



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

May 1, 2014

Board of Selectman
Attn: Mary Glassman, 1st Selectmen
933 Hopmeadow St.
Simsbury, Ct 06070

Dear First Selectman Mary Glassman,

It has been my honor to serve on the Senior Center/Eno Memorial Subcommittee of the Board of Selectmen alongside the other dedicated members and staff. The members of the study committee gave willingly of their time and talents, meeting three different times during the month of February to review all available options with vigor. I am pleased to inform you that we met our charge to make a recommendation to the Board of Selectmen.

In reaching their decision, the Subcommittee reviewed the Needs' Assessment, design options prepared by Quisenberry Arcari Architects, and the findings contained in their report dated November 2012, as revised in February 2013. Also reviewed were demographics, operating costs for a new building, and a phased in Eno expansion option, as presented in a letter to the Board, dated August 3, 2013.

With regard to the facility and its location, the subcommittee considered four options:

- New Facility at Bushy Hill and Stratton Brook Road.
- Full or phased in renovation of the Eno Memorial with a parking deck
- Addition /Renovations of Eno with new added facility at Performing Arts Center
- New Building in the center of Simsbury i.e. Iron Horse Blvd.

On behalf of the Study Committee, I ask you to accept this report as a summary of work and thoughtfully consider the recommendation it contains for a new facility.

Telephone (860) 658-3200

Facsimile (860) 658-9467

An Equal Opportunity Employer

8:30 - 7:00 *Monday*

8:30 - 4:30 *Tuesday through Friday*

It was felt a new location would best address parking/user drop-off issues and guarantee a separate, dedicated space for a new Senior/Community Center, with the capability to meet the most critical needs for kitchen/dining facilities, health screening space, fitness room, and confidential social services conference space.

While the needs' assessments identified minimum space requirements of 22,000 square feet which are available at Eno, much of this area is reserved for the traditional historic space layout (auditorium, rotunda, blue room, DAR room) that ought not to be disturbed. Therefore, additional new construction and major renovations would be needed at Eno. To accommodate the minimum required on-site parking, a deck would be needed. It was felt that more study is needed to demonstrate that a workable deck is possible. People spoke at our public presentations and meetings concerning the benefit of using Eno for the Senior/Community facility because of the importance of keeping community facilities in the town center. There is support for the town center location, but in a new building, or perhaps in a shared new building through the use of distributed services, such as some activities at the Performing Arts Center and the Library. These concepts would need further study.

Nine of the 11 Subcommittee members voted for a new facility location. Only 1 member voted to renovate and add to Eno with a phased-in-program, with some facilities at the Performing Arts Center; and, 1 member wished to defer a decision until after a full survey of Senior Center members was conducted. Of the 9 members voting for a new facility location:

- 4 selected the Bushy Hill/Stratton Brook Roads site
- 3 selected a new site in Simsbury Center
- 1 selected a new building at the Performing Arts Center
- 1 selected either Bushy Hill/Stratton, or a new facility at Eno.

The Study Committee, and the previous Public Building Subcommittee, held several public information meeting and presentations; there were interim reports submitted on February 26, 2013 and August 8, 2013. It is noted that the August report discussed costs estimated to be associated with a new building. If a new building were constructed, Eno could be used for a robust schedule of arts and performing arts events, community uses, SCTV facilities, regional probate court, and town meetings space.

Even though great efforts were made to reach out to the community and users, the study committee asked that serious consideration be given to mailing a survey letter to each of the 2000 names which the Senior Center staff has for its monthly newsletter. More definite building construction budget guidelines for a Senior/Community Center would also prove valuable for any future committee or subcommittee decision making.

We have attached copies of the following for your deliberations:

- Program space needs summary
- Letters of 2/26/13 and 8/8/13
- Cost Estimates
- Committee Minutes

Complete Needs Assessment, site visit and proposed facility reports are available in the Town Engineer's Office.

Again, thank you for the opportunity to serve on the Senior Center/Eno Memorial Subcommittee of the Board of Selectmen. I look forward to your feedback and would be happy to respond to any questions you and or the Board may have. Please feel free to contact me should you need any additional information to fully consider our recommendation.

Best Regards,

Richard E. Ostop
Senior Center/Eno Memorial Subcommittee of the Board of Selectmen

Encl:

List of Committee members

Minutes of the three meetings

cc: Richard L. Sawitzke, P.E. Transition Engineering Manager

Jeff Shea, P.E. Town Engineer

Tom Cooke, Director of Administrative Services