



# SIMSBURY SENIOR CENTER STATUS AND NEXT STEPS

February 17, 2015 – Board of Selectmen Meeting  
Public Hearing

# 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 site)

Monday	Tuesday	Wednesday	Thursday	Friday
9:15 Perfect Fit 9:30 Stamping 10:00 Knit and Crochet Group 10:30 Yoga 12:00 Cardio Blast 12:00 Painting Club 12:00 Garden Club Workshop 12:00 Bridge 1:00 Balanced Bodies 4:30 EveryBODY'S Exercise 4:30 Dinner and Bingo	8:30 Footcare 9:00 Stretch and Tone 10:00 Ceramics 10:15 Tai Chi 1:00 Scrabble/Canasta/Cribbage 1:00 Noble Bridge Group 3:00 Line Dancing	9:15 Perfect Fit 10:00 Massage 10:00 Intonations 10:30 Yoga 11:45 Blood Pressure 12:00 Cardio Blast 12:00 Lunch @ Eno 1:00 Balanced Bodies	9:00 Interval Training 10:00 Wii Bowling 10:00 Painting Class 11:15 Meditation 1:00 Thursday Bridge Group 5:00 Cardio Plus	8:30 SNAP Outreach 9:00 The Perfect 6 9:30 Duplicate Bridge 10:00 Setback 10:15 Tai Chi 11:00 Lunch Café 12:00 Cardio Blast
9:15 Perfect Fit 9:30 Stamping 10:00 Knit and Crochet Group 10:30 Yoga 12:00 Cardio Blast 12:00 Painting Club 12:00 Bridge 1:00 Balanced Bodies 4:30 EveryBODY'S Exercise	9:00 Stretch and Tone 10:00 Ceramics 10:15 Tai Chi 1:00 Scrabble/Canasta/Cribbage 1:00 Noble Bridge Group 3:00 Line Dancing	9:15 Perfect Fit 10:00 FV Travelers Meeting 10:00 Intonations 10:30 Yoga 11:45 Blood Pressure 12:00 Cardio Blast 12:00 Lunch @ Eno 1:00 Balanced Bodies	9:00 Interval Training 10:00 Wii Bowling 10:00 Painting Class 12:00 Painting Club 1:00 Thursday Bridge Group	9:30 Duplicate Bridge 10:00 Setback 10:15 Tai Chi 11:00 Lunch Café 12:30 Valentine's Day Chocolate Tasting and a movie
<b>Holiday</b> No Class/ Eno Hall Closed	8:30 Newsletter Prep 9:00 Stretch and Tone 10:00 Ceramics 10:15 Tai Chi 1:00 Scrabble/Canasta/Cribbage 1:00 Noble Bridge Group 3:00 Line Dancing	9:15 Perfect Fit 10:00 Massage 10:00 Intonations 10:30 Yoga 11:45 Blood Pressure 12:00 Cardio Blast 12:00 Lunch @ Eno 1:00 Balanced Bodies 2:00 Investment Club	9:00 Interval Training 10:00 Wii Bowling 10:00 Painting Class 12:00 Painting Club 1:00 Thursday Bridge Group 1:00 Healthy Eating Demo 5:00 Cardio Plus	9:00 The Perfect 6 9:00 SNAP Outreach 9:30 Duplicate Bridge 10:00 Setback 10:15 Tai Chi 11:00 Lunch Café 12:00 Cardio Blast
9:15 Perfect Fit 10:00 Knit and Crochet Group 10:00 Stamping 10:30 Yoga 12:00 Cardio Blast 12:00 Painting Club 12:00 Bridge 1:00 Balanced Bodies 4:30 EveryBODY'S Exercise 5:00 Monday Supper	8:30 Footcare 9:00 Stretch and Tone 10:00 Hearing Clinic 10:00 Ceramics 10:15 Tai Chi 1:00 Scrabble/Canasta/Cribbage 1:00 Noble Bridge Group 3:00 Line Dancing	8:30 Cheese Day 10:00 Intonations 10:00 Book Club 11:45 Blood Pressure 12:00 Cardio Blast 12:00 Lunch @ Eno 1:00 Balanced Bodies	9:00 Interval Training 10:00 Wii Bowling 12:00 Painting Club 1:00 Thursday Bridge Group 5:00 Cardio Plus	9:00 The Perfect 6 9:30 Duplicate Bridge 10:00 Setback 10:15 Tai Chi 11:00 Lunch Café 12:00 Cardio Blast
				
		2015		

# Senior Center – Current Status

## □ Current Challenges

- ▣ Insufficient Parking (40 On Site 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

# Comparative Analysis

## Discussion - Tom Arcari – Quisenberry – Arcari Architects


### 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
Based on:	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
		<b>Total Gross Space Needs</b>	<b>22,200 SF</b>

# Program and Needs Assessment

## □ Discussion - Tom Arcari – Quisenberry – Arcari Architects

Page 1 of 2



Simsbury Senior Center

Eno Memorial Hall

754 Hopmeadow Street

Simsbury, Connecticut 06070

Programming Summary

Senior Center

Room Name		Program Needs		Existing Eno Hall		Scheme 1 Original		Scheme 2 1 story reduced		Scheme 3 2 story reduced	
Lobby/Reception/Entry			1,405		500		635		435		585
	Vestibule	100		150		100		100		100	
	Lobby	700		300		300		300		300	
	Men's Toilet	100		50		100				75	
	Women's Toilet	100		50		100				75	
	Coats	35				35		35		35	
Community Information Area											
	Café		225				225		225		225
	Wifi Lounge		50				50		50		50
	Gallery		Part of Circulation		Part of Circulation		Part of Circulation		Part of Circulation		Part of Circulation
	Health Screening / Salon		200				200				125
	Senior Store		100				100				
	Community Food Pantry		275		200		275				200
Administrative Offices			1,575		1,180		1,575		1,180		1,530
	Main Desk										
	Senior Coord.	1	150		150		150		150		150
	Social	1	175		175		175		175		175
	Program	5	625		475		625		475		625
	Director		175		175		175		175		175
	Conf. Room		200				200				200
	Open Office		185		185		185		185		185
	Private Toilet		45				45				
	Storage		20		20		20		20		20
Game Rooms			1,400		650		1,400		650		650
	Billiards / Table Games		650		650		650		650		650
	Cards		650				650				
	Storage	2	100				100				50



# Program and Needs Assessment

## □ Discussion - Tom Arcari – Quisenberry – Arcari Architects

Page 2 of 2

Activity / Computer Classroom	725	1,550	725	1,550	725	2,025	725	1,550	725	1,550
Activity / Computer Classroom	725		725		1,200		725		725	
Storage	2	100			100					
Library / Soft Classroom		500		500		1,600		500		500
Arts & Crafts		1,700		1,000		1,700		1,700		1,700
Classroom 1		1,400		1,000		1,400		1,400		1,400
Kiln Room		100		100		100		100		100
Storage		200				200		200		200
Fitness & Excercise		2,000		725		3,450		850		2,000
Dance/Excercise 1		750				800		750		750
Dance/Excercise 2		750				800		750		750
Storage		100				200		100		100
Fitness/Workout Room		1,000		725		1,500				1,000
Fitness Desk/Office		100				100				100
Storage		50				50				50
Changing Rooms & Jan		500		50		500		50		50
Music / Choral		850				850				
Music		800				800				
Storage		50				50				
Multi-Purpose Room		3,650		1,400		2,975		2,975		2,975
Room A		3,500		1,400		2,825		2,825		2,825
Chair / Storage		150		50		150		150		150
Kitchen		725		325		725		725		725
Kitchen		650		200		650		650		650
Dry Storage		35		125		35		35		35
Office		40				40		40		40
Men's Toilets	3 @ 125	325	1 @ 125 s.f.	125		400	2 @ 125 s.f.	250	2 @ 125 s.f.	250
Women's Toilets	3 @ 125	325	1 @ 125 s.f.	125		400	2 @ 125 s.f.	250	2 @ 125 s.f.	250
Electric Room		100		100		100		100		100
Mechanical Room		275		275		275		275		275
Water / Fire Service		100		100		100		100		100
<b>Subtotal</b>		17,830		8,805		19,560		11,865		13,840
Circulation and Gross-up	25%	4,458	25%	2,201	25%	4,890	25%	2,966	25%	3,460
<b>Total Program Area</b>		22,288		11,006		24,450		14,831		17,300



# Program and Needs Assessment

## “Needs” Included in the Proposed Program

- Lobby / Reception Area
- Community Information Area / Café/ Wi Fi Lounge / Gallery
- Dedicated Game Room
- Activities / Computer Classroom
- Library / Soft Classroom
- Multi-Purpose Room
- Kitchen

# Program and Needs Assessment

## “Needs” Included in the Proposed Program

- Accessible Toilets
- Health Screening
- Community Food Pantry
- Administrative Offices
- Conference Room
- Storage
- Fitness / Workout Room
- Fitness Office

# Program and Needs Assessment

## “Wants” Not Included in the Proposed Program

- Senior Store
- Main Destination
- Administration Private Toilet
- Dedicated Billiard / Table Game Room
- Changing Room
- Dedicated Music Room and Music Storage
- Salon

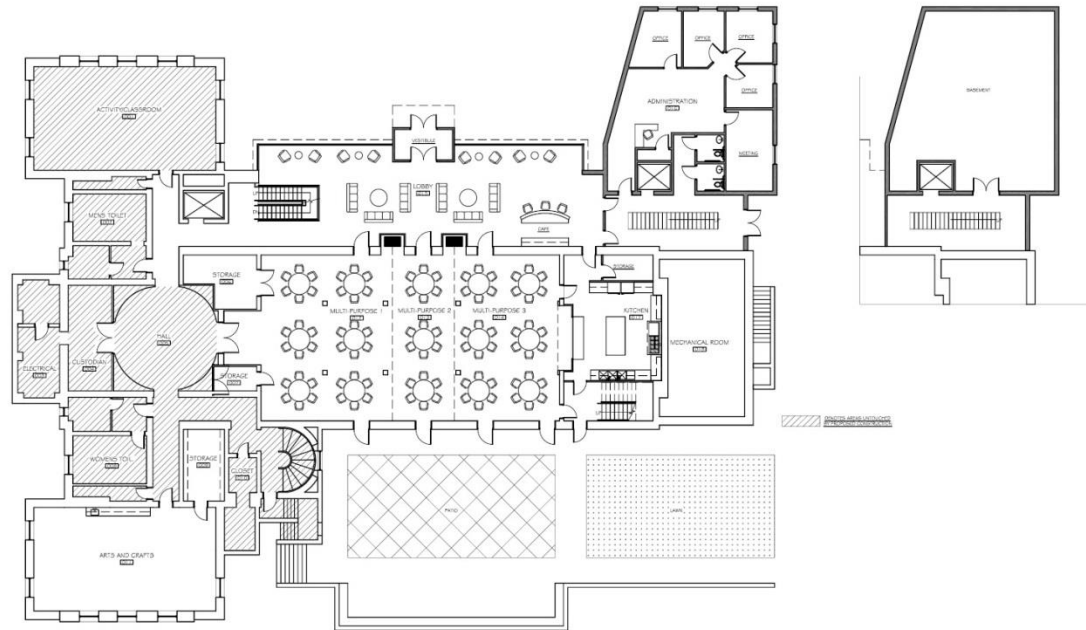
# Concept Plan

## □ Plans - Scheme 3 – Site Plan



# Concept Plan

## □ Plans - Scheme 3 - First Floor



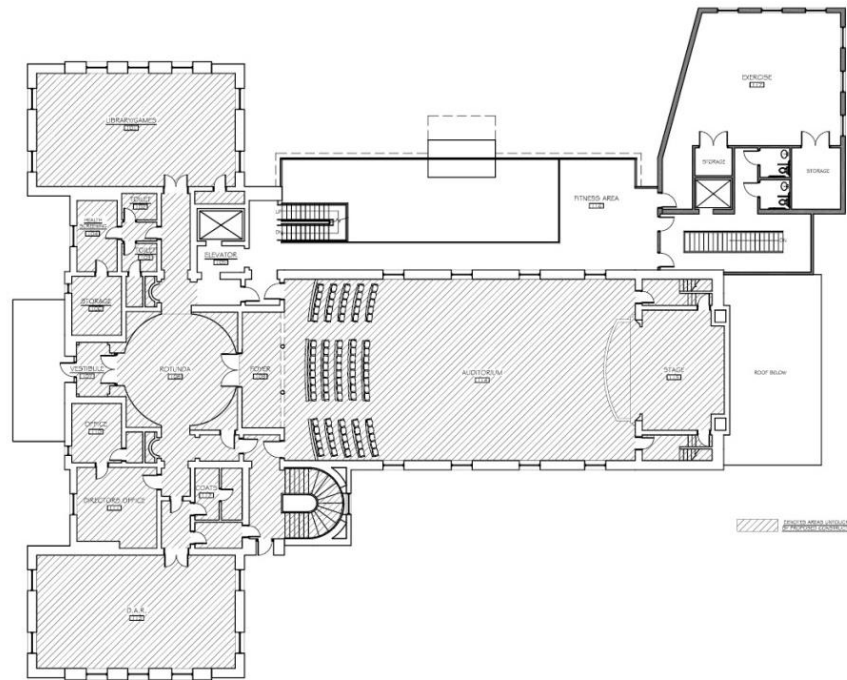
QuisenberryArcari  
ARCHITECTS

2 STORY CONCEPT - 1ST FLOOR PLAN

Simsbury Senior Center | Eno Memorial Hall

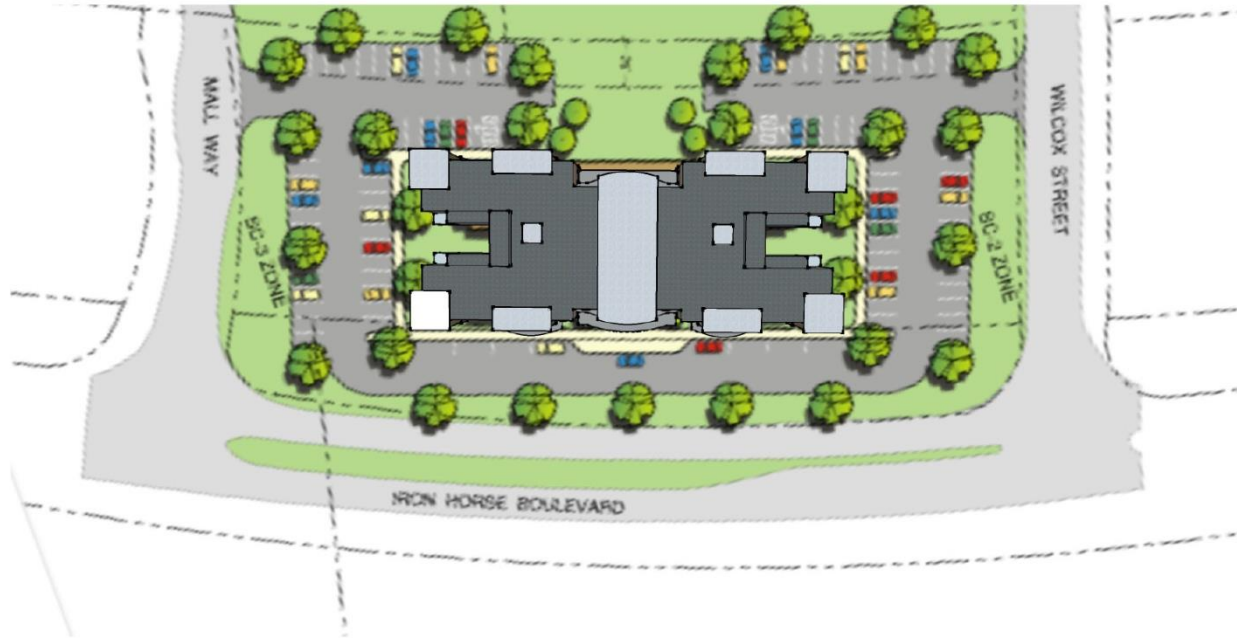
# Concept Plan

## □ Plans - Scheme 3 - Second Floor



# Program and Needs Assessment

## □ New Building – DOT Site



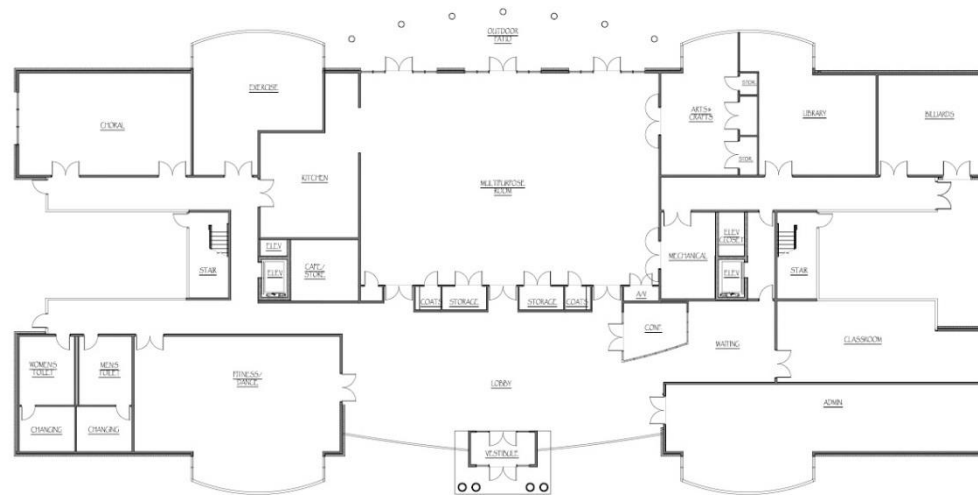
QuisenberryArcari  
ARCHITECTS

CONCEPT SITE PLAN

Simsbury Senior Center | Mall Way - Alternate Site



## □ Floor Plan – DOT Site



QuisenberryArcari  
ARCHITECTS

### FIRST FLOOR PLAN

Simsbury Senior Center | Mall Way - Alternate Site

# Revised Cost Projections

- Eno Memorial Hall Addition (Revised) with Parking Deck
  - ▣ \$7.2 Million
- Eno Memorial Hall Addition (Revised) without Parking Deck
  - ▣ \$6.2 Million
- Construction at DOT Site (No Acquisition Costs)
  - ▣ \$7.4 Million
- Construction at DOT Site (Revised) (Inc. Acquisition Costs)
  - ▣ \$8.2 Million

Source: Budgets based on consultant cost estimates adjusted 2016 construction

# Borrowing Costs for Taxpayers

Property Tax Assessment (70% of Appraised Value)	Monthly Tax Impact for a <u>\$8 Million</u> Project	Total Tax Impact over 10 Years
\$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)

A photograph of the Simsbury Senior Center, a large brick building with a classical portico supported by four columns. An American flag hangs in the center of the portico. The building has a pediment with the inscription "THE LEO MEMORIAL HALL".

# QUESTIONS? SIMSBURY SENIOR CENTER

February 17, 2015 – Board of Selectmen Meeting  
Public Hearing