construction Escalation to 2014 – (+/-4%)	\$ 200,000.00
Project Contingency (7% for new construction)	\$ 375,000.00

Total Soft Costs	\$ 1,337,000.00
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Total Estimated Project Cost	\$ 6,599,000.00
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Estimates are based on a 2014 construction start.
There is no allowance for cost escalation to future years.
Estimates do not include land acquisition costs.
There is no allowance included for bonding / financing.



QUISENBERRY ARCARI
ARCHITECTS, LLC

**Programming Study for the
Simsbury Senior Center
Simsbury, CT**

Performing Arts Center – New Building

Probable Estimate of Project Cost

February 3, 2013

Hard Costs – Construction – Square Foot Estimates

Sitework, Infrastructure, & Development – (200 cars including PAC upgrades)	\$ 800,000.00
Building Construction (23,000 sf @ \$ 210.00 / square foot)	\$ 4,830,000.00

* Square foot estimates are based on current and projected costs for building in the 2014 construction year.

Total Hard Costs	\$ 5,630,000.00
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Soft Costs – Fees & Contingency

Site Acquisition	n/a
Topographic Survey of Existing Conditions	\$ 20,000.00
Geotechnical Testing	\$ 12,000.00
Traffic Study – STC approvals (allowance)	\$ 15,000.00
Municipal Land Use approval application fees	\$ 5,000.00
Environmental Survey – Phase I	\$ 3,500.00
Building Permits (Educational stipend)	\$ 15,000.00
Advertising	\$ 3,500.00
A/E Fees (7.00%)	\$ 400,000.00
CM Adviser / Clerk of the Works	\$ 75,000.00
Legal Fees (allowance)	\$ 25,000.00
Testing / Special Inspections	\$ 20,000.00
Utility Company Fees	\$ 60,000.00
Telephone & Communications Fees	\$ 15,000.00
Furniture, Furnishings & Equipment	\$ 100,000.00
Technology	\$ 35,000.00
Moving / Relocation / Temporary Conditions	\$ 25,000.00
Drawing Reproduction / Bidding	\$ 7,500.00
Construction Escalation to 2014	\$ 225,000.00
Project Contingency (10%)	\$ 560,000.00

Total Soft Costs	\$ 1,621,500.00
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Total Estimated Project Cost	\$ 7,251,500.00
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Estimates are based on a 2014 construction start. There is no allowance for cost escalation to future years
Estimates do not include land acquisition costs.

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Farmington, CT 06032

860 677.4594
860 677.8534 Fax



QUISENBERRY ARCARI
ARCHITECTS LLC

SPECIALIZING IN THE DESIGN OF
Senior Center Projects

“Our goal is to exceed the expectations of our clients’ needs through excellence in design and uncompromising service.”

A handwritten signature in blue ink, appearing to read 'H. P. Clark', is written in a cursive style on the dark blue background.