



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

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)

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