

A FEASIBILITY STUDY FOR
a New Senior Center for the Town of Cromwell



PREPARED FOR: _____

The Town of Cromwell

September 14, 2009

Submitted by:



QUISENBERRY ARCARI ARCHITECTS, LLC

Feasibility Study A New Senior Center The Town of Cromwell, Connecticut

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Executive Summary

1



Demographic Study

2

Feasibility Study
The Cromwell Senior Center
Cromwell, CT

Statistical Growth of the Elderly Population **National**

Population in Millions – Actual and Projected

<u>Category</u>	<u>1988</u>	<u>2000</u>	<u>2011</u>	<u>2019</u>	<u>2050</u>
Growing Elderly 65 and Older	30.0 m	34.7 m	40.0 m	50.0 m	78.9 m

Population in Millions – Actual and Projected

<u>Category</u>	<u>1988</u>	<u>1994</u>	<u>2020</u>	<u>2040</u>	<u>2050</u>
Growing Elderly 85 and Above		3.5 m	7.0 m	14.0 m	31.0 m

Statistics show a doubling of the national population 65 and up by the year 2020. The total number of elderly Americans over the age of 65 will reach a projected number of 110 million by 2050.

Sources: US Census, National Institute on Aging, The Hartford Courant.

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Statistical Growth of the Elderly Population Connecticut

Population – Actual and Projected

<u>Category</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
All Ages	3,405,565	3,577,490	3,675,650	3,688,630
60 and Older	601,835	711,209	874,840	1,001,115
60+ Percentage	17.7%	19.9%	23.8%	27.1%
55 and Older	808,607*	* 2002 State of Connecticut Statistics		
55+ Percentage	23.0%			

Note: The 60+ and 55+ numbers associated with the State of Connecticut Census Data are similar to the population trends demonstrated at the national and local levels.

(See also National & Cromwell assessments)

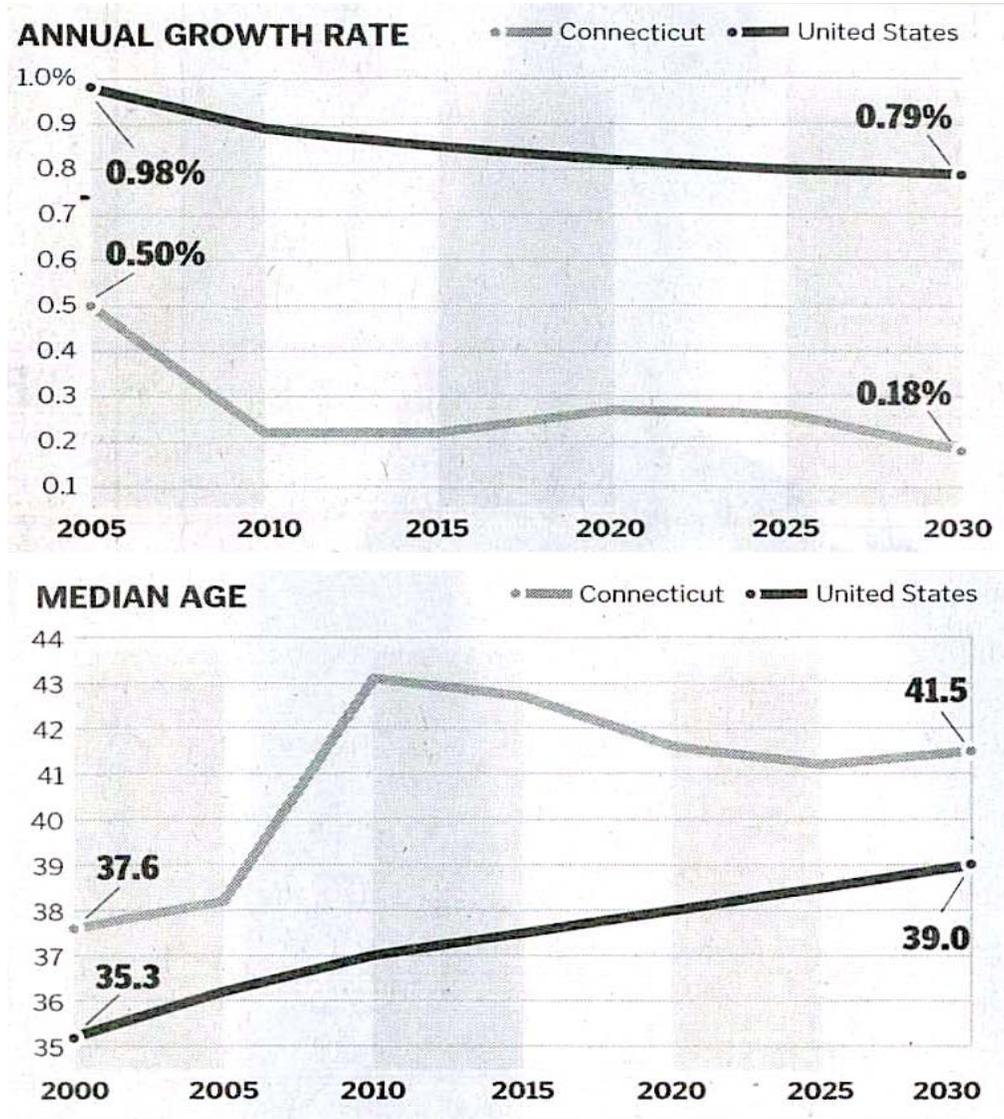
Statistics show a 66% increase of the state's 60 and up population by the year 2030.

Sources: US Census Bureau 2000 – State Level.

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Statistical Growth of the State Population vs. USA

Connecticut



Statistics and Study show a decrease in overall population growth rate
 Study concludes the overall age of the State Population is rising
 Study concludes the Senior Population is rising and reflects the "baby boom" from 2005-2025

Sources: University of Connecticut – Demographic Study - 2007

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Statistical Growth of the Elderly Population Cromwell, CT

Population Demographics – 2009 CERC

<u>Age Category</u>	<u>2000</u>	<u>Percentage of Total Population - Cromwell</u>	
Under 5 Years	764	5.6	4,160 30.5% of the population in 2009 is “Active Senior” 55 years +
05 to 17 years	2,028	14.8	
18 to 24 years	874	6.4	
25 to 49 years	4,951	36.2	
50 to 64 years	2,715	19.8	
65 and Above	2,350	17.1	

Population – Actual and Projected

<u>Category</u>	<u>1995a</u>	<u>2001b</u>	<u>2010c</u>	<u>2020d</u>	<u>2030e</u>
Growing Elderly 55 and Older	3,068	3,341	4,175	5,685	6,815
Percentage of total population	24.6	25.8	30.5	38.1	43.5

- a. based on CERC data 1995 and CENSUS 2000
- b. based on CERC Data 2002
- c. projected rates based on CERC 2009 and Census interpolation
- d. projected rates based on Census data and Confirmed State / Region / National Growth Trends
- e. projected population is based on national and state growth rates

Local statistics show a 54% increase of the population 55 and up between 2000 & 2020.
Sources: Census – 2000 and CERC 1995, 2001, 2008, 2009

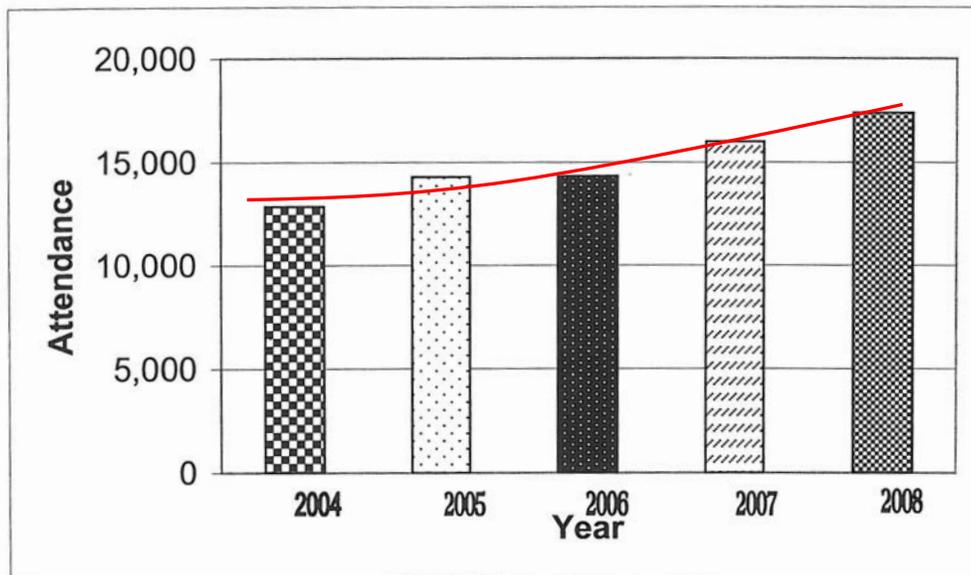
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Statistical Growth of Senior Center Use

Cromwell

Programs 2004 - 2008

<u>Year</u>	<u>Attendance</u>
2004	12,844
2005	14,290
2006	14,319
2007	16,003
2008	17,399

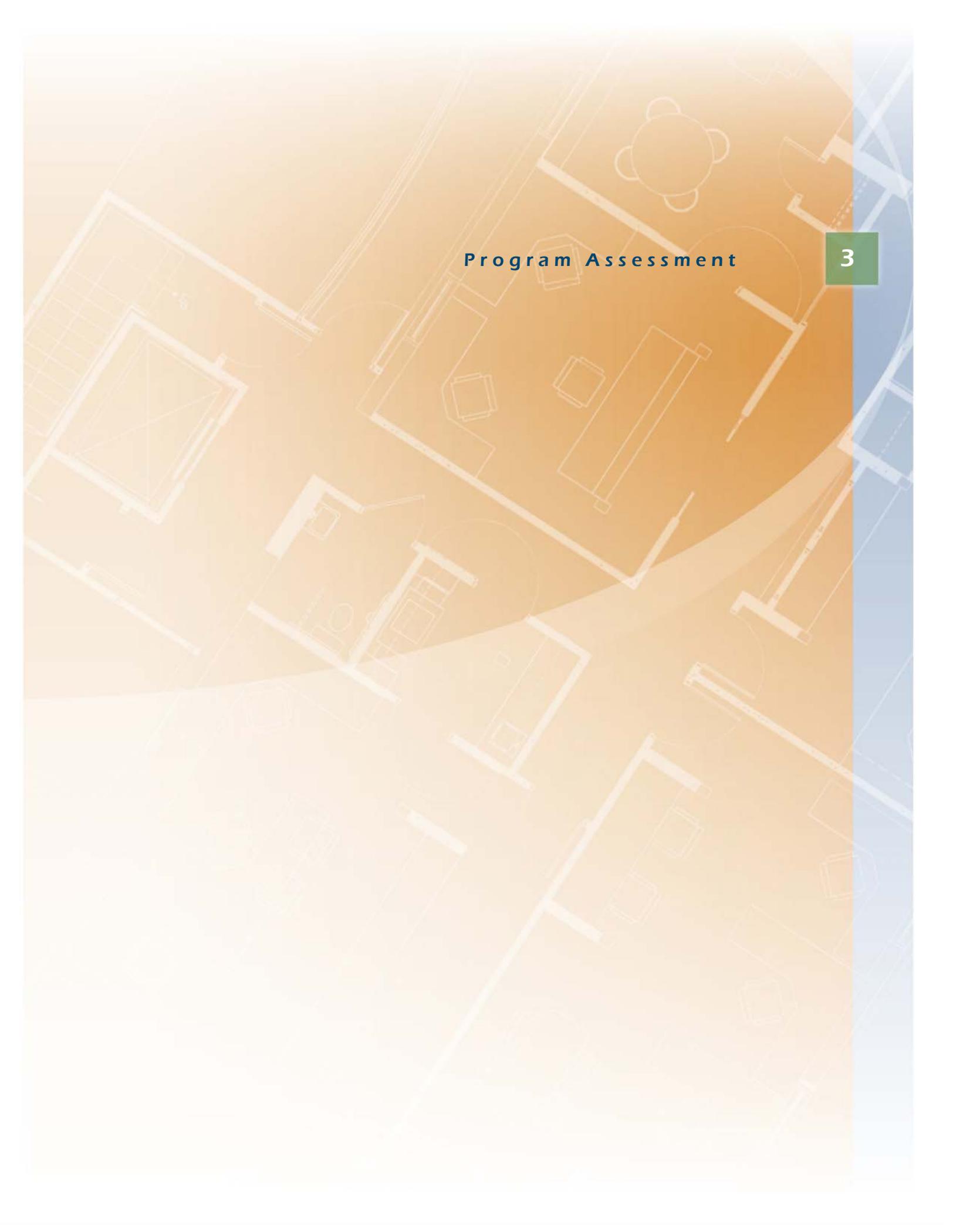


Senior Center Use - Projected

<u>Category</u>	<u>2004</u>	<u>2008</u>	<u>2010c</u>	<u>2020d</u>	<u>2030e</u>
55+ Percentage of Population of total population	27.6	30.0	30.5	38.1	43.5
Senior Center Attendance of total population	12,844	17,399	19,150	40,981	74,175

Cromwell Active Adult Population increased 2.35% between 2004 and 2008
Cromwell Senior Center Use increased 35.4% between 2004 and 2008

Source: Cromwell Senior Center – Use Records – 2004-2008



Program Assessment

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Feasibility Study for The Cromwell Senior Center

Program Summary

July, 2009

<u>Building Program Space</u>	<u>Associated Net Area</u>
ENTRY VESTIBULE	75 sf
LOBBY & SERVICES	425 sf
COMMUNITY INFORMATION CENTER	In Lobby
CAFÉ / Friends Booth	225 sf
LIBRARY SPACE	50 sf
HEALTH SCREENING	325 sf
SENIOR RETAIL STORE	150 sf
CHILD PLAY AREA	50 sf
ADMINISTRATIVE OFFICES	825 sf
COMMUNITY FOOD PANTRY	275 sf
GAME ROOMS	1,250 sf
ACTIVITY / COMPUTER CLASSROOM	800 sf
ARTS & CRAFTS	900 sf
EXERCISE ROOM	400 sf
FITNESS ROOM	1,100 sf
CHANGING ROOMS	400 sf
MULTI-PURPOSE ROOM	3,150 sf
KITCHEN	1,025 sf
TOILET ROOMS	300 sf
ELECTRIC ROOMS	100 sf
MECHANICAL ROOM	200 sf
WATER / SPRINKLER ROOM	75 sf
<hr/>	
Total Net Space Needs	12,100 sf
Net to gross Calculation	x 1.20
Total Gross Space Needs	14,520 SF

Feasibility Study for The Cromwell Senior Center

Site Summary

July, 2009

<u>Site Program Space</u>	<u>Associated Net Area</u>
Building Footprint - Approximate	15,000 sf
Building Footprint – Future Growth	7,500 sf
Parking (75 Cars @ 320sf)	24,000 sf
Parking (50 Cars @ 320sf – future)	16,000 sf
Bus Parking (3)	1,500 sf
Bus Garage – future	2,500 sf
Vehicular Drop Off	2,400 sf
Circulation	In net to gross
 Recreation / Front Yard	 5,000 sf
 Patios	 5,000 sf
 Game areas – Bocce, Shuffleboard, Croquet	 5,000 sf
 Walking / Jogging Trails	 In net to gross
Planters and Gardens	5,000 sf
Picnic Pavilion	1,250 sf
 Dumpsters	 400 sf
Generator	400 sf
Chiller	750 sf
Transformer	400 sf
 Total Net Site Space Needs	 92,600 sf
 Net to gross Calculation (including future expansion space)	 x 1.5
 Total Gross Site Space Needs	 138,900 sf
 Minimum Site Area Required	 (3.18 Acres)

Program Assessment

July, 2009

Programming meetings with the facility's administration, program supervisors, focus meetings with program patron groups, and a detailed population demographic study form the basis of the data used to establish the program.

The following programmatic synopsis addresses each space, it's functional needs, a synopsis of its use, and a final determination of its size.

ENTRY VESTIBULE

75 sf

Automatic door openers
Emergency release doors
Air-lock
Durable finishes
Walk off carpet and or tile floorings
Vision panels / windows to the outside
Direct access from covered entry area
Direct adjacency to front desk – observation
Well lighted
Trash receptacle / Cigarette Urn (outside)
Fire Alarm Anunciator Panel
Knox Box
Drop box

The entry vestibule will serve as an air lock, and transition space to the lobby and core of the building. This space is to be durable as it receives more pedestrian traffic than any other individual space in the building.

LOBBY

200 + Net to Gross

Adjacent to the administrative front desk(s) for observation
Adjacent to community information kiosk
Adjacent to “special use” spaces
Adjacent to the HC Toilet Rooms
Adjacent to the multi-purpose room
Adjacent to the café space or “Friends Booth”
Carpeted or Wood finish
Seating / Lounge Areas
Direct visual observation of vehicular drop off
Supplemental heat and A/C to compensate for adjacent entry
Well lighted
Wall protection – Continuous chair rail
Integral sound / AV system
Directory / signage.
Wide corridors for comfortable travel each way.
Display cases
Photo and wall displays
Drinking Fountains
CCTV observation and security

The lobby space is key to the success of the senior center. The lobby should be centralized to minimize the overall pedestrian travel distances in the building. This will create a zone of activity that is adjacent to most of the center’s function areas and can easily be monitored by the staff. It will also provide an opportunity to develop a centralized “social corridor” with various lounge areas and “public” special use spaces like a retail store, or a café / snack / juice bar. This space will be the transitional hub of the center.

LOBBY HC TOILET ROOMS

150 sf

(1) Men’s Room 75 sf
(1) Women’s Room 75 sf
Tile finishes – Floors and walls
Grab bars
Fully Accessible
Automatic door openers
Under counter lavatories
Full width mirrors
Indirect, wall mounted or ceiling recessed lighting
Stainless steel accessories

COAT STORAGE

75 sf

Continuous closet rod and shelves
Double height bars and shelves
Tall bar and shelves for winter coats
Special storage hooks for bags
Storage cubbies
Boot shelf
Umbrella container
“Dutch” transition door
Counter for tickets, receipts, and tips
Positive air flow
Solid surface floor finish
Floor drain
Dedicated for Coat Storage Only, no program storage in this space

The coat storage room should be a part of the lobby and directly adjacent to the multi-purpose rooms. This space could be treated as a special function space.

COMMUNITY INFORMATION AREA

In Lobby

computer access terminal & desk
informational pamphlets
Advertising Area – poster and digital displays
Adjacent to café or “friends booth”
Adjacent to main entrance
Located within the lobby space

The community information area will be a town and facility-wide hub for information and community interaction where community groups and organizations post their schedules, programs, activities, events, and results. It is here that the “community calendar” may be posted. This area will also be a potential source of revenue for the center via advertising and rental space.

CAFÉ / “Friends Booth” 225 sf

Prep, Work & Counter 100 sf

- Continuous counter
- Coffee service / Juice service
- Refreshments & Snack counter
- Register
- Sinks
- Refrigerators
- Disposal / Dishwasher
- Drink cooler
- Dry good storage
- Condiments
- Tile, wood, or rubber surfaces
- Floor drain

Seating 125 sf

- Seating for 12
- Various seating options (tables, couch, chairs, high tables, bench)
- Direct visibility to lobby, drop off, and multi-purpose functions
- Adjacent to senior retail store
- Wireless modem and internet access
- Wood or carpet finishes

The cafe should be a part of the lobby and directly adjacent to the multi-purpose rooms. This space may be treated as a special function space. This space will serve as the core of the social and circulation spaces. It offers all patrons the ability to get refreshments without going into the main dining/service area. The café also will serve as a staging area for “cocktail” & multi purpose events.

LIBRARY SPACE 50 sf

Reading / Book storage 50 sf

- Soft Seating – chairs, couch
- Book shelving
- Periodical storage
- Adjacent to lobby area and entryway
- Adjacent to café area
- Carpet / soft finishes
- Well lit
- WIFI and computer compatible

The library space is to be located adjacent to the circulation areas and perhaps the café. This space could be an alcove adjacent to the main circulation spine.

HEALTH SCREENING 325 sf

(1) Office / Consult Space 100 sf

Waiting Space 25 sf

- Seating for 4
- Magazine storage
- TV / Cable
- Counter to fill out forms
- Informational pamphlets
- Adjacent to HC Toilet
- Carpet finishes

(1) Medical screening room 125 sf

- Room for one screening table
- Room for one desk & side chair
- Base and upper cabinets
- Sink
- Hazardous materials disposal
- Directly adjacent to Health Screening HC Toilet
- Private location, away from main circulation
- Near the lobby
- Poured resinous or sheet vinyl flooring
- High level of lighting
- Adjacent rest area with dimmable lighting and soft finishes
- Cot

Health Screening HC Toilet 75 sf

- Tile finishes – Floors and walls
- Grab bars
- Fully Accessible
- Automatic door openers
- Under counter lavatories
- Stainless steel accessories
- Directly adjacent to medical screening room
- Adjacent to waiting area
- Emergency assist notifier

- Shared with Administrative services

The health screening space is an independent space to be patronized by numerous community and senior groups. The area should be centralized and could be addressed as a “special use” space..

SENIOR RETAIL STORE Total 150 sf

Retail Store 125 sf

Display counters and window display
Track lighting - flexibility
Storefront space
Register and counter
Wall racks and storage
Base cabinet storage
Work Desk

Storage Room 25sf

The senior retail store is where community arts and crafts are sold and displayed. A common program element in numerous senior centers, this space requires a direct relationship with the lobby and circulation spaces. This space is to be considered a “special use” space.

CHILDRENS’ PLAY AREA 50 sf

Play Area 50 sf

Tables, chairs
TV area
DVD
Table games area
Homework area
Adjacent to food pantry
CCTV surveillance
Carpet / soft finishes
Drinking fountain

The childrens’ play area is a “play” room where parents can leave children protected while they attend events at the senior center or the food pantry. This program space will not be monitored and staffed when in use.

SENIOR CENTER - ADMINISTRATION

Total 825 sf

Main Desk 125 sf

- Room for 1 full workstation
- Room for 1 temp workstation
- Computer workstations
- Transaction counter
- Printer
- File drawers
- Cash / transaction drawers
- Service cabinets
- Direct adjacency to the administrative area
- Direct adjacency to the main lobby
- Direct adjacency to the open office and copy area
- Visual observation of the lobby and entry to the multi-purpose room
- Small storage closet
- Tackable surfaces under the transaction counter
- HC access
- Pendant and direct lighting – tasks
- CCTV monitors for drop off area

Directors Office 175sf

- Workstation for one
- Storage Closet
- Visitors Chairs
- Conference Table for 4
- Cable TV

Programming & Staff Offices 125sf

- Workstation for one
- Open storage and work area

Conference Room 175 sf

- Room to seat 6-12 comfortably
- Casework storage
- Projection screen
- Digital connections
- Conference telephone
- Cable TV
- Sink / coffee provisions

Staff Office Area 150 sf

Room for 4 work desks
Computers
Part time staff, drivers, contract staff
Mail boxes

Kitchenette / Coffee Area 25 sf

Galley Area – eating in conference room
Kitchenette
Refrigerator - undercounter
Microwave
Sink
Sheet vinyl or tile floor finishes.
Telephone
Cable TV

Storage Room 25sf

Copy Area 25sf

Large format copier
Paper storage
Layout space

Coat storage

The Senior Center administrative offices is to be located in a central area that is accessible directly from the building entrance, yet can be “isolated” from the everyday activities. Only the main desk should have a large visible presence within the facility. The administrative area does not have to be directly proximate to all of the activity areas.

COMMUNITY FOOD PANTRY

Total 275 sf

Front Desk

25 sf

- Direct access to the exterior
- Direct access to the lobby
- Adjacent to the Human Services Office / Administration Offices
- Transaction Counter
- Display Area

Dry food storage

200 sf

- Fixed Shelving and storage area
- Display lighting

Work Area / storage

50 sf

- Bagging area
- Sorting Area
- Utility Sink
- Disposer
- Floor Drain
- Shelving
- Cabinets
- Counter and bench
- Garbage & Recycling Basins

GAME ROOMS

Total 1,250 sf

Billiard Room

550 sf

Room for table games (billiards or ping-pong, etc)
Space for all gaming accessories
“softer” finishes
carpeting
Operable windows and natural daylighting
Integral sound system
Storage cabinets
Dimmable lighting
Operable partitions between the spaces to allow for 1, 2 or 3 spaces

Game Room

650 sf

Tables for card playing and tournaments
Space for all gaming accessories
“softer” finishes
carpeting
Operable windows and natural daylighting
Integral sound system
Storage cabinets
Lounge type furniture
Dimmable lighting
Operable partitions between the spaces to allow for 1, 2 or 3 spaces

Storage Rooms

(2) at 25 – 50 sf

ACTIVITY / COMPUTER CLASSROOMS

800 sf

Activity Classroom

(1) at 750

- Projection Screens
- White Boards
- Storage Cabinets (Upper and Lower)
- Storage Closet
- Cable TV
- CCTV monitoring
- Natural Light & Operable Windows
- Dimmable Direct / Indirect Lighting
- Anti-Static carpeting
- Full Perimeter Workstations with Grommets
- Monitor, console & hard drive storage
- Infrastructure wiring
- UPS – portable
- Dedicated Circuits
- Instructor Podium
- Printers and Plotter space
- Paper and equipment storage
- Special HVAC considerations – cooling loads

The activity classrooms are to be designed for the most flexibility, and are to be geared to accommodate local education events. As classrooms, they can also be re-arranged to accommodate other meeting space and practice space needs.

The computer rooms are one of the most frequently requested spaces. This program space provides opportunity for all senior patrons of the community.

Network / Storage Room

50 sf

- Infrastructure and racking for servers.
- HVAC and power requirements
- Internal space

ARTS & CRAFTS AREA

Total 900 sf

Arts & Crafts Classroom

800 sf

White Boards
Chalk Boards
Storage Cabinets (Upper and Lower) – at perimeter
Storage cubbies for personal projects
Utility Sink
Cable TV
CCTV monitoring
Natural Light & Operable Windows
Direct Lighting – Higher lighting levels
Full Perimeter Power Strips
Sheet Vinyl Flooring
Table & Chair storage
Designed for designated uses
Flexible space to allow quilting program and Oil Painting Program

Joint Storage Room

100 sf

Full wall storage
Between both spaces
Direct access from both spaces
Secure space

EXERCISE ROOM

Total 400 sf

Exercise Classroom

400 sf

10 machines x 45sf
Room for exercise equipment
Treadmills and exercise machines
Small free weights
“Main Desk” for instructor with personal file storage
Water bubbler or drinking fountain
Special HVAC requirements
Mirrors
Multiple TV locations
Cable TV
Private listening stations and headphones
Carpet flooring
Storage for cleaning supplies
Full perimeter power supply to equipment
White boards
Integral sound system back to main desk
Towel dispensers
Adjacent to changing rooms

FITNESS ROOM

Total 1100 sf

Fitness Classroom

1050 sf

Up to 30 students at a time; 35 sf per student + circulation

Molded Athletic Flooring

Mirrors

Exercise Bar

Acoustic ceiling coverings

Integral Sound System

Water bubbler or drinking fountain

Special HVAC requirements

Multiple TV locations

Cable TV

Operable partition between both spaces for one large room

Direct access to the outside

Adjacent to the changing rooms

Coat and personal item storage

Storage Closet

50 sf

Adjacent to fitness room

Storage for all fitness equipment

Storage for ancillary program uses.

The fitness room is a dire program need. Its addition will not only meet the burgeoning requirement for this type of space, but will also free up the multi-purpose room for additional uses.

CHANGING ROOMS Total 350 sf

Locker Rooms (2) at 150 sf

- HC accessible
- Carpet and tile surfaces
- Toilets, Showers
- Floor drains
- Personal storage lockers
- Special HVAC requirements
- Towel and accessory storage (closets)
- Directly adjacent to gymnasium and exercise rooms
- Direct access from the corridors

Janitor Closet 50 sf

MULTI-PURPOSE ROOM Total 3,150 sf

Multi-Purpose Room 3,000 sf

- Seat up to 200 for dinner (200 x 15 = approx 3000)
- Vinyl or laminate flooring
- Raised podium area for entertainment - temporary
- Direct / Indirect Lighting
- Natural Light
- Integral Sound System
- Projection Screen
- Digital Projector – for large screenings
- Cable TV
- Direct Adjacency to the kitchen
- Direct Adjacency to the main Circulation spine
- After hours use – able to isolate
- Portable tables and chairs
- Ancillary space for buffet layout and display
- Operable partitions to allow for 4 spaces of 125 people

Storage Room

Table, Chair and equipment storage 150 sf

The multi-purpose space is to be designed for a maximum amount of flexibility. It must have the ability to be broken down into 4 different meeting spaces or a combination of others. It should be directly adjacent to the kitchen. Kitchen access should be for more than one breakout space if possible.

KITCHEN Total 1,025 sf

Kitchen 850 sf

- Food Prep
- Dishwashing
- Service Line
- 12' Hood
- Cart storage
- Cutting and wrapping
- Delivery access
- HC accessible
- Hard, washable surfaces
- Higher levels of lighting
- Display lighting / heat lighting for service line
- Special HVAC requirements
- Oil / Water / Grease / Sediment trap
- Ovens
- Portable register table and cart

Dry Goods Storage 75 sf

Office 100 sf

- 1 workstations
- 1 visitors chair
- Storage closet

This function must be adjacent to the multi-purpose room. Access for deliveries is critical

TOILET ROOMS 300 sf

- Sized per code requirements (approx (2) @ 150)
- HC accessible
- Serve the remainder of the facility
- Phenolic partitions
- Grab bars
- Under counter lavatories
- Full width mirrors
- Indirect, wall mounted or ceiling recessed lighting
- Stainless steel accessories
- Tile finishes
- Poured resinous finishes

ELECTRIC ROOM(S) 100 sf

Switch gear	50 sf
Main panels	25 sf
Sub panels & communications (4) @ 25	25 sf

MECHANICAL ROOM 200 sf

Boiler / Furnaces
 Hot water heaters
 Equipment
 Concrete and utility finishes
 Gas service

Provide desk and storage for maintenance staff

Some equipment may be located at rooftop level or on grade

WATER / SPRINKLER SERVICE ROOM 75 sf

Boiler / Furnaces
 Hot water heaters
 Equipment
 Concrete and utility finishes

CIRCULATION Net to Gross Ratio

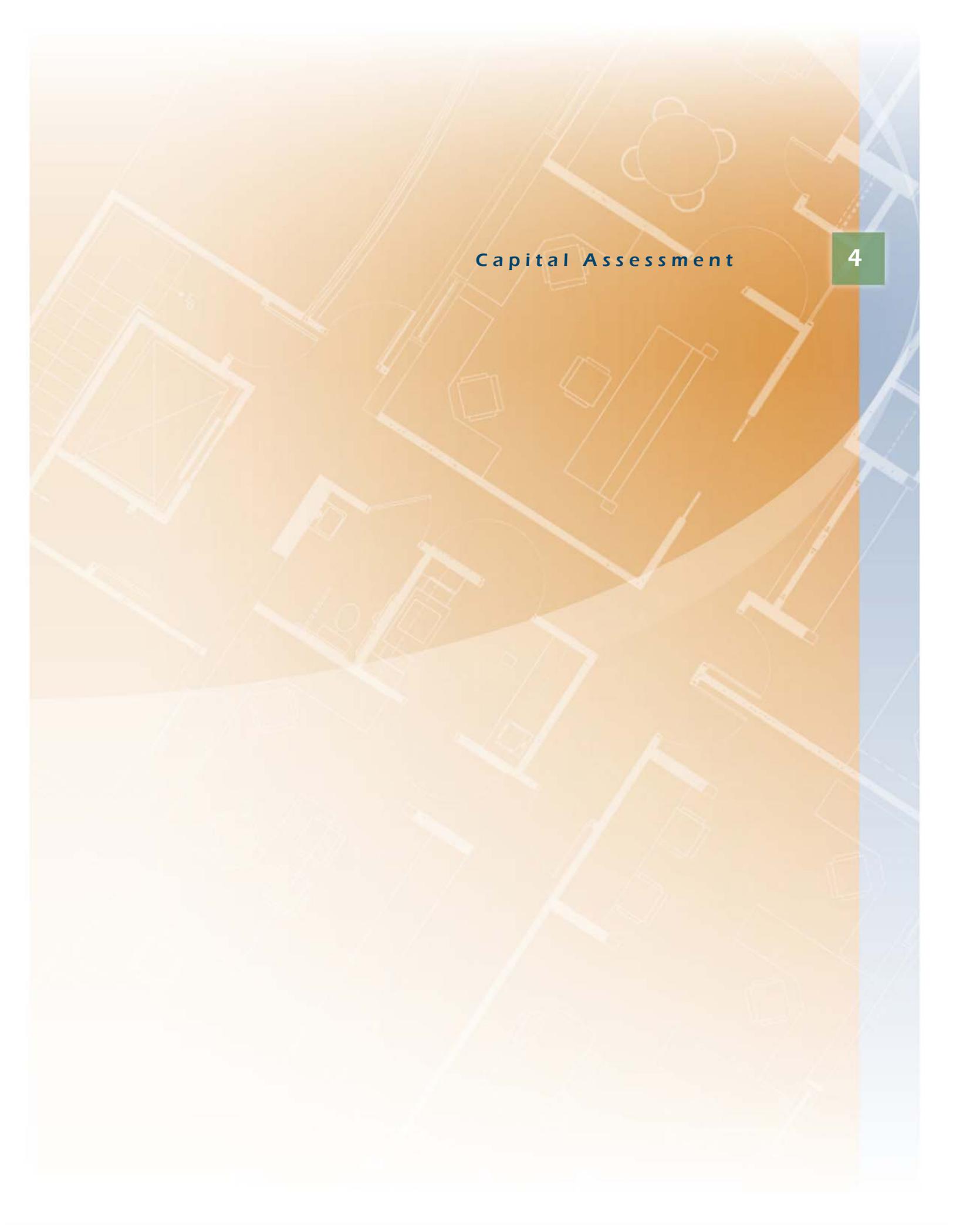
Current size sf

Net to Gross for Senior Centers 1.20 x

This program assessment was prepared by Mr. Thomas P. Arcari, A.I.A., principal, Quisenberry Arcari Architects, LLC.

If you have any further questions or clarifications regarding this assessment, please do not hesitate to contact our office (860) 677 - 4594

Cc: Mr Theresa Strong, Director, Senior Services
 Mr. Jeremy Shingleton, First Selectman, Town of Cromwell
 File



Capital Assessment

4

BUILDING PROGRAM – Assessment & Deficiencies

Interviews with administrative staff and center patrons were carried out on August 7, 2009.

The interview was carried out by Thomas P. Arcari, AIA and Kevin McFarland of Quisenberry Arcari Architects, LLC. Ms. Theresa Strong, Her Staff, and 37 Patron Responders provided answers and clarifications regarding the current programs and the projected program needs.

The following is an outline of each space within the building and includes a summary of the corresponding current and projected program deficiencies:

SITE

Exterior:	<ul style="list-style-type: none"> Inadequate Parking Insufficient HC Parking Spaces Significant Travel Distance from Parking Spaces Inadequate drop-off area (space, access & line of sight) No observation / monitoring of access areas No walks in the parking area No dedicated on-site recreation, garden, or patio areas
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ENTRY

Vestibule:	<ul style="list-style-type: none"> Sufficient No Monitoring
Lobby:	<ul style="list-style-type: none"> Oversized Shared Use Hard finishes, difficult acoustics No dedicated coat storage area
Senior Store:	<ul style="list-style-type: none"> Detached from main program space Inability to secure and store concurrently Insufficient display and lighting
Lavatories:	<ul style="list-style-type: none"> Insufficient number of men & women stalls (code & function) Shared function No separation between staff and patrons Poor lighting

ADMINISTRATION

Main Office:	<ul style="list-style-type: none"> Insufficient waiting area No observation of drop off and entry areas Minimal observation of program spaces Inadequate room for staff, drivers and program supervisors Lack of future growth space No break area / staff toilet facilities Inadequate space for office equipment Inadequate storage No program director's office
Director:	Sufficient

FOOD PANTRY

Office:	<ul style="list-style-type: none"> Sufficient food storage area No work area No storage room No office / desk area No dedicated / discreet entry
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HEALTH SCREENING

NOT PRESENT

PROGRAM SPACE

Gymnasium:	Sufficient Size
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Shared Space – Significant Program Conflicts with other agencies and limited concurrent use

- Need for dedicated space
- No need for athletic space
- Require “aerobics/exercise” rooms
- Poor acoustics
- Poor finishes
- No storage room
- No office / desk area
- No dedicated / discreet entry
- Non-dedicated storage

Multi-function space:	<p>Insufficient Size</p> <p>Currently seats 80-110 – Need for 200-250</p> <p>Does not appropriately serve any dedicated function</p> <p>Inadequate storage</p> <p>Inadequately configured for arts and crafts</p> <p>Inadequate space divider</p> <p>Insufficient number of space divisions</p> <p>Does not serve multiple programs concurrently</p> <p>Supports limited programming & program conflicts</p> <p>No plinth or platform</p> <p>Kitchen is not directly adjacent</p> <p>Improperly Lit</p> <p>Poor finishes</p> <p>HVAC inadequacies</p>
Senior Function:	<p>Sufficient space, poorly sized</p> <p>Too large for small functions</p> <p>Too small for large functions</p> <p>Poor lighting</p> <p>Poor finishes</p> <p>Poor acoustics</p> <p>Adjacent to kitchen</p> <p>Used for health screening – violates HEPA requirements</p> <p>No privacy</p> <p>Inadequate storage</p>
Classroom:	<p>Sufficient</p> <p>Too remote a location for integral programming</p>
Kitchen:	<p>Sufficiently sized and operates well</p> <p>Not adjacent to main dining area</p> <p>Insufficient storage</p>
Function Room: Lower Level	<p>Insufficient Space</p> <p>Too remote a location for integral programming</p> <p>Poor finishes</p> <p>Poor lighting</p>

LOUNGE / COMMUNICATION SPACES

NOT PRESENT

CAFÉ / COFFEE AREA

NOT PRESENT

DEDICATED CARDS, GAMES & BILLIARDS SPACES

NOT PRESENT

WIRELESS COMPUTER INFRASTRUCTURE

NOT PRESENT

CORRIDORS & UTILITY SPACE

Corridors: Improperly Sized – too wide, no seating / lounge space
No communication space
Minimal observation of corridor spaces
Poor lighting
Poor finishes

Utility Spaces: Sufficient
Additional space may be required to meet specific needs

BUILDING PROGRAM – Summary

The current program space used by the Senior Center within the Municipal Complex includes the following breakout:

Dedicated Space	7,015 sf
Shared Space	1,965 sf
<u>Gymnasium</u>	<u>4,510 sf</u>
Total	13,490 sf

In order to accommodate the Senior Center's program needs within the existing building, additional space in the form of reclamation or new addition, would be required and existing, non-functional, shared space would be abandoned. Said programs and their associated, space needs are outlined below:

Programs / Space to be abandoned or reclaimed

Gymnasium	4,510 sf
<u>Lower Level Meeting</u>	<u>450 sf</u>
Total	4,960 sf

Resultant Programs / Space to be reconfigured

Dedicated Space	7,015 sf
<u>Lower Level Meeting</u>	<u>1,515 sf</u>
Total	8,530 sf

Additional Required Programs / Space

Multi Function Space	2,000sf
Health Screening	450 sf
Communication / Lounge	750 sf
Café	100 sf
Dedicated Game Room	850 sf
Dedicated Arts Room	850 sf
Exercise Room	1,200sf
Fitness Room	525 sf
<u>Bathroom Space</u>	<u>400 sf</u>
Total	7,125 sf

:

Total Program / Space Needs	15,655 sf
Existing Physical Assets	(8,980 sf)

Total Space Required via addition / reclamation 6,675 sf

This report was prepared by Mr. Thomas P. Arcari, ALA, principal, and Mr. Kevin McFarland, Project Manager.

CAPITAL NEEDS ASSESSMENT

Walkthroughs of the facility were executed July 20 – July 24, 2009 to assess the existing conditions of the Cromwell Senior Center within the Cromwell Municipal Complex.

The architectural walkthrough was carried out by Thomas P. Arcari, AIA, Kevin McFarland, and Silvia Garcia, of Quisenberry Arcari Architects, LLC. Ms. Theresa Strong of the Cromwell Senior Center was present for parts of the walkthrough.

Ms Silvia Garcia prepared detailed measurements and existing conditions drawings of the facility as a part of the building assessment. Visual observation, manual testing, selective demolition, measurements, and photo documentation were all used to compile the following comments:

General



The Cromwell Municipal building, located at 41 West Street, Houses the Town Office, Library, Community/Recreation, and Senior Center Programs. Originally a school building, it was converted to the municipal town complex in 1983 and has been renovated since that time.

Standing testament to its builders, the facility remains in reasonable shape. However, it is in general need of numerous repairs and upgrades. Said conditions outlined in the following report must be remedied in order to insure the protection and continued function of this community asset.

Program Comments have been limited to the Senior Center Spaces

BUILDING SITE – Capital Needs & Program

Site



The existing site extents are limited and constrained. The building and adjacent drives stretch to the property limits. A large lawn area exists on the West Street Side of the property within the Main setback. Said constraints make expansion of the current facility improbable without a land acquisition.

The site offers minimal parking for the municipal complex. The parking constraints limit the ability of the facility to accommodate additions associated with assembly space (See the attached diagrams). The parking areas include minimal walks and present significant walking distances to the Senior Center.

There is a limited amount of dedicated senior center parking and minimal HC parking spaces.

Recommendations:

Due to site constraints, it appears that addition to the building will be limited or unfeasible due to the lack of space on site and the inability to add parking to meet program needs.

Drives



The bituminous concrete perimeter access drives are in moderate shape. There are miscellaneous cracks at the apparatus apron, at the rear access drive, and in the rear parking/loading area.

The dropoff area at the rear of the building is concealed, difficult to observe, and vehicular access for the senior vehicles is challenged.



Recommendations:

Increase the parking area where possible. Pursue zoning relief to park in the front yard. Provide additional parking for senior citizens and HC patrons. Increase the drop off area and provide a protected waiting area / lobby adjacent to the entrance way. Improve lighting and provide CCTV observation at the drop off area. Clean and seal the bituminous drive areas. Re-stripe where required.

Walks



The on-site walks are limited to the perimeter of the parking areas.

The walks are in good physical condition.

Recommendations:

Provide additional walks from the parking area to the building

BUILDING EXTERIOR – Capital Needs

Perimeter Enclosure



The building skin is comprised of an exposed, poured in place concrete foundation, brownstone and brick veneer, and miscellaneous accents.

The concrete foundation is fairly sound. There are a couple small areas where cracks have appeared. The concrete window sills at the lower level are mostly in good shape. There is one sill that requires repair.



The existing brick veneer is worn, but is generally in good shape. The bricks are in good condition and there are no signs of cracking. The mortar is in numerous states of condition. Numerous areas are missing mortar. In some other areas the mortar and bricks need repointing. There are no signs of flashing failure. There is some calcification present on the brick. Finally, there appears to be mold buildup in small areas at the rear of the building.

There is no evidence that the exterior wall assembly is insulated. No exploratory demolition was performed to determine the presence of insulation. There are no documents to confirm this condition.



The building skin has numerous accessories attached to the exterior face. These accessories include signage, lighting, security system panels, hose bibs, and a number of power cables. These elements generally in good condition

Recommendations:

Clean, scrub and seal the concrete foundation.

Clean and acid wash the brick veneer. Repoint the brick veneer where required. Replace any damaged bricks. Clean, scrape and refinish all lintels. Clear all weeps where present.

Confirm the presence of insulation within the exterior wall assembly. Provide insulation to meet the current building and energy codes.

Windows



The existing windows are in good condition. They are aluminum windows glazed with dual pane insulated lites. Window replacement due to compromise will not be required for a minimum of 10-20 years

A number of the windows are “slider” units and are difficult to operate for the seniors. Additionally, the windows are small units and allow restricted amounts of natural lighting to the senior center wing.

Recommendations:

Replace windows in the senior center wing with casement type units for ease of operation

Provide larger windows to allow for more natural daylighting.



Doors

The exterior hollow metal and aluminum entrance doors are in reasonable condition and require re-finishing. Operators are present.

Recommendations:

The doors can be saved and integrated with the new security methods

Roof

The existing roof assembly appears to be in sound condition.

Recommendations:

Examine warranty data on existing roof assemblies and replace the systems according to their usable life-span and projected capital work plan.

BUILDING INTERIOR – Capital Needs

General

The majority of the building's interior finishes were installed in the 1990's. In general, these finishes are in decent condition, but show signs of use and wear. Signs of this aging and overuse are present among all finished surfaces and include fading, chipping, scuffing, discoloration, delaminating, etc.

Most of the original finishes are durable in nature and remain intact.

Flooring



The majority of the floor finish is vinyl composition tile. The tiles are generally intact and in sound condition. The floor finishes are worn.

The bathroom and kitchen floor finishes are tile. Said finishes are structurally intact, but indicate occasional replacement and regular wear.

The administrative office floor finishes are carpet and are worn badly.



The gymnasium floor is a poured acrylic athletic floor. Said floor system is not conducive to senior citizen activity or their physical attributes. The flooring appears to be original in nature, worn, and requires re-finishing.

Recommendations:

Replace flooring as required to accommodate any renovation / addition work. Refinish existing flooring to remain. Replace all carpeted floor finishes. Re-finish/repair the gymnasium floor assembly.



Wall / Ceiling Assemblies

The existing main level wall assemblies include painted CMU walls at the corridors and gypsum board wall assemblies in the program spaces.

Overall the wall finishes are in solid shape and require minimal repair. The finishes are worn and should be replaced.

The existing ceiling assemblies are suspended acoustic tile ceilings. In general the ceilings are in moderate shape. Varying styles of tile exist throughout the space.

Recommendations:

Replace the ceiling tiles as required by any renovation or addition work.



Doors / Hardware The building's doors and associated hardware are in solid shape and appear to meet the requirements for HC Accessibility.

Recommendations:

Remove / Replace doors as required by renovation / additions. Upgrade a minimal amount of door openings to address accessibility

BUILDING INFRASTRUCTURE – Capital Needs

Structure The building is comprised of a combination of exterior masonry/concrete bearing walls and a steel framed structure with metal deck roof assembly.

Overall the building structure appears to be in sound condition. There are no signs of settlement, nor any signs of structurally caused masonry cracking.

Reports indicate that the roof of the low areas was previously designed to accommodate a second floor. This commentary appears to be suspect.

Any proposed additions would require structural isolation from the existing building.

Preliminary calculations indicate the structure is capable of supporting the current use and loading.

Preliminary calculations indicate the structure is capable of supporting the recommended building infrastructure improvements

Recommendations:

Leave the existing structure in-tact. Any new additions should be made in an "isolated" fashion and should not be integral with the existing building.

**Mechanical/
Electrical** The building's core mechanical and electrical services appear relatively new and in sound condition.

Further analysis would have to be carried out to determine overall capacity for expansion.

This report was prepared by Mr. Thomas P. Arcari, AIA, principal, Kevin McFarland, Project Manager, and Ms. Silvia Garcia, Designer, of Quisenberry Arcari Architects, LLC.



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NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW ONLY

EXISTING CONDITIONS FOR:
CROMWELL SENIOR CENTER
 CENTER
 CROMWELL, CT
 41 WEST STREET

Sheet Description:
 EXISTING SITE

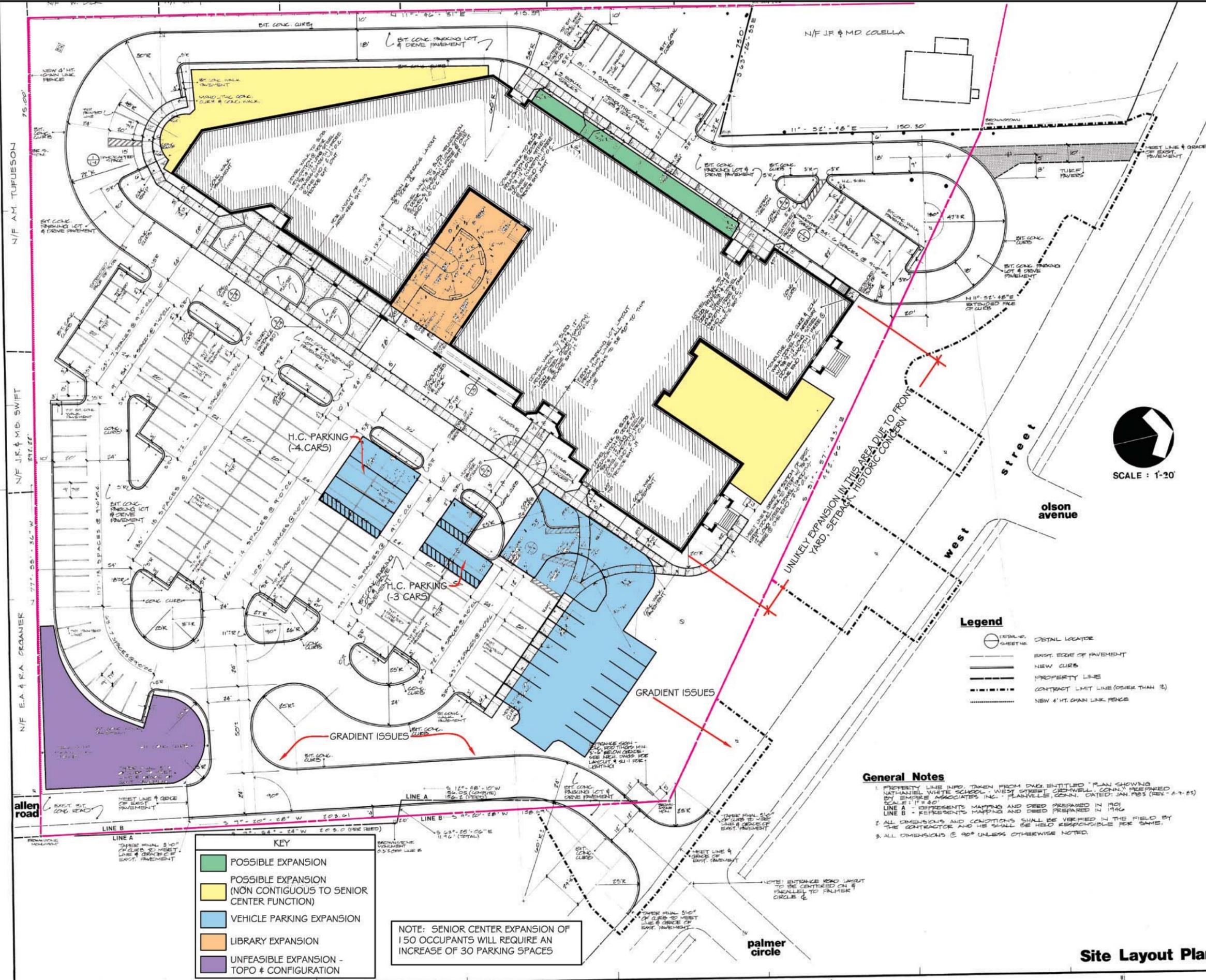
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 ISSUE DATE:

Scale: N/A

Project #: QA 0941
 Drawn By: XXX

Sheet #:

EX-1.0

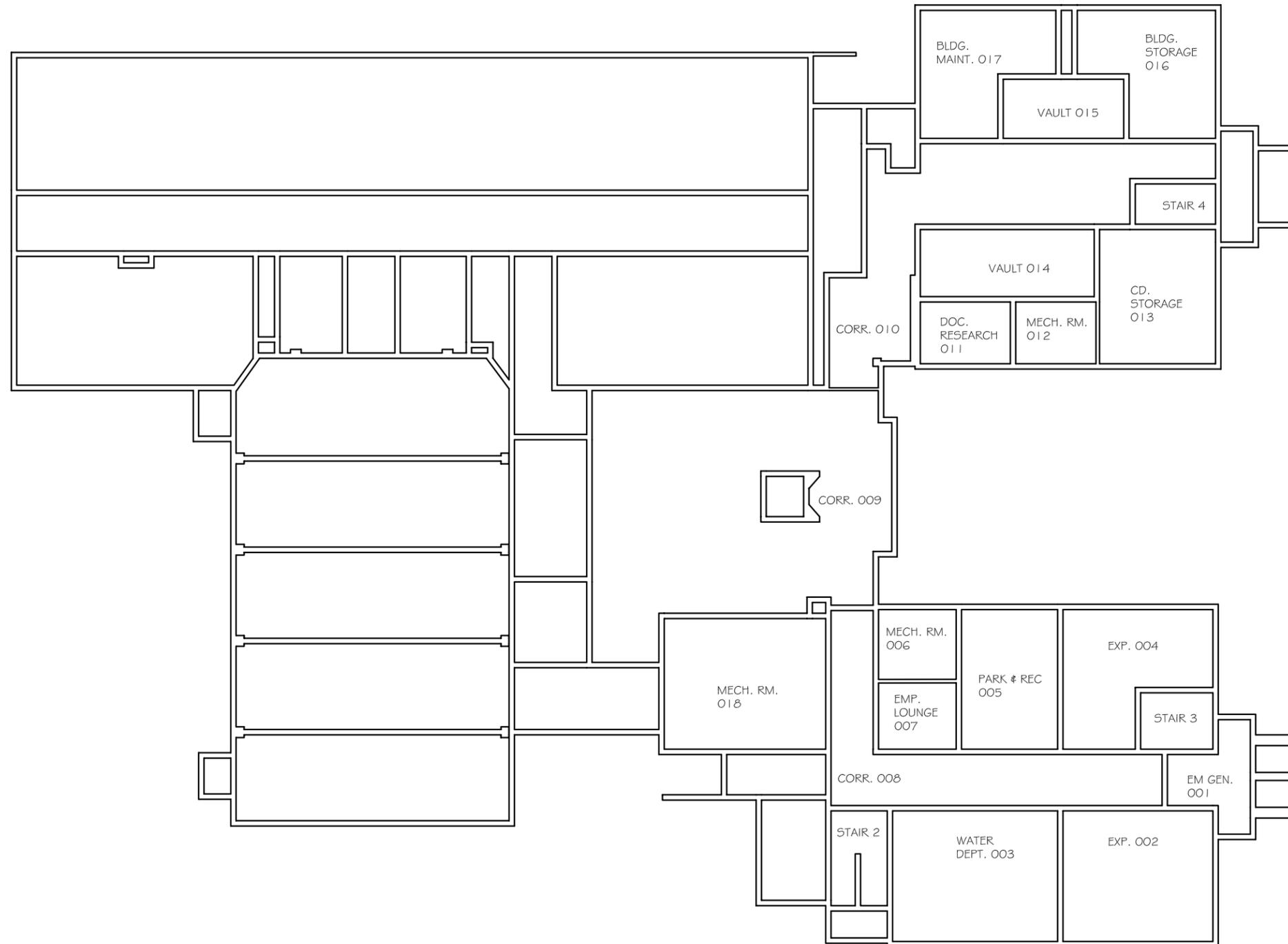


KEY

	POSSIBLE EXPANSION
	POSSIBLE EXPANSION (NON CONTIGUOUS TO SENIOR CENTER FUNCTION)
	VEHICLE PARKING EXPANSION
	LIBRARY EXPANSION
	UNFEASIBLE EXPANSION - TOPO & CONFIGURATION

NOTE: SENIOR CENTER EXPANSION OF 150 OCCUPANTS WILL REQUIRE AN INCREASE OF 30 PARKING SPACES

Site Layout Plan

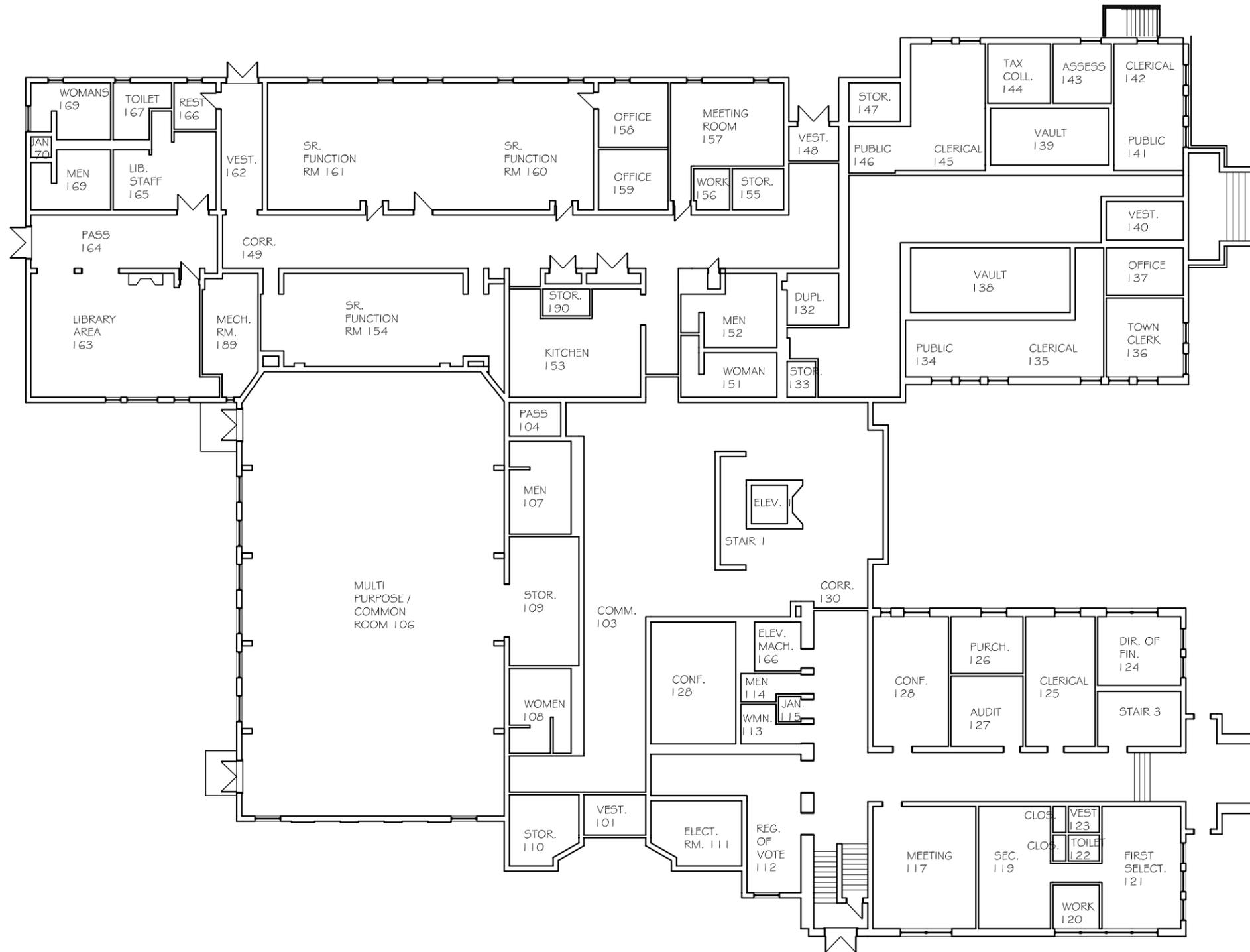


EXISTING LOWER LEVEL PLAN



EXISTING CONDITIONS FOR:
CROMWELL SENIOR CENTER
 41 WEST STREET CROMWELL, CT

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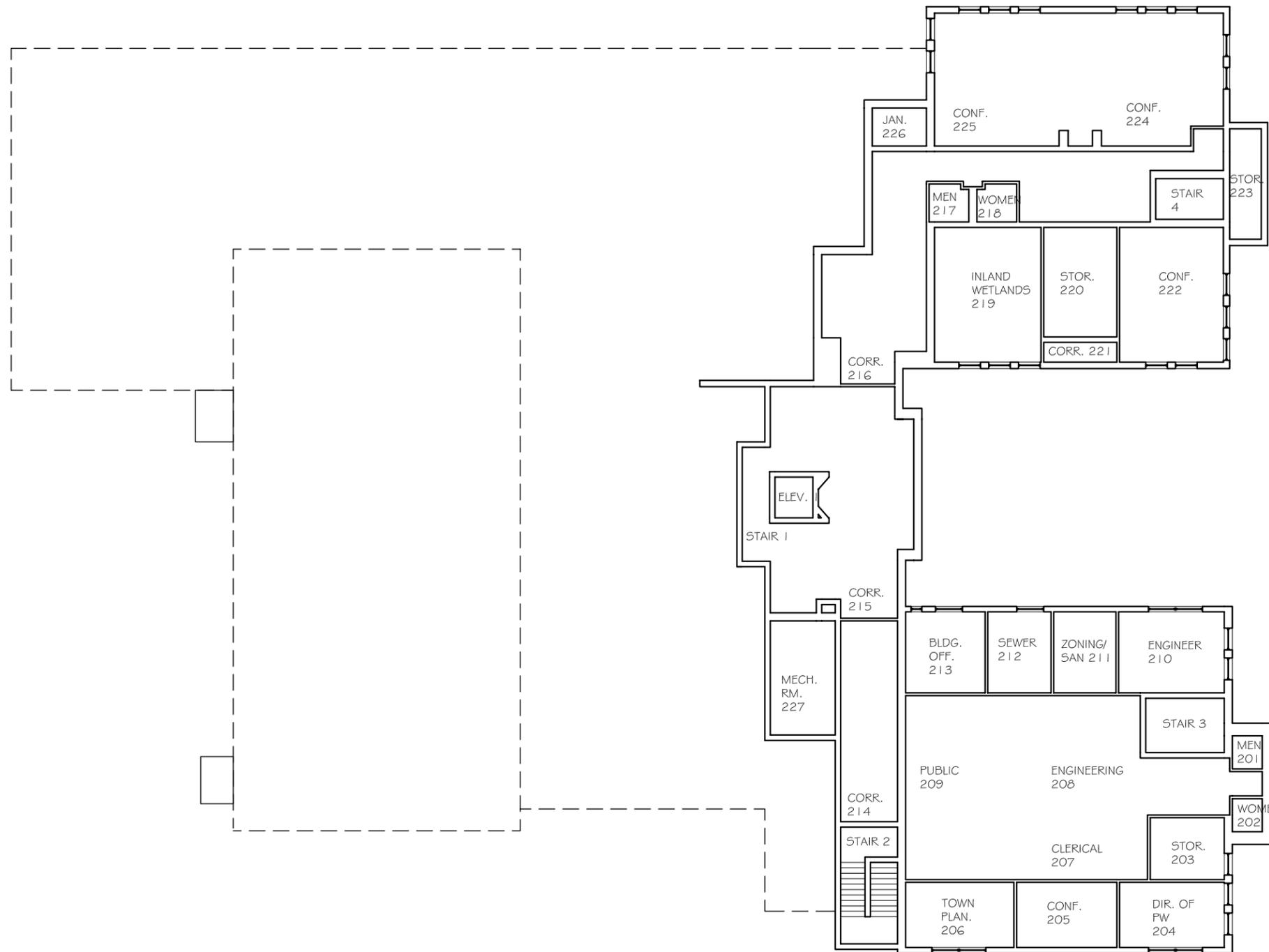


EXISTING MAIN LEVEL PLAN

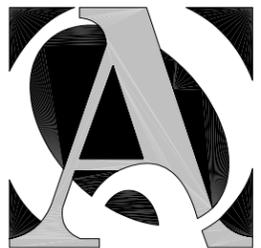


EXISTING CONDITIONS FOR:
CROMWELL SENIOR CENTER
 41 WEST STREET CROMWELL, CT

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EXISTING UPPER LEVEL PLAN



EXISTING CONDITIONS FOR:
CROMWELL SENIOR CENTER
 41 WEST STREET CROMWELL, CT

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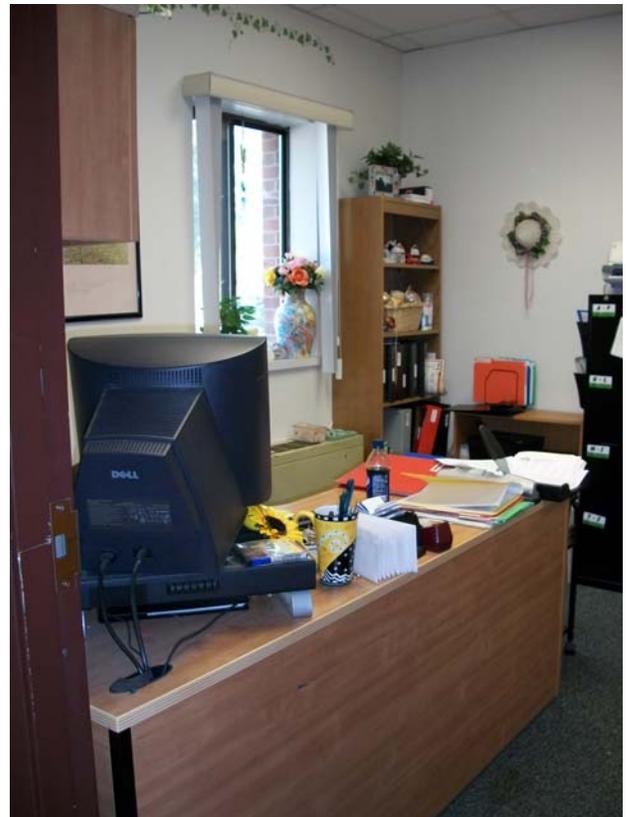
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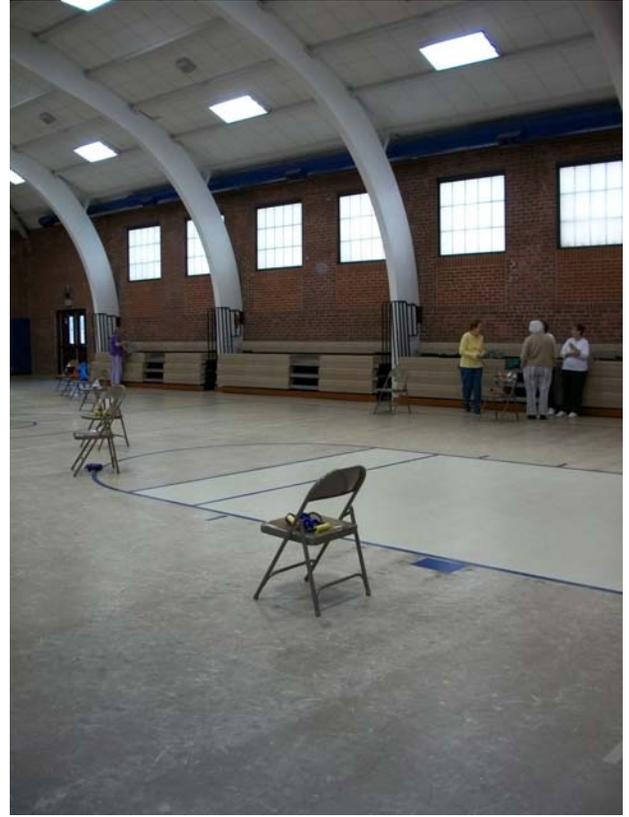


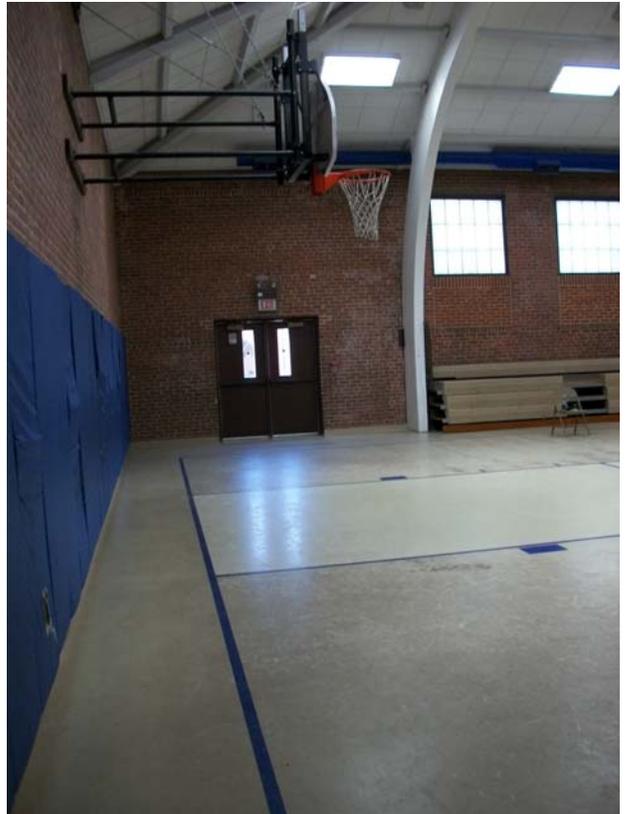




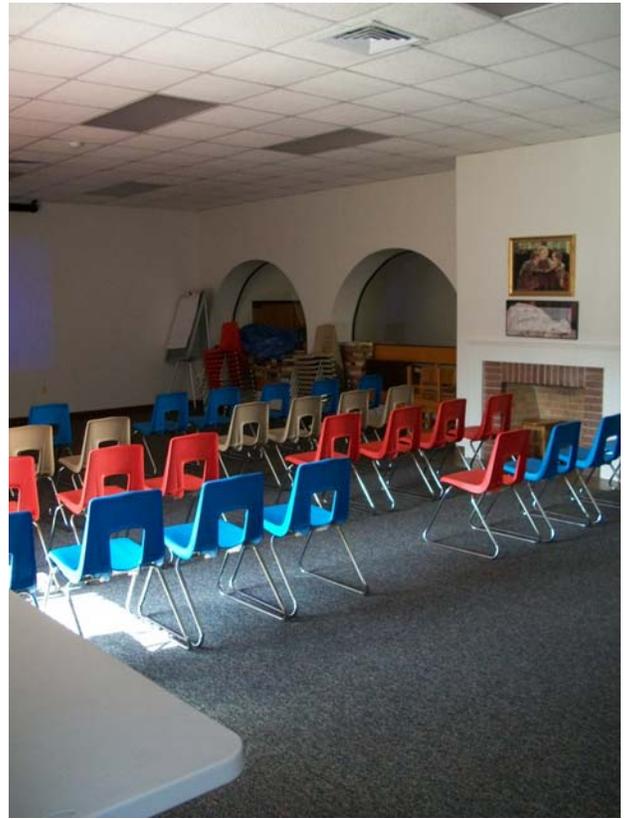




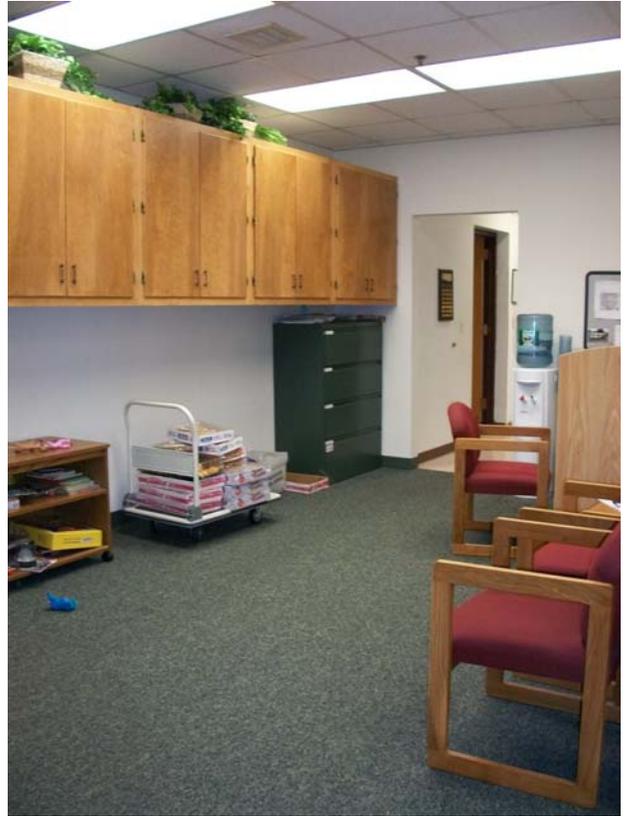




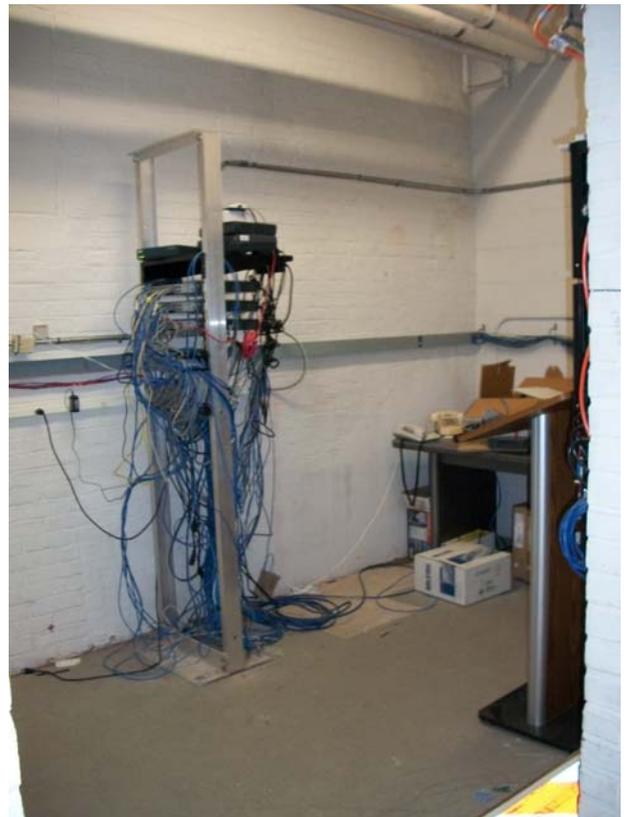


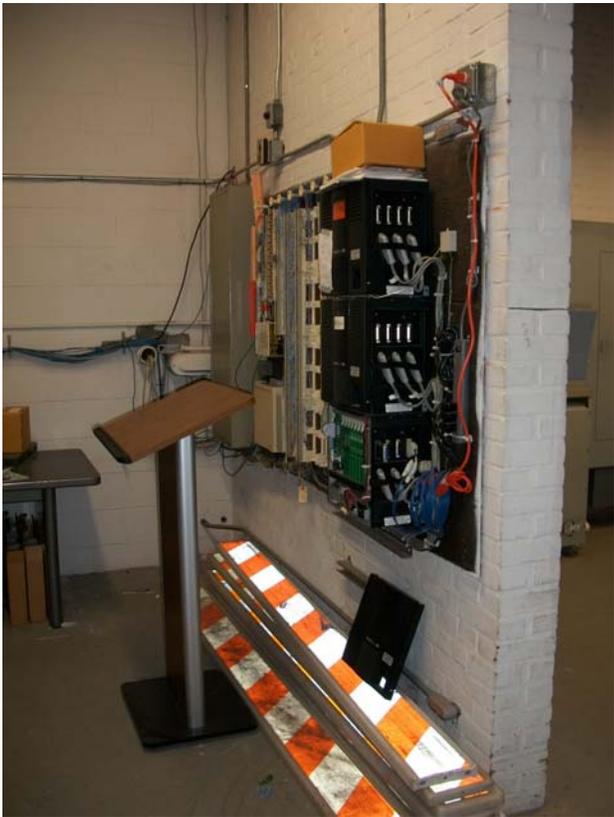
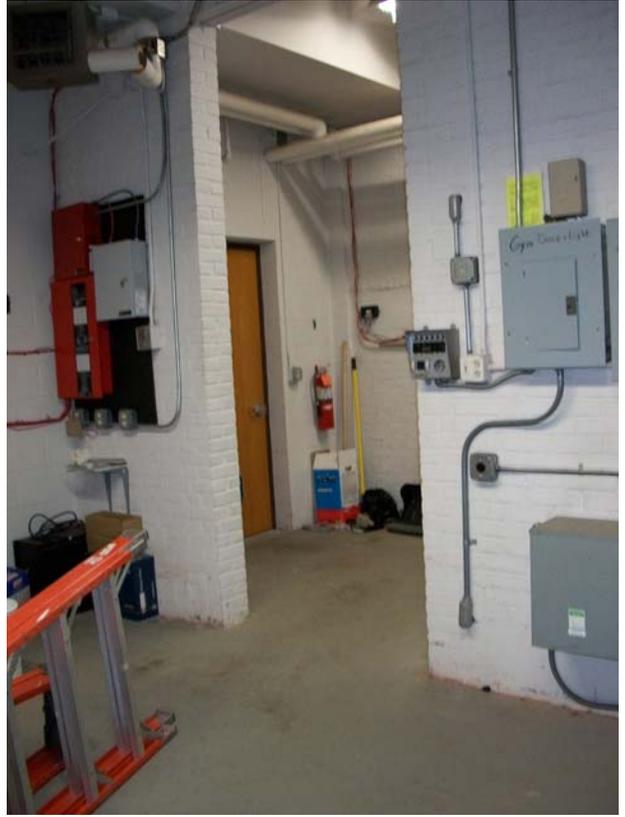
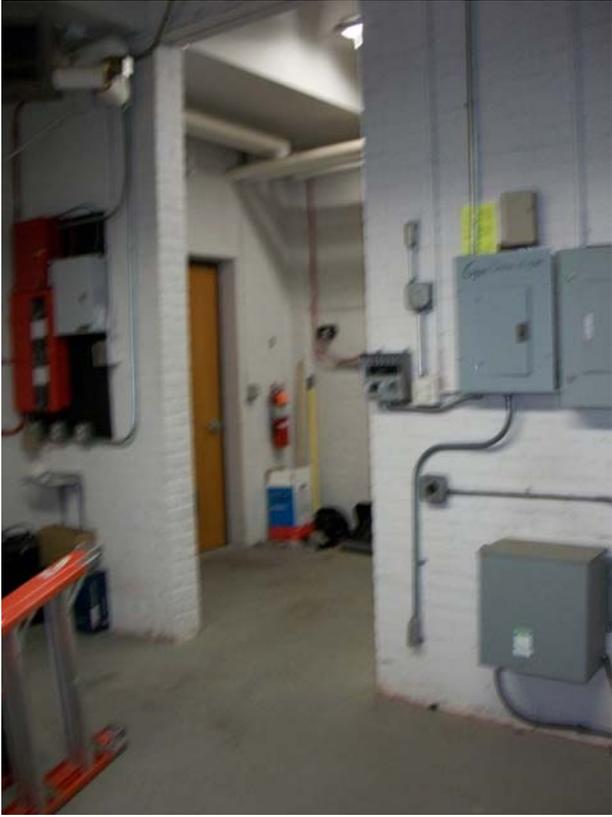


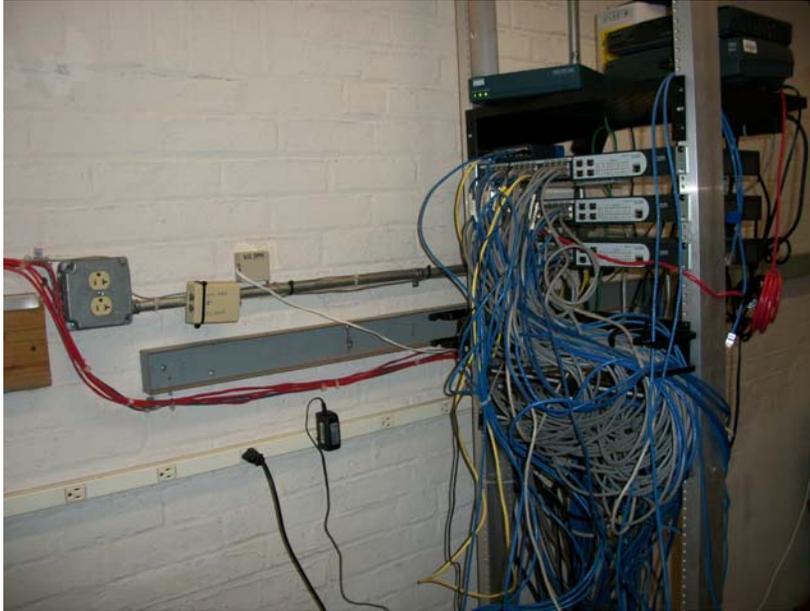






















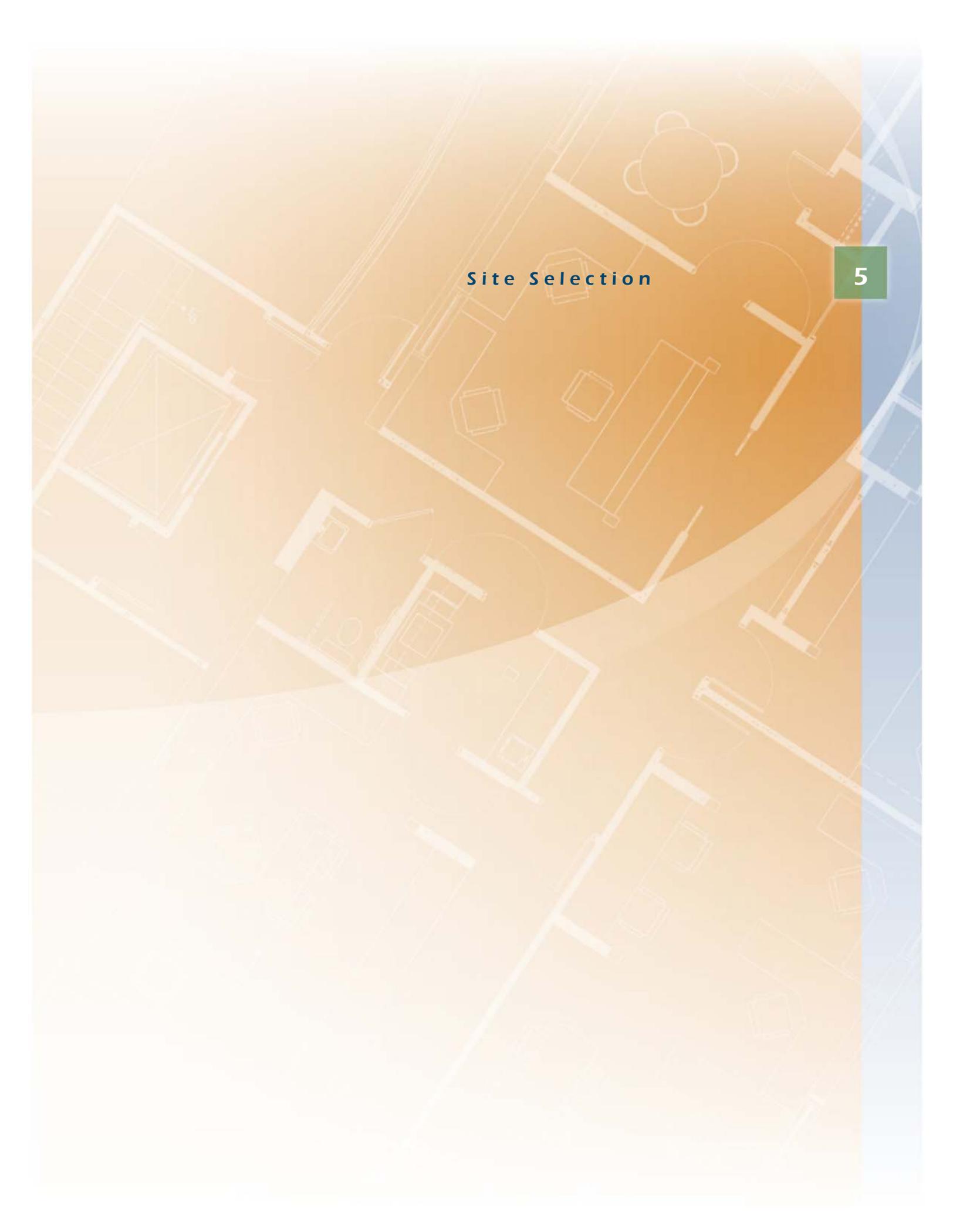












Site Selection

5

Feasibility Study for A New Cromwell Senior Center

Assessment of Possible Locations

August 31, 2009

Rank	Recommended Project Site	Rating
-------------	---------------------------------	---------------

Sites recommended for Phase II Study and Selection

A.	Watrous Park	87
B.	650 – 652 Main Street (& Golf Club Rd.)	86
C.	Woodside Road	80
D.	Geer Street	81
E.	Hillside Rd. & New Lane	76
F.	Fire Department – 105 Coles Road	75

Sites investigated but not recommended for selection

G.	540 Main Street – Sav-More & Hometown Market	73
H.	Hoffman Property – Willow Brook Road	66.5
I.	102 Court Street	65.5
J.	325 Main Street	62
K.	Nike Site – Country Squire Road	59
L.	Summerwind Estates – Cedar Drive	61

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

A – WATROUS PARK

Geer Street
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	10	Yes / Public Park	10
Current Zoning		Residential	
Buildable Area > 2.5 acres	Yes	50	
Size(BA):	5	Better if Greater	5
Sewer:	5	Yes	5
Gas:	5	No	0
Water:	5	Yes	5
Topography/Site Work:	5	Mild	4
Wetlands:	5	Some, but usable	4
Flood Plain:	5	None	5
Environmental Issues:	10	Partially Undeveloped Site	10
Sustainable Development:	5	Easily Adaptable	5
Public Transport:	5	Close	3
Access Convenience:	10	Secondary Roads	7
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	Minor	4
Impact on Tax Base	10	None	10
Recreation Available:	5	School / Public Park	5
Total Ranking	100		87

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

B – FARM PLOT

650-652 Main Street
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	10	No / Developer Property	7.5
Current Zoning	-	Active Adult Development	
Buildable Area > 25 acres	Yes	50	
Size(BA):	5	Better if Greater	5
Sewer:	5	Close	4
Gas:	5	Close	4
Water:	5	Close	4
Topography/Site Work:	5	Mild	5
Wetlands:	5	None Affecting Buildable Area	5
Flood Plain:	5	None	5
Environmental Issues:	10	Farm Land	7.5
Sustainable Development:	5	Easily Adaptable	5
Public Transport:	5	Access off Main street	5
Access Convenience:	10	Main Street	7.5
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	No Impact	5
Impact on Tax Base	10	Minor	7.5
Recreation Available:	5	Golf Course / Public Park	4
Total Ranking	100		86

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

C – WOODSIDE ROAD

Woodside Road
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	10	No / Developer Owned	5
Current Zoning		Residential	
Buildable Area > 2.5 acres	Yes	6.9	
Size(BA):	5	Better if Greater	3
Sewer:	5	Yes	5
Gas:	5	Close	2
Water:	5	Yes	5
Topography/Site Work:	5	Mild	5
Wetlands:	5	Some on Site	3
Flood Plain:	5	None	5
Environmental Issues:	10	Undeveloped Site	10
Sustainable Development:	5	Easily Adaptable	5
Public Transport:	5	Access	3
Access Convenience:	10	Secondary Roads	7.5
Future Growth Potential	5	Medium	3
Neighborhood Impact	5	Minor Adjacency	4
Impact on Tax Base	10	Minor	7.5
Recreation Available:	5	School	5
Total Ranking	100		80

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

D – FARMING PLOT

Geer Street
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	10	No / Owned by Gardner Nursery	7.5
Current Zoning		Industrial	
Buildable Area > 2.5 acres	Yes	Varies	
Size(BA):	5	Better if Greater	5
Sewer:	5	Yes	5
Gas:	5	No	0
Water:	5	Yes	5
Topography/Site Work:	5	Mild	5
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	Farm Land	8
Sustainable Development:	5	Easily Adaptable	5
Public Transport:	5	Close	3
Access Convenience:	10	Secondary Road	10
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	No Adjacency	5
Impact on Tax Base	10	Minor	5
Recreation Available:	5	School / Public Park	2.5
Total Ranking	100		81

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

E – FARMING PLOT

Hillside & New Lane
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	No	No / Owned by Nursery	2.5
Current Zoning		Business	
Buildable Area > 2.5 acres	Yes	7.6	
Size(BA):	5	Better if Greater	5
Sewer:	5	Yes	5
Gas:	5	Yes	5
Water:	5	Yes	5
Topography/Site Work:	5	Flat	5
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	None	10
Sustainable Development:	5	Easily Adaptable	5
Public Transport:	5	Close	5
Access Convenience:	10	West Street	10
Future Growth Potential	5	Medium	2.5
Neighborhood Impact	5	No Adjacency	5
Impact on Tax Base	10	Major	0
Recreation Available:	5	No	1
Total Ranking	100		76

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

F – FIRE DEPARTMENT SITE

105 Coles Road
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	Yes	Yes	10
Current Zoning		Residential	
Buildable Area > 2.5 acres	Yes	34	
Size(BA):	5	Better if Greater	5
Sewer:	5	No / Septic Fields	2
Gas:	5	No	0
Water:	5	Well	2
Topography/Site Work:	5	Mild	4
Wetlands:	5	Yes / No Impact	5
Flood Plain:	5	Yes / No Impact	5
Environmental Issues:	10	Undeveloped Site	10
Sustainable Development:	5	Easily Adaptable	5
Public Transport:	5	None	0
Access Convenience:	10	Secondary Roads	6
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	None	5
Impact on Tax Base	10	None	10
Recreation Available:	5	No	1
Total Ranking	100		75

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

G – SAV-MORE / HOMETOWN MARKET SITE 540 Main Street
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	10	No / Commercial Owner	0
Current Zoning		Business	
Buildable Area > 2.5 acres	Yes	5	
Size(BA):	5	Better if Greater	5
Sewer:	5	Yes	5
Gas:	5	Yes	5
Water:	5	Yes	5
Topography/Site Work:	5	Flat	5
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	Minor	6
Sustainable Development:	5	Easily Adaptable	5
Public Transport:	5	Access off Main street	5
Access Convenience:	10	Main Street	10
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	No Adjacency	5
Impact on Tax Base	10	Major	0
Recreation Available:	5	Medium	2
Total Ranking	100		73

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

H – Hoffman Property

Willowbrook Rd.
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	10	Yes / State Open Space Grant	5
Current Zoning		Residential	
Buildable Area > 2.5 acres	Yes	56	
Size(BA):	5	Better if Greater	5
Sewer:	5	Yes	5
Gas:	5	No	0
Water:	5	Yes	5
Topography/Site Work:	5	Steep Slope	1
Wetlands:	5	Lower Portion of Site	2
Flood Plain:	5	Lower portion of Site	4
Environmental Issues:	10	Minor	8
Sustainable Development:	5	Easily Adaptable	5
Public Transport:	5	None	0
Access Convenience:	10	Secondary Roads	7
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	None	5
Impact on Tax Base	10	Minor	7.5
Recreation Available:	5	None	2
Total Ranking	100		66.5

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

I – 102 COURT STREET

102 Court Street
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	10	No / Residential Owner	5
Current Zoning		Residential	
Buildable Area > 3.5 acres	Yes	19.2	
Size(BA):	5	Better if Greater	5
Sewer:	5	Close	4
Gas:	5	Close	2
Water:	5	Close	3
Topography/Site Work:	5	Some Topography	4
Wetlands:	5	Some on Site	4
Flood Plain:	5	Some on Site	4
Environmental Issues:	10	Undeveloped Site	10
Sustainable Development:	5	Easily Adaptable	5
Public Transport:	5	None Adjacent	0
Access Convenience:	10	Minor Roads	4
Future Growth Potential	5	Medium	3
Neighborhood Impact	5	Some Adjacency	4
Impact on Tax Base	10	Minor	7.5
Recreation Available:	5	No	1
Total Ranking	100		65.5

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

J – STUDIO 325 SITE

325 Main Street
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	10	No / Commercial Owner	0
Current Zoning		Business	
Buildable Area > 2.5 acres	No	?	
Size(BA):	5	Better if Greater	0
Sewer:	5	Yes	5
Gas:	5	Yes	5
Water:	5	Yes	5
Topography/Site Work:	5	Mild	3
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	None	10
Sustainable Development:	5	Limited Availability	1
Public Transport:	5	Access off Main Street	5
Access Convenience:	10	Main Street	10
Future Growth Potential	5	No	0
Neighborhood Impact	5	Minor	3
Impact on Tax Base	10	Major	0
Recreation Available:	5	Public Park	5
Total Ranking	100		62

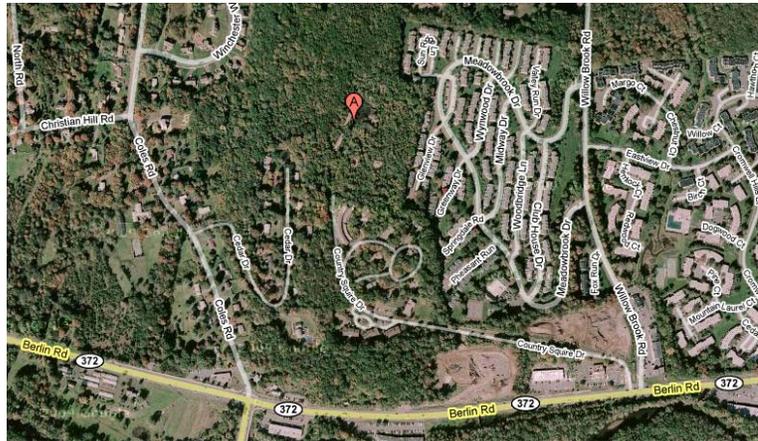
Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

K – Former Nike Site

Country Squire Drive
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	10	No / Developer Owned	7.5
Current Zoning		Residential	
Buildable Area > 2.5 acres	Yes	8.75	
Size(BA):	5	Better if Greater	5
Sewer:	5	Yes	3
Gas:	5	No	0
Water:	5	Yes	3
Topography/Site Work:	5	Mild	3
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	Former Nike Missile Site	0
Sustainable Development:	5	Easily Adaptable	5
Public Transport:	5	Close	3
Access Convenience:	10	Minor Road	5
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	Minor Adjacency	3
Impact on Tax Base	10	Minor	7.5
Recreation Available:	5	None	1
Total Ranking	100		61

Feasibility Study for A New Cromwell Senior Center

Site Evaluation

August 31, 2009

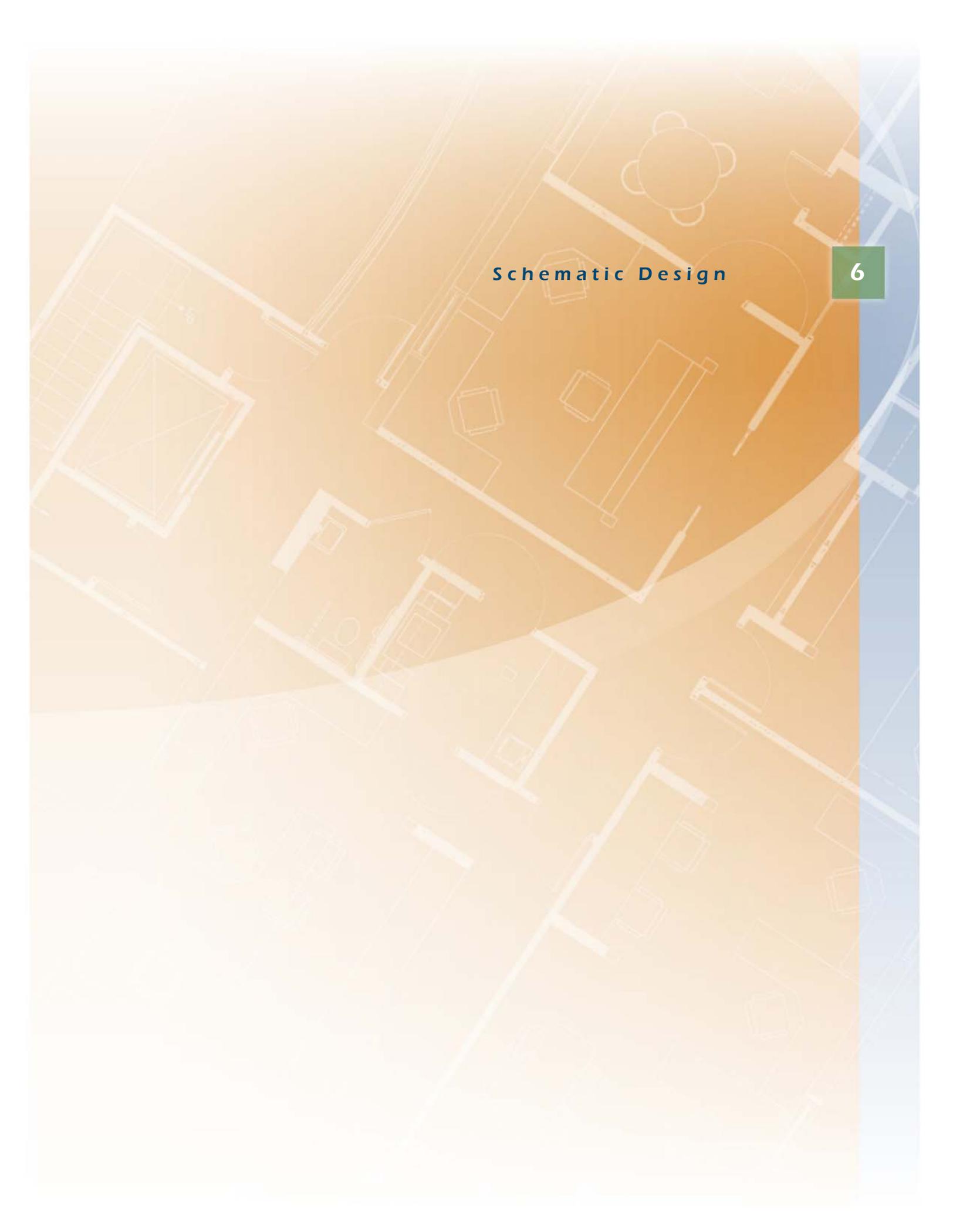
L – SUMMERWIND ESTATES

Cedar Drive
Cromwell, CT



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the City	10	Yes / Deeded Open Space	7.5
Current Zoning		Residential	
Buildable Area > 2.5 acres	Yes	17	
Size(BA):	5	Better if Greater	5
Sewer:	5	Yes	5
Gas:	5	No	0
Water:	5	Yes	5
Topography/Site Work:	5	Undeveloped & Hilly Site	0
Wetlands:	5	Some on site	2
Flood Plain:	5	None	5
Environmental Issues:	10	Undeveloped Site	10
Sustainable Development:	5	Moderatly Adaptable	3
Public Transport:	5	None	0
Access Convenience:	10	Minor – Through Residential Street	3
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	Quiet Residential Neighborhood	1
Impact on Tax Base	10	Minor	7.5
Recreation Available:	5	No	1
Total Ranking	100		59

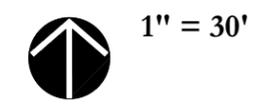
The background of the page is a light orange gradient overlaid with a faint, white architectural floor plan. The plan shows various rooms, corridors, and furniture layouts, including a circular table with chairs in the upper right, a rectangular table with chairs in the center, and a staircase on the left. The overall style is clean and technical.

Schematic Design

6



SITE PLAN



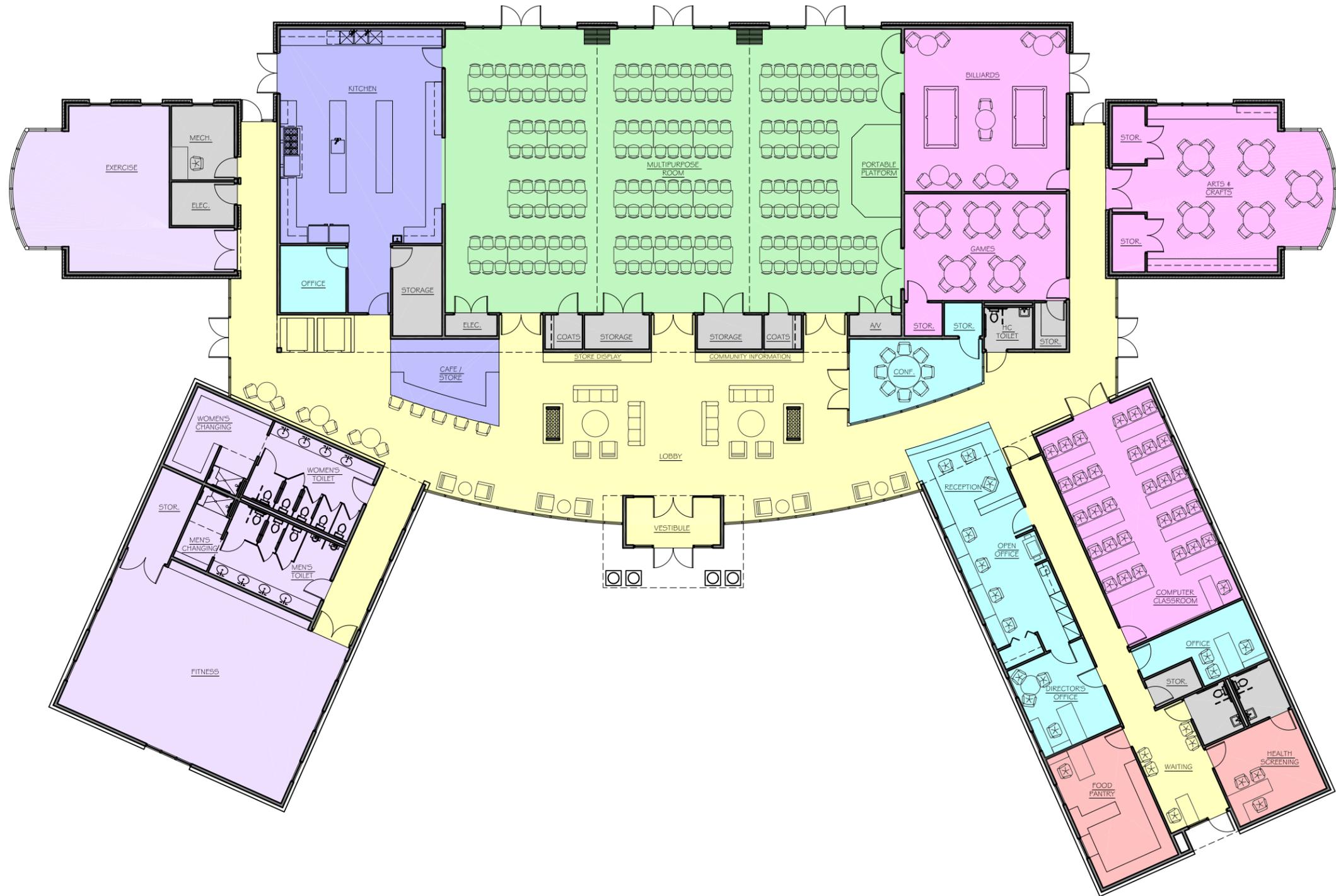
A PROPOSED SENIOR CENTER FOR THE:
TOWN OF CROMWELL



SEPTEMBER 8, 2009



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 F (860) 677-8534
 318 Main Street
 Farmington, CT 06032



LEGEND

Yellow	LOBBY
Cyan	ADMINISTRATION
Pink	ACTIVITY SPACES
Red	SPECIAL SERVICES
Green	MULTIPURPOSE
Blue	KITCHEN / FOOD SERVICE
Purple	EXERCISE / FITNESS
Grey	SUPPORT SPACE

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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

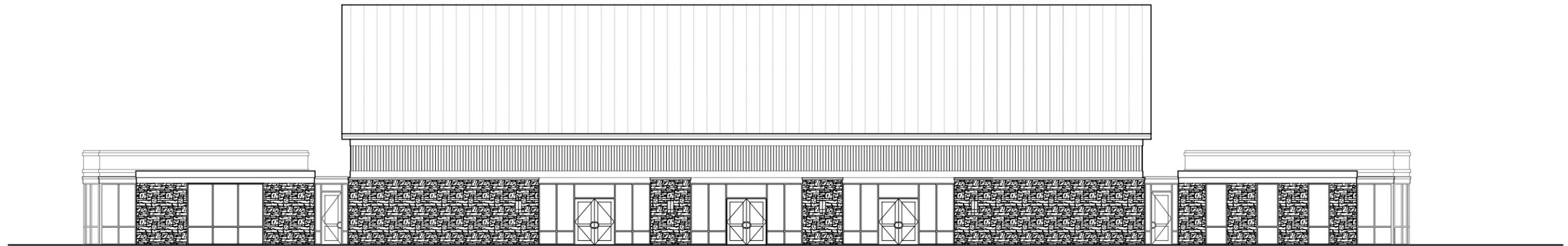
1



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REAR ELEVATION

SCALE: 1/8" = 1'-0"

1



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LEFT SIDE ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$

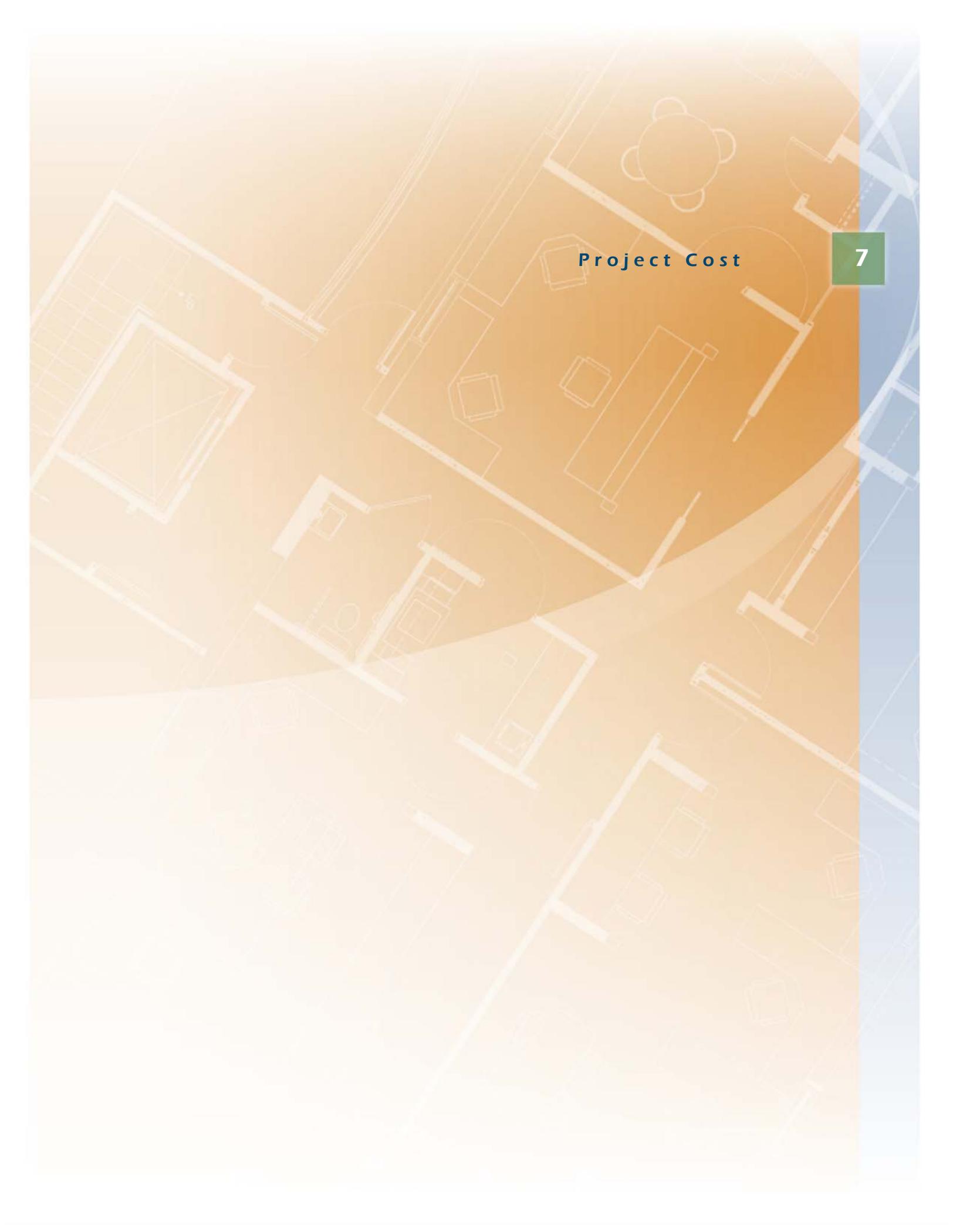
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Project Cost

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Feasibility Study for The
Cromwell Senior Center
Cromwell, CT 06416

Probable Estimate of Project Cost

September 1, 2009

Hard Costs – Construction – Square Foot Estimates

Building Construction (14,841 sf @ \$ 220.00 / square foot)	\$ 3,265,000.00
Site Work	\$ 375,000.00
Roadway Improvements	\$ 105,000.00

* Project Estimate is based upon construction of the Senior Center at the Proposed Watrous Park Site.

Total Hard Costs	\$ 3,745,000.00
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Soft Costs – Fees & Contingency

Site Acquisition	n/a
Topographic Survey of Existing Conditions	\$ 7,500.00
Geotechnical Testing	\$ 4,000.00
Traffic Study – STC approvals	\$ 6,500.00
Municipal Land Use approval application fees	n/a
Environmental Survey – Phase I	\$ 3,500.00
Building Permits (Educational stipend)	\$ 2,750.00
Advertising	\$ 2,500.00
A/E Fees (6.5%)	\$ 245,000.00
Grant Management Fees – Feasibility	\$ 35,000.00
Legal Fees (provided by town)	\$ n/a
Testing / Special Inspections	\$ 10,000.00
Utility Company Fees	\$ 17,500.00
Telephone & Communications Fees	\$ 15,000.00
Furniture, Furnishings & Equipment	\$ 85,000.00
Technology	\$ 45,000.00
Moving / Relocation / Temporary Conditions	\$ 25,000.00
Drawing Reproduction / Bidding	\$ 7,500.00
Project Contingency (10%)	\$ 375,000.00

Total Soft Costs	\$ 886,750.00
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Total Estimated Project Cost	\$ 4,631,750.00
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Estimates are based on a 2010 construction start. There is no allowance for cost escalation to future years



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