NEW ELMWOOD COMMUNITY CENTER
FEASIBILITY STUDY
WEST HARTFORD, CT

West Hartford Town Council
January 18, 2023
Agenda

1. Project Goals & Vision
2. The Process
3. Initial Concepts & Variations
4. Consensus Site & Building Plans
5. Project Imagery
6. Final Report & Estimate
PROJECT GOALS & 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
Project Vision  What’s Possible
THE PROCESS
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

Resident At Large
Venica Robinson-Blythe*
Harisharan Panta

*Residents of the surrounding neighborhood are noted with an asterisk
Meetings & Events

- **4 Town Meetings**
- **5 Program Sessions & Tours**
- **7 Community Listening Events**
- **4 Advisory Committee Meetings**

+ Working Group Meetings!
Meetings & Events

More, convenient parking
A safe place for all WeHa families
Community kitchen
Sustainable design

Keep the trees!
Spaces / services to support unwed mothers

A place for immigrants, especially high school students
A place for community spirituality

FAMILY POOL NIGHT

Place for Immigrants, especially high school students
## Program
(Shared Spaces as example)

### SHARED LOBBY

<table>
<thead>
<tr>
<th>Adjacency</th>
<th>QTY</th>
<th>UNIT SF</th>
<th>TOTAL SF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vestibule (with Book Return)</td>
<td>1</td>
<td>450</td>
<td>450</td>
<td>airlock, bulletin board space, table space, book return</td>
</tr>
<tr>
<td>All Hold Pickup Lockers (Library)</td>
<td>1</td>
<td>250</td>
<td>250</td>
<td>accessible after-hours but does not need 24/7 access</td>
</tr>
</tbody>
</table>

### FLEX SPACES - Shared by Schedule

<table>
<thead>
<tr>
<th>Athletics</th>
<th>QTY</th>
<th>UNIT SF</th>
<th>TOTAL SF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gymnasium (divisible)</td>
<td>1</td>
<td>7500</td>
<td>7500</td>
<td>Gym dimensions: 84x50' with 10' sidelines (HS size); curtain divider</td>
</tr>
<tr>
<td>Track Above w/ Weight Stations</td>
<td>1</td>
<td>2000</td>
<td>2000</td>
<td>assumes: 270 x 8, use corners for fitness equipment</td>
</tr>
<tr>
<td>Climbing Wall / Ropes</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>(possible add-on)</td>
</tr>
<tr>
<td>Fitness Room</td>
<td>1</td>
<td>400</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>Gym Storage</td>
<td>1</td>
<td>600</td>
<td>600</td>
<td></td>
</tr>
<tr>
<td>Special Olympics Storage</td>
<td>1</td>
<td>200</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Locker Room</td>
<td>2</td>
<td>400</td>
<td>800</td>
<td>3 toilets, 3 showers, 3 sinks, bank of lockers, vestibule</td>
</tr>
<tr>
<td>Single User Locker Room</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td>1 toilet, 1 shower, 1 sink, 2 lockers</td>
</tr>
<tr>
<td>Event Spaces</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Multi-Purpose (divides into 2)</td>
<td>1</td>
<td>3000</td>
<td>3000</td>
<td>capacity: 200 people, divisible, opens to covered patio, rentable</td>
</tr>
<tr>
<td>Medium Multi-Purpose</td>
<td>1</td>
<td>1500</td>
<td>1500</td>
<td>capacity: 125 people</td>
</tr>
</tbody>
</table>

### SITE AND OUTDOOR AMENITIES

<table>
<thead>
<tr>
<th>AMENITY</th>
<th>QTY</th>
<th>UNIT SF</th>
<th>TOTAL SF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pollinator Garden</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>Maintained by Garden Club, Senior Center</td>
</tr>
<tr>
<td>Community Flowerbeds</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>Maintained by Teen Center</td>
</tr>
<tr>
<td>Raised Garden Beds</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>Maintained by Teen Center</td>
</tr>
<tr>
<td>Outdoor Movie Area</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>Maintained by Teen Center</td>
</tr>
<tr>
<td>Amphitheater</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Pavilion</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td>(2) 60 SF GN toilets, firepit, covered picnic tables</td>
</tr>
<tr>
<td>Bus Waiting / Route Change</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td>waiting area for CT Transi employees (Possible Toilet and Vending Areas)</td>
</tr>
<tr>
<td>Playground</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>(existing at Beachland Park)</td>
</tr>
<tr>
<td>Nature Trails</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>(existing at Beachland Park), desired new loop connection for seniors</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>EV Charging Stations</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>for cars (buses?) Quantity TBD</td>
</tr>
<tr>
<td>Accessible Parking</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>Reference existing, Higher concentration than code, close to SC entry</td>
</tr>
<tr>
<td>General Parking</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>WiFi Connectivity (outdoors)</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL**                                      |     |         | 240      |                                             |
Our Bold Goal:

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

Priority Strategies:

- Net-Zero
- Geothermal
- Solar / PV
- Passive Strategies
- Ethical Sourcing
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

5. **Responsible Spending**
   Potential savings would be in shell only (floors, roof, exterior walls, structure); remainder would be removed/ replaced

6. **Healthy Building Environments**
   Costs for selective demolition and hazardous material abatement (asbestos, lead, PCBs) will decrease potential savings

7. **Thermal Comfort & Utilities**
   Existing envelope will be more difficult to seal and insulate

8. **Sustainable Design Strategies**
   Orientation and location of building may not work as well with desired siting/access strategies

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

Variations
Option 1A
Option 2A
Option 3A
Option 1 seemed to be least preferred by the community.

Option 2 seemed to be the preferred community direction.

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

- Covered Drop-Off / Main Entry
- Dedicated Senior Center Covered Entry
- Secondary Building Entry
- Loading Dock
- Preschool Age Program Entry
- Accessible Parking
- Reinforced Turf Overflow Parking
- Amphitheater
- Possible Future Pavilion

1. Large Multipurpose Room
2. Gymnasium
3. Senior Center
4. Community Partnerships
5. Preschool Age Program

Space for additional accessible parking closer to main entries

Sustainable Strategies:
- Net-Zero Geothermal
- PV Panels
- EV Charging
- Native Plants + more!

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

Entry & Exit from Mayflower

Approx. ~190 Parking Spaces (incl. 20+ ADA)
(~174 Existing, incl. 17 ADA)
Consensus – Main Level

1. Community Center Admin
2. Library Stair/Display Area
3. Warming Kitchen
4. Stage
5. Stage/Multi-Purp./Gym Storage
6. Locker Rooms (w/ Toilets)
7. 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

1. Upper Gym (Track, Stations)
2. Cardio, Free Weights
3. Indoor Play Area
4. Lounge
5. Teen Center
6. 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
14. Mothers’ Room

Library
Flex Spaces
Community Center
PROJECT IMAGERY
Main Entry, Lobby & Open Stair

Precedent Images Shown
What’s Possible…

Outdoor Connections

Gym with Track Above

Precedent Images Shown
What’s Possible...

Library
Space &
Openness
Below

Dance and
Wellness
Studio

Precedent Images Shown
What’s Possible…

Lounge Areas

Teen Center: Kitchenette, Tech Bar & Lounge

Precedent Image
What’s Possible…

Small Multi-Purpose

Senior Center

Outdoor Patio
What’s Possible…

Large Multi-Purpose

Outdoor Connections

Precedent Images Shown
What’s Possible…

(All projects on this slide by others)
Iterative design process, to create a design that reflects your community's vision!
Conceptual Project Rendering
FINAL REPORT & ESTIMATE
# TABLE OF CONTENTS

**EXECUTIVE SUMMARY** .................................................. 1  
- Purpose of this Report  
- Recommendation  
- The Study Process  
- The Advisory Committee  
- Meet the Team  
- Itemized List of Meetings & Events  
- Schedule  

**PROJECT UNDERSTANDING & CONTEXT** ......................... 2  
- Project Vision  
- Goals of the Study  
- Sustainability Measures  
- Design Opportunities  
- List of Precedent Projects  

**EXISTING CONDITIONS & SITE ANALYSIS** ...................... 3  
- Existing Building Summary and Analysis  
- Existing Square Footage Analysis  
- Site Analysis  
- Building Walkthroughs  

**COMMUNITY ENGAGEMENT** ....................................... 4  
- Community Events & Photos  
- Flyers  
- Social Media Posts  
- Project Website  
- Survey & Feedback  

**PROGRAMMING** .................................................. 5  
- Program Allocation  
- Community Feedback  
- Advisory Committee Feedback - Must Haves & Nice to Haves  
- Program Summary Matrix  

**SCHEME DEVELOPMENT** ........................................... 6  
- Early Sketches  
- Initial Concepts - Options 1, 2 & 3  
- Variations - Options 1A, 2A, & 3A  
- Preferred Option 2  
- Refining the Design  
- Final Design  
- Cost Estimate  

**APPENDIX** .................................................................. 7  
- Meeting Minutes  
- Development of the Program  
- Design for Freedom  
- Supporting Materials  
- Powerpoint Presentations
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

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

(costs shown are based on the best publicly available data)
(*escalation at 4% per year applied through 2025, however as much as 6% has been common in recent years)
Thank you!

QUESTIONS
NEW ELMWOOD COMMUNITY CENTER
FEASIBILITY STUDY
WEST HARTFORD, CT

West Hartford Town Council
January 18, 2023