Agenda

1. Welcome
2. Introductions | Advisory Committee, Project Team & Mission Statement
3. Project Story & Meetings to Date
4. Building Tours & Community Feedback
5. Program Elements | What We’ve Heard & Interactive Committee Feedback
6. Schedule & Next Steps
WELCOME

Opening Remarks
INTRODUCTIONS

Advisory Committee

Jill Spear
Sandy Fry
Ed Pawlak
Joe Campanella
Bernie Pelletier
Kris Rimal
Tziyona Goldfischer
Chuck Coursey
Dawn Ennis
Esam Boraey
Shaena Gray
Anna Park
Robin Collins
Beth Rocco
Rosemary Cleary
Rick Liftig
Joe Kolczynski
Mary Silverberg
Chris Conway
Chris Dutton
Jon Merritt
Aimee Krauss
Chris Hansen
Venica Robinson-Blythe
Harisharan Panta
Project Team

JEFF WYSZYNSKI
AIA
Principal-in-Charge

EDWARD WIDOFSKY
AIA, LEED AP BD+C
Senior Project Manager

ERNEST NEPOMUCENO
LEED AP
Senior Designer

ANTONIA CIAVERELLA
EDAC, LEED AP BD+C, WELL AP, FITWEL
Architectural Designer, Sustainability & Wellness

LUCIAN DRAGULSKI
PE, LEED AP
Principal, Bemis Associates

WILL WALTER
PE, LEED AP
Senior Associate, Civil, Benesch

CONSULTANT TEAM

BEMIS ASSOCIATES
Mechanical, Electrical & Plumbing Engineering

ALFRED BENESCH & COMPANY
Civil Engineering, Landscape Architecture

THORNTON TOMASETTI
Structural Engineering
Project Team

SERVING CLIENTS FOR 43 YEARS

STAFF OF 50 PEOPLE

90% REPEAT CLIENTS

HISTORY IN WEST HARTFORD:
Renbrook School
PeoplesBank
Penwood RE Investment Management
Ares Management
University of Hartford
Florence E. Smith STEM School Study
Kingswood Oxford School
Bishops’ Corner Stop & Shop
Women’s Health Clinic
DaVita Dialysis

+ Team Experience with Elmwood Community Center, St. Brigid School and the Neighborhood
A COLLABORATIVE TEAM

Project Team

Listen, then lead
Reach beyond the paradigm
Design for partnership
Own it together

To create the space for your potential
MISSION STATEMENT

Advisory Committee
Mission Statement

The **mission** of the Advisory Committee for the Functional Program Development and Facility Feasibility Study for the New Elmwood Community Center is to...

enable all members of the community to help shape the project vision and have their voices heard.

Committee Charge

This Committee is charged with serving as a **liaison to the community** by engaging in active dialogue and relaying community feedback. The Committee is also charged with **providing guidance at key milestones** throughout the study process to further define and uphold the programmatic, sustainable and economic objectives set forth.

Scope of work

This Committee **will make recommendations**, but does not have final authority.

This Committee **will be dissolved upon completion** of the Feasibility Study.
**Mission Statement**

**Scope of the work**

Develop a functional program to determine the specific programs that will be included in the facility.

**Main Objective**

Assist the Town in the determination of new vs. renovation/addition based on the intended program – including design concepts and cost estimates for both scenarios.

The functional program will include the following:

- Town’s philosophy, values, goals and desired image
- Site requirements such as parking, circulation, and orientation
- Explicit space requirements for the building, including:
  - Definition of the activities which will take place in each space of the building
  - The functional relationship of the spaces
  - Spatial relationship diagrams and flow diagrams
  - The size of each of the spaces
  - Special technical requirements of each of the spaces and the building systems
- Financial requirements and a preliminary budget
- Scheduling and time frame for the project
- Regulatory issues such as zoning and building code requirements
- Authorities having jurisdictional requirements
- Robust community engagement process that identifies stakeholders and solicits their goals and concerns for consideration in the functional program development
- Ecological, environmental and sustainability concerns
PROJECT STORY

The “How & Why” Behind the Vision
CREATE A WELCOMING MULTI-GENERATIONAL CULTURAL DESTINATION THAT:

Reflects West Hartford’s dynamic and diverse character as “a suburb with an urban aesthetic”

Celebrates the Town’s pride in its diversity and captures the community’s spirit

Centralizes a broad range of programs in a single cohesive location

Enhances the quality of life for all residents
Create a fully integrated park

1. Enhance community connectivity
   Neighborhood and pedestrian access, trails, running path

2. Rethink site access and visibility
   New park access road, connect facilities and parking, monumental sign
CREATE A FULLY INTEGRATED PARK

1. Enhance community connectivity
   Neighborhood and pedestrian access, trails, running path

2. Rethink site access and visibility
   New park access road, connect facilities and parking, monumental sign

3. Expand passive and active recreation opportunities

Project Story  Design Opportunities

Skating Pond  Pickleball Courts  Outdoor Stage/Theater  Outdoor Reading Room

▪ Rethink site access and visibility
  New park access road, connect facilities and parking, monumental sign

▪ Enhance community connectivity
  Neighborhood and pedestrian access, trails, running path

▪ Expand passive and active recreation opportunities

Project Story  Design Opportunities

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▪ Expand passive and active recreation opportunities
## Project Story

### Decision-Ready Information

<table>
<thead>
<tr>
<th>Program Fit</th>
<th>Resiliency, growth &amp; change</th>
<th>Destination, signature aesthetic</th>
<th>Green potential, energy performance</th>
<th>Project cost, life-cycle value</th>
<th>Project complexity &amp; time</th>
<th>Pass the WeHa test (brand, values)</th>
<th>Pass the ultimate test (funding approval)</th>
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<td><strong>Renovate-Expand</strong></td>
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<td><strong>New Build</strong></td>
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This is where we've been...

- Reduce Energy Consumption
- High Performance Envelope
- Energy Efficient Systems
- Energy Production (On-Site | Off-Site)
- Monitoring & Verification

STEP 1
Optimize

STEP 2
Energize
Project Story  What's Possible
Project Story
What's Possible
Project Story  What's Possible
ACTIVITY TO DATE

4/29 PROJECT KICK OFF

6/1 PROGRAM SESSION #1
- Emergency Management & Library

6/2 PROGRAM SESSION #2
- Leisure & Social Services

6/11 CELEBRATE! WEHA

6/12 CELEBRATE! WEHA

6/30 ADVISORY COMMITTEE

+ Building Tour (Faxon Library)
+ Building Tour (ECC)

First Community Visioning Session
Kick-Off Meeting
Summary of Key Discussion Items

Major program elements at this time include:

- Current Community Center Programs
- Faxon Library Branch
- Senior Center
- Teen Center
- Commercial Kitchen
- Gym
- Multipurpose spaces
- Food Pantry, Social Services, and Emergency Management

Other discussion items:

- Connection to bus routes will be important
- Outdoor areas and connections to Beachland Park should be integral to the design
- Sustainability targets, passive strategies, EV charging, and clean energy sources need to be explored
- Gain approval from Community Planning & Economic Development (CPED) and Human & Community Services (HCS) before September
- Establish the estimated cost for the New Community Center in early-to-mid November prior to the Town setting the cap budget

The team will explore both
New & Renovate/Addition
options for the site at 100 Mayflower
Key Takeaways:

- Staff are dispersed throughout the building due to lack of space
- General lack of storage space
- Senior Center on 2nd Floor is not ideal, consistency of location is important
- Pre-school needs spaces designed specifically for them: cubbies, toilet rooms
- Accessibility and lobby space are current issues
Key Takeaways:

- Community Room in the basement is not ideal, no natural light
- Staff workroom is crowded and lacks storage space
- Shelf height limits visibility
- Separate the Children's area for acoustics
- Prefer book return connected to the Library building
- Lack smaller meeting rooms for book groups
Celebrate! West Hartford Comment Cards

Boxes were also on-site at ECC & Faxon
Program
Synergies with the Site

Beachland Park
100 Mayflower

Walking Paths
Outdoor Pool
Play Areas
Athletic Fields

What we heard:
Walking Paths
Estimated Existing SF:

Community Center 53,600 SF
- Teen Program
- Pre-School Program
- Daycare
- Senior / Classrooms
- Gym & Storage
- Fitness
- Art & Ceramics
- Dance
- Multi-Purpose & Kit.
- Auditorium

Faxon Library Branch 12,435 SF
- Meeting Room

Social Services 2,200 SF

Emergency Mgt. 700 SF

Total Existing SF 68,935 SF
LET’S HEAR IT

What’s missing?

What are the “must haves” vs. the “nice to haves”?
## Next Steps

### Project Schedule

#### Proposed Milestone Schedule - New Community Center Feasibility Study

<table>
<thead>
<tr>
<th>Proposed Tasks</th>
<th>April</th>
<th>May</th>
<th>June</th>
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<td>Kickoff Meeting &amp; Team Introductions</td>
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<td>Working Group - Progress Meetings</td>
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<td>Communications Group - Planning Meetings</td>
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<td>Town Council - CPED and HCS Sub-Committee Meetings</td>
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<td>User Group - Programming Meetings</td>
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<td>Building tours &amp; initial program needs assessment</td>
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<td>Program verification and refinement</td>
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<td>Test lift of program in existing building</td>
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<td>Development of conceptual design options</td>
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<td>Initial development and review of the options (floor plans, site plans)</td>
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<td>Refinement of options/preferred options</td>
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<td>Develop rough order of magnitude costs for options, select approach</td>
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<td>Revisions to plans, prepare rendering imagery</td>
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<td>Preparation of estimate for chosen scheme</td>
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<td>Finalize Design Option - scope, schedule, budget, phasing</td>
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<td>Digital outreach: website updates, surveys, email communication</td>
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<td>#V1 - “What is desired”: Celebrate West Hartford Event, visioning session, open discussion and follow feedback</td>
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<td>#V2 - “What we heard”: Summary of feedback, initial concepts presentation</td>
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<td>#V3 - “What is the plan”: Presentation of proposed concept to community</td>
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### Key Components

- Working Group Progress Meetings – Every 3 Weeks
- 3-4 Advisory Committee Progress Meetings
- Remaining Two Community Engagement Sessions, plus “Pop-Up” Events
- GOAL: Final Presentation before Thanksgiving Holiday (11/24)
Next Steps

1. Refinement of Program | Incorporating Advisory Committee & User Group feedback

2. Test-fit at 100 Mayflower | Analyze existing building and site in relation to program

3. Communications Plan | Website, social media, upcoming engagement sessions

4. Sustainability Action Plan | Outline the objectives, set benchmarks & targets

5. Development of Conceptual Options | New & Renovate/Addition
Thank You

QUESTIONS

Advisory Committee Meeting
June 30, 2022