



# SIMSBURY SENIOR CENTER STATUS AND NEXT STEPS

January 29, 2015 – Board of Selectmen Meeting

# Senior Center – Current Status

## □ Usage Data

- ▣ 984 Unique Users
- ▣ 159 Average Daily Users

## □ Projected Growth in Senior Population:

| Year | 55 & Over (Simsbury) |
|------|----------------------|
| 2015 | 6,960                |
| 2025 | 9,133                |
| 2035 | 8,352                |

Source: Quisenberry Arcari Architects Feasibility Study (Feb. 2013)

# Senior Center – Current Status

- Current Programming (On and Offsite)
  - ▣ 12 Exercise Programs
  - ▣ 17 Lunch/Dinner Events
  - ▣ 11 Lunch and Learn Seminars
  - ▣ 15 Wellness Offerings
  - ▣ 19 Ongoing Programs (Book Club, Ceramics, Wii Bowling)
  - ▣ 27 Special Events (Bird Watching, Senior Job Bank)
  - ▣ 16 Trip Options (Casino, Mall, Groceries, Concerts)
  - ▣ Multiple Library Senior Offerings
  - ▣ Simsbury Farms Swim Programming

# Senior Center – Current Status

## □ Current Challenges

- ▣ Insufficient Parking (40 Onsite Spaces)
- ▣ Insufficient Arts/Craft, Storage, Large Event Space
- ▣ Meal Service Limitations
- ▣ Limitations on Exercise Classes
- ▣ Inadequate TV/Movie Room
- ▣ Lack of Health/Wellness Screening Space
- ▣ No room for Billiards/Ping Pong Tables

Source: Senior Center Staff

# Senior Center – Current Status

- Senior Center Staff Essential Needs
  - ▣ Additional Parking
  - ▣ ADA Accessibility
  - ▣ Covered Portico & Drop-off for Dial-A-Ride Buses
  - ▣ Large Multi-Purpose Room w/ Commercial Kitchen
  - ▣ Additional Program Rooms
  - ▣ Fitness Room & Wellness Space
  - ▣ Food Closet Space

# Steps Taken - Administrative

- Senior Center Eno Memorial Subcommittee
  - ▣ Recommended New Construction
  
- BOS Requested Further Study of:
  - ▣ Eno Memorial Hall Accessibility/Addition
  - ▣ Recommendations for a Site in Town Center Area
  
- Public Building Committee
  - ▣ Recommended State DOT Site (11/3/14 Meeting)
  
- Capital Improvement Plan for FY16
  - ▣ \$5.75 Million placeholder to fund project

# Steps Taken – Planning / Design

- July 2011 - Completed Program and Needs Assessment for Senior Center
- February 2012 - Completed Study of Other Senior Centers
- February 2013 – Completed Feasibility Study / Conceptual Design Plans/Estimates
- May 2014 - Sought Main Street Investment Grant for Parking Deck

# Steps Taken – Planning / Design

- June 2014 - Assessed Eno Hall for ADA Accessibility
- October 2014 - Prepared Preliminary Site Plan for DOT Site
- January 2015 - Met with DOT - Parking Lot Purchase Options:
  - ▣ \$800,000 – Any Use (Including Public/Private)
  - ▣ Minimal Cost – Purchase for Municipal Use/Reverter

# Revised Cost Projections

- Eno Memorial Hall Addition with Parking Deck
  - ▣ \$8.8 Million
- Eno Memorial Hall Addition without Parking Deck
  - ▣ \$7.4 Million
- Construction at DOT Site (No Acquisition Costs)
  - ▣ \$7.4 Million
- Construction at DOT Site (Inc. Acquisition Costs)
  - ▣ \$8.2 Million

Source: Budgets based on 2013 architectural cost estimates (adjusted 2016 construction)

# Borrowing Costs for Taxpayers

| <b>Property Tax Assessment<br/>(70% of Appraised Value)</b> | <b>Monthly Tax<br/>Impact for a<br/><u>\$8 Million</u><br/>Project</b> | <b>Total Tax<br/>Impact over 10<br/>Years</b> |
|---|--|---|
| \$200,000   | \$6.71   | \$805   |
| \$300,000   | \$10.07  | \$1,208                                       |
| \$400,000   | \$13.42  | \$1,611                                       |
| \$500,000   | \$16.78  | \$2,013                                       |

Source: Finance Department.

(Assumes 10 Year Bond Issuance; Monthly tax amounts are spread over 10 years)

# Eno Memorial Hall Addition

---

- Advantages

- Challenges

# Eno Memorial Hall - Advantages

- Maintain Senior Center in Existing Town Center Location
- Preserves Building as a More Functional Facility
- Avoids Some Increased Operating Costs Associated with a New Facility
- Permanent Displacement of Current Tenants Unnecessary
- No Loss of Potential Tax Revenue

# Eno Memorial Hall - Challenges

- Insufficient Parking for Current/Expanded Programming
- Historic Building - Potential Unforeseen Construction Costs
- Additional External Oversight - National Historic Registry / State Historic Preservation
- Possible Temporary Relocation of Existing Uses During Construction

# DOT Site Development

---

- Advantages

- Challenges

# DOT Site - Advantages

- Center Area Location
- Good Site Access to Iron Horse Blvd.
- Sufficient and Convenient Parking
- Proximity to Eno Memorial Hall
- Potential Acquisition for Minimal Cost
- Minimal Site Preparation Required
- Public-Private Partnership / Development
- Alternative Uses for Eno Memorial Hall

# DOT Site - Challenges

- Loss of Potential Tax Revenue
- Compliance with Existing Zoning Regulations
- Site Environmental Conditions Unknown
- Impact on Available Parking on Town Center/PAC Events
- Additional Maintenance/Operational Costs
- Utility Relocation Requirements

# Additional Considerations

---

- Distributive Model
  - ▣ Performing Arts Center
  - ▣ Library
  - ▣ Other Facilities
  
- Town-Owned Site at 36 Drake Hill Road
  
- Community Center Concept
  - ▣ Possible Design Considerations

# Additional Considerations

- Regulatory Board/Commission Approval Process
  - ▣ Conservation/IWWA for a (Permit/no permit) review
  - ▣ Design Review Board
  - ▣ Historic District Commission
  - ▣ Zoning Commission
  - ▣ State Historic Preservation Commission
- Current Interest Rates – Low Borrowing Costs

# Construction Timeline

**May 2015**

**Budget Approval for FY2016**

**May - July 2015**

**Architectural Selection Process**

**May - Dec. 2015**

**Property Acquisition\* (DOT Site Only)**

**July 2015 - March 2016**

**Design Development/Land Use Approvals**

**March 2016 - April 2016**

**Advertise/Bid Phase**

**June 2016 – June 2017**

**Construction to Completion**

\* Timeline assumes initiation of immediate State legislative action to acquire DOT site at minimal cost.

# Potential Actions

## □ Site Selection

- ▣ Eno Memorial Hall

- ▣ State DOT Lot

  - Purchase for \$800,000

  - Pursue Legislative Change for Municipal Use Only

- ▣ Further Study

## □ Acceptable Project Cost