

NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

West Hartford Town Council

January 18, 2023

Agenda



- Project Goals & Vision
- 2 The Process
- 3 Initial Concepts & Variations
- Consensus Site & Building Plans
- 6 Project Imagery
- 6 Final Report & Estimate

PROJECT GOALS & VISION

Project Goals















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

Project Vision What's Possible





THE PROCESS

Working Group





Rick LedwithTown Manager

Bob Palmer

Director, Plant & Facilities Services

Helen Rubino-Turco

Director, Leisure & Social Services

Laura Irmscher

Director, Library Services

Marc Blanchard

Manager, Leisure & Social Services

Jaime Krajewski

Facilities Supervisor, Elmwood Community Center

Rebecca Sears

Director, West Hartford Senior Centers

Catherine Diviney

Energy Specialist, Plant & Facilities Services

Advisory Committee



*Residents of the surrounding neighborhood are noted with an asterisk

West Hartford Public Library Board

Jill Spear

Pedestrian & Bicycle Safety Commission

Sandy Fry

Ed Pawlak

Clean Energy Commission

Joe Campanella

Bernie Pelletier

Mayor's Youth Council

Kris Rimal

Tziyona Goldfischer

Commission on the Arts

Chuck Coursey

Human Rights Commission

Dawn Ennis

Esam Boraey

West Hartford Public Schools

Shaena Gray

Parks & Rec Advisory Board

Anna Park*

Robin Collins*

Senior Citizens
Advisory Board

Beth Rocco

Rosemary Cleary

Elmwood Business
Association

Rick Liftig*

Advisory Commission for Persons with Disabilities

Joe Kolczynski

Mary Silverberg*

West Hartford Chamber of Commerce

Chris Conway

Bridge Family Center

Chris Dutton

Jon Merritt

West Hartford-Bloomfield Health District

Aimee Krauss

Chris Hansen

Resident At Large

Venica Robinson-Blythe*

Harisharan Panta

Meetings & Events



4 TOWN MEETINGS

5
PROGRAM
SESSIONS &
TOURS

7 COMMUNITY LISTENING EVENTS

4 ADVISORY COMMITTEE MEETINGS

+ WORKING GROUP MEETINGS!

Meetings & Events











Meetings & Events





Program (Shared Spaces as example)



SHARED LOBB	SY	QTY	UNIT SF	TOTAL SF	Notes		
Adjacencies:	Vestibule (with Book Return)	1	450	45	air lock, bulletin board space, table space, book return		
All	Holds Pickup Lockers (Library)	1	250	25	accessible after-hours but does not need 24/7 access		
LEX SPACES - Shared by Schedule		QTY	UNIT SF	TOTAL SF	Notes		
thletics	Gymnasium (divisible)	1	7500	7,500	Gym dimensions: 84'x50' with 10' sidelines (HS size); curtain divider		
	Track Above w/ Weight Stations	1	2000	2,000	assumes: 270 x 8, use corners for fitness equipment		
	Climbing Wall / Ropes	0	0	0	(possible add-on)		
Fitness Room Gym Storage Special Olympics Storage Locker Room		1	400	400	00		
		1	600	600			
		1	200	200			
		2	400	800	3 toilets, 3 showers, 3 sinks, bank of lockers, vestibule		
	Single User Locker Room	1	120	120	1 toilet, 1 shower, 1 sink, 2 lockers		
vent Spaces	Large Multi-Purpose (divides into 2)	1	3000	3,000	capacity: 200 people, divideable, opens to covered patio, rentable		
Medium Multi-Purpose		1	1500	1,500	O capacity: 125 people		
	Harilli Director Character Command	1	400	100	1.2.1.1.1		
E AND OUTDOOR AMENITIES		QTY	UNIT SF	TOTAL SF	Notes		
	Pollinator Garden	1	0	0			
Community Flowerbeds Raised Garden Beds Outdoor Movie Area		1	0		Maintained by Garden Club, Senior Center		
		1	0	0 /	Maintained by Teen Center		
		1	0	0 /	Maintained by Teen Center		
	Amphitheater	1	0	0			
Pavilion		1	120	120 ((2) 60 SF GN toilets, firepit, covered picnic tables		
	Bus Waiting / Route Change	1	120	120 v	vaiting area for CT Transit employees (Possible Toilet and Vending Areas)		
	Playground	1	0	0 (existing at Beachland Park)		
	Nature Trails	1	0	0 (existing at Beachland Park), desired new loop connection for seniors		
	Bicycle Parking	1	0	0			
EV Charging Stations Accessible Parking General Parking		1	0	O fo	or cars (busses?) Quantity TBD		
		1	0	0 R	Reference existing, higher concentration than code, close to SC entry		
		1	0	0			
	WiFi Connectivity (outdoors)	1	0	0			
TOTAL				240			

Sustainability



Our Bold Goal:

Regional Leader: A landmark project that stands out across New England as a leader in sustainability and architectural design.



Analysis of Existing Building



We explored all options, as the reuse of the existing building could result in an overall cost savings to the project.

However, there were several concerns, that made reuse difficult...



Analysis of Existing Building



1 Programmatic Requirements

At approximately 52,000 sf, much smaller than the 80,000 plus sf needed; would require sizable addition

(for example, the existing school Gym is too small)

2 Universal Design

Concerns with accessibility: main level not at grade, gym at different level, no elevator

3 Functionality of Spaces

Multi-purpose space and kitchen are in basement, which makes access to large crowds and exterior space more difficult; also, the space is interrupted by a large number of columns

4 Comfort within Spaces

12' floor to floor heights will limit ceiling heights and make routing of utilities more difficult 7 Thermal Comfort & Utilities

Existing envelope will be more difficult to seal and insulate

5 Responsible Spending

Potential savings would be in shell only (floors, roof, exterior walls, structure); remainder would be removed/ replaced 8 Sustainable Design Strategies
Orientation and location of

building may not work as well with desired siting/access strategies

6 Healthy Building Environments

Costs for selective demolition and hazardous material abatement (asbestos, lead, PCBs) will decrease potential savings 9 Improve from "Status Quo"

There is already frustration with a community center being created out of a former school, and this would be more of the same

INITIAL CONCEPTS

Initial Concepts



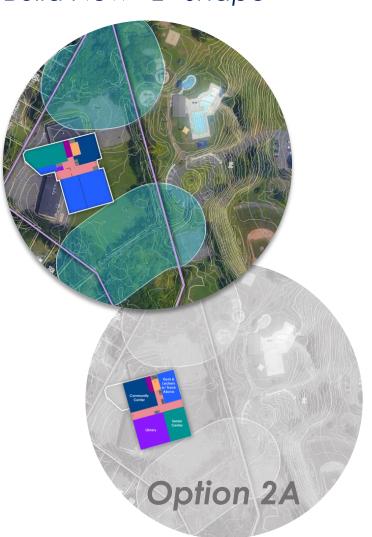
Option 1

Reuse Existing + Addition



Option 2

Build New "L" Shape



Option 3

Build New Linear Shape



Initial Concepts Feedback 9/14

things built

UPPER LEVEL

MAIN LEVEL

OPTION 2 Build new in an "L" configuration with Library upstairs and Gym facing Mayflower Street





place ed to ed

Option 2 seemed to be the <u>preferred</u> community direction

Liked the proximity to the park in Option 3...use this placement for Option 2

Refined Scheme - Site Plan





Based on community feedback, the current direction is an iteration of...

Option 2 "L" Shape

Note: only Main Level is shown on Site Plan. Upper Level is shown on other images.

CONSENSUS SITE AND BUILDING PLANS

Consensus – Site Aerial



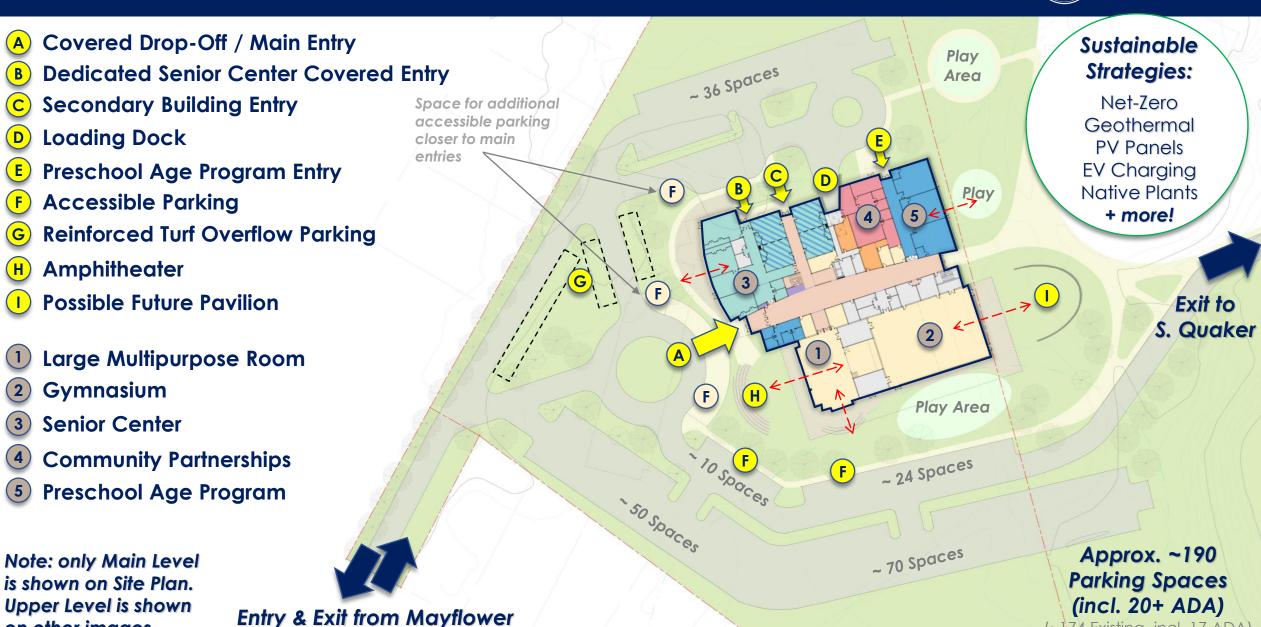


Consensus – Site Plan

on other images.



(~174 Existing, incl. 17 ADA)

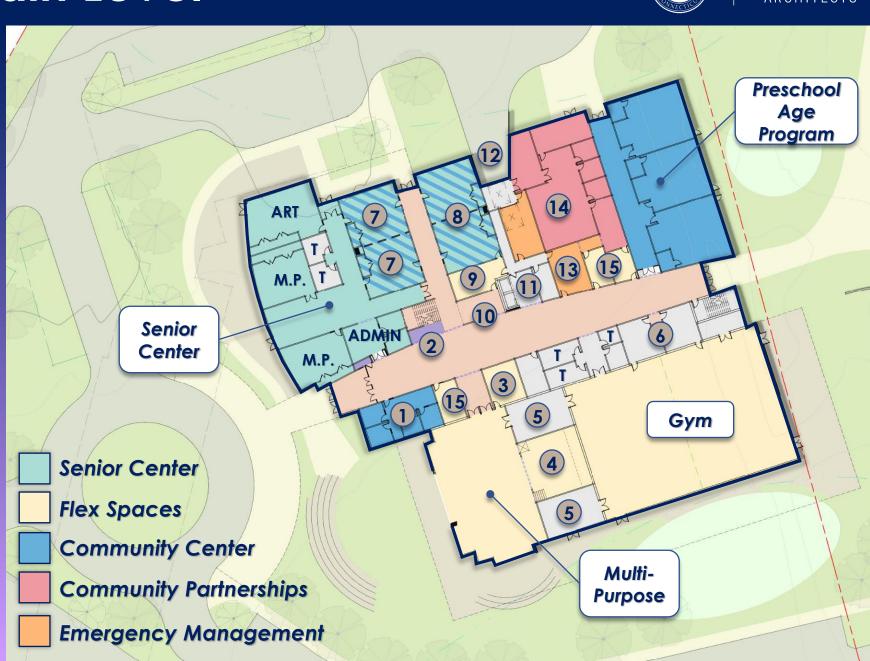


Consensus – Main Level



- Community Center Admin
- 2 Library Stair/Display Area
- Warming Kitchen
- 4 Stage
- 5 Stage/Multi-Purp./Gym Storage
- 6 Locker Rooms (w/ Toilets)
- Small Multi-Purpose
- 8 Medium Multi-Purpose
- 9 Full-Service Kitchen
- 10 Coffee Bar
- 11 Elevators
- 12 Loading Dock
- 13 Emergency Management
- 14 Food Pantry
- 15 Health Screening, Conference

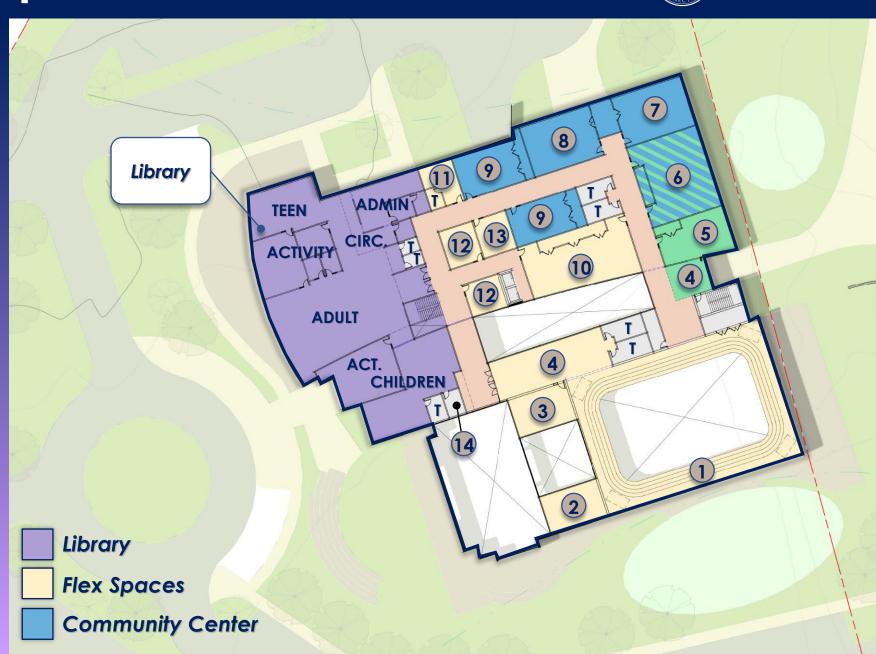
Note: only Main Level is shown. Upper Level program areas are shown on other images.



Consensus – Upper Level



- Upper Gym (Track, Stations)
- 2 Cardio, Free Weights
- 3 Indoor Play Area
- 4 Lounge
- 5 Teen Center
- Medium Multi-Purpose
- 7 Art Room
- 8 Maker Space
- 9 Small Multi-Purpose
- 10 Wellness/Dance Studio
- 11) Staff Break Room
- 12 Reservable Meeting Rooms
- 13 Sensory Room
- Mothers' Room



PROJECTIMAGERY





























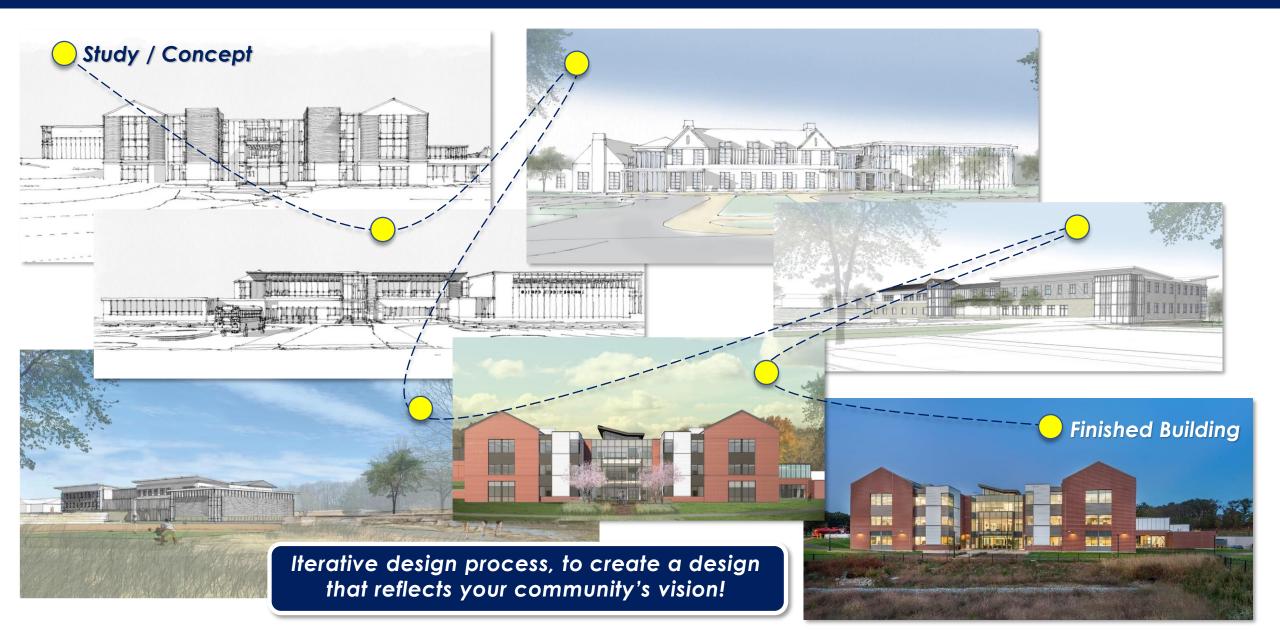






Keeping Big Picture Process In Mind...





Conceptual Project Rendering





FINAL REPORT & ESTIMATE

Final Report



TABLE OF CONTENTS EXECUTIVE SUMMARY PROGRAMMING.... Purpose of this Report Program Allocation lice to Haves Recommendation Community Feedback The Study Process Advisory Committee Feedback - Must Haves & Nice to Haves The Advisory Committee Program Summary Matrix Meet the Team FUN Itemized List of Meetings & Events SCHEME DEVELOPMENT..... & F/ Schedule Early Sketches Initial Concepts - Options 1, 2 & 3 PROJECT UNDERSTANDING & CONTEXT Variations - Options 1A, 2A, & 3A Project Vision Preferred Option 2 Goals of the Study Refining the Design Sustainability Measures Final Design Design Opportunities Cost Estimate List of Precedent Projects APPENDIX..... **EXISTING CONDITIONS & SITE ANALYSIS.** Meeting Minutes Existing Building Summary and Analysis Development of the Program Existing Square Footage Analysis Design for Freedom Site Analysis Supporting Materials Powerpoint Presentations Building Walkthroughs COMMUNITY ENGAGEMENT..... Community Events & Photos Flyers Social Media Posts Project Website Survey & Feedback

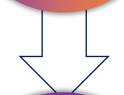
Cost Drivers & Mitigation Strategies

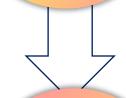






PRICE INCREASES FOR LABOR





LONG LEAD TIMES & PROJECT DELAYS CONSERVATIVE ESTIMATES, INCREASED CONTINGENCIES, FUEL SURCHARGES LESS
COMPETITIVE
BIDS,
ESCALATION
CLAUSES &
SMALL SKILLED
LABOR POOL

Possible Strategies

- Identify distinct portions of work that can be tracked as add alternates
- Discuss product availability & items that are currently subject to extreme escalation
- Consider alternate level of finishes as alternate bids
- Identify any long lead items and consider pre-purchase to maintain schedule

Conceptual Project Estimate



NEW ELMWO

WEST

CONCEPTUAL



NEW ELMWOOD COMMUNITY

DESCRIPTION

CONSTRUCTION COSTS

GENERAL SITEWORK

B. PLAY AREAS

REINFORCED TURF: OVERFLOW PARKING

COVERED DROP-OFF CANOPY

......

A ASSESTOR (DODIE (OTHER

. BUILDING DEMOLITION

3 NEW BUILDING

A. NEW ELMWOOD COMMUNITY CENTE

B. ADD: INDOOR TRACK

. ADD: GEOTHERMAL SYSTEM

D. ADD: PHOTOVOLTAIC SYSTEM - ALLOWANG

E. ADD: GENERATOR - ASSUMED 700 KW, W/ ADD: PREMIUM FOR: ADVANCED GLAZING CONSTRUCTION, EXT. OPENINGS, ROOFING

CONSTRUCTION, EXT. OPE MANAGEMENT SYSTEMS

A CT STATE SALES TAY / EVEMDT \

5. BUILDING PERMIT FEE: TOWN - ASSUMED W

6. A. C.M. - STAFF & REIMBURSABLES

B., C.M. - STAFF & REIMBURSABLES: ADD FOR

CONTINGENCY

1. ESCALATION: 16 MONTHS TO BID AWARD: AP

2. CMR - GMP CONTINGENCY, 3.00 %

CM FEES

PRE-CONSTRUCTION PHASE

2. CONSTRUCTION PHASE

Sitework: \$5,907,617 Demolition/Abatement: \$2,062,500 Building Construction: \$38,562,216

Subtotal: \$46,532,333

Contingencies, CM Fees, Bonds: \$10,175,869

Total Construction Cost: \$56,708,802

Soft Costs (Design Fees, Consultants, Testing, FF&E, Technology, Insurance, Moving, Owner Contingency): \$9,759,519

TOTAL PROJECT COST: \$66,467,722

At 82,000 sf, this equates to \$691.57 per sf for Construction and \$818.58 for Total Cost.



In Comparison...



Project Name	Location	Date of Completion	Total SF	Construction Cost	Construction Cost/SF
New Elmwood Community Center, Senior Center & Library Project	Local	2025	82,000	\$56.7 M	\$692
Madison New Elementary School (CT)	State	2024	89,100	\$53.5 M (*\$55.6 M)	\$600 (*\$624)
Charter Oak International Academy (CT)	Local	2016	83,500	\$39.4 M (*\$56.1 M)	\$472 (*\$672)
Rocky Hill Community & Senior Center (CT)	State	2020	19,500	\$10.5 M (*\$12.7 M)	\$538 (*\$655)
Lubber Run Community Center (VA)	Region	2020	50,000	\$31.3 M (*\$38.1 M)	\$626 (*\$762)







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