



# Newtown Community Center

Fairfield Hills Authority Campus

Newtown, CT

## Concept Design Narrative

**Date: March 1, 2017**

In support of the Concept Design phase of the project the design team has reviewed the space needs for the proposed Newtown Community Center and has prepared a written program to identify the physical space needs for the project. This information was developed from the "Project Concepts" report from October 2017 as well as discussions with Town departments and staff, including Parks and Recreation, representatives from the Community Center Advisory Committee, and discussions with the Board of Selectmen. Together, with Quisenberry Arcari Architects' prior experience on other community center projects in comparable municipalities, we have developed a program that meets the current and future needs of the Town of Newtown.

Attached to this document is a tabular list of spaces accounting for 32,625 square feet of flexible space, inclusive of a recreational pool facility and required support spaces. We have also planned for the addition of 6,500 s.f. of dedicated Senior Center space that will be further developed upon approval of the funds in the 2017/18 CIP budget in April. Once approved, the building will be further defined and developed with input from the stakeholders to maximize the benefit of moving from the existing facility to the Fairfield Hills Campus, adjacent to the Community Center.

The total facility (39,125 s.f.) has been sited in the area identified as "Option B" as recommended by the Board of Selectman at their January 17<sup>th</sup> Meeting, and an updated and developed site plan is also attached.

The team has worked to locate various outdoor amenities (e.g. amphitheater, patio/lounge areas, active and passive recreation, etc.). Once a project estimate is developed we will make recommendations to the Board about items that can be included in the Community Center project and which could be maintained as part of the Master Plan for future development.

We have also further defined and identified new parking layouts as well as modifications to the existing parking. The design team has received updated survey and wetlands information and we have a better understanding of the existing underground utility infrastructure that may be affected by a building in this location.

Currently, the Town has contracted with a geotechnical engineer to provide more information regarding the sub-surface soil conditions, the results of which will allow us to identify potential foundation types and costs.

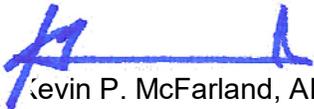
The design team is working with the Town's construction manager, Caldwell and Walsh, to start the process of identifying items that will have significant cost impact to the project. All of this information, along with further development of the plans will be used to generate a Schematic Design Estimate that will be presented to the BOS for formal approval at a later date.

### **Next Steps**

QA Architects recommends that the Board of Selectmen review the information and approve the space program and provide feedback on the updated site development. Formal recommendations on siting the building will be made once we receive the geo-technical reports and have time to review their findings.

The design team will be presenting some ideas for floor plan layouts and overall building aesthetic that we have developed to respond to particular town needs and a seamless integration of this facility into the Fairfield Hills Campus. Feedback on these layouts and design options will be helpful in advancing the project further into schematic design.

We are prepared present this information in greater detail at the next Board of Selectmen's meeting scheduled for 3/6 @ 7:30 pm.



Kevin P. McFarland, AIA

Associate

Quisenberry Arcari Architects

**Newtown Community Center**

**Master Program**

| Function  | Space Needs        |                             |                       | Area (net) |
|-----------|--------------------|-----------------------------|-----------------------|------------|
|           | Suite              | Room Name                   |                       |            |
| Lobby     | Community Center   | Main Lobby / Entry          |                       |            |
| Lobby     |                    | Vestibule                   |                       | 100        |
| Lobby     |                    | Lobby                       |                       | 500        |
| Food      |                    | Café / Vending              |                       | 200        |
| Admin     | Community Center   | Administrative Offices      |                       |            |
| Admin     |                    | Reception Desk              |                       | 75         |
| Admin     |                    | Open Office                 |                       | 750        |
| Admin     |                    |                             | Sec./Receptionist     |            |
| Admin     |                    |                             | Asst. Secretary       |            |
| Admin     |                    |                             | P/T Asst.             |            |
| Admin     |                    |                             | P/T Office Asst.      |            |
| Admin     |                    |                             | Program Supervisors   |            |
| Admin     |                    |                             | Copy/Files/Work Areas |            |
| Admin     |                    | Director                    | Amy M,                | 160        |
| Admin     |                    | Asst. Director              | Roseann R.            | 125        |
| Admin     |                    | Asst. Direstor - Aquatics   | <i>CPO, Future</i>    | 125        |
| Admin     |                    | Asst. Director - Marketting | <i>Future</i>         | 125        |
| Admin     |                    | Admin. Asst. - Finance      |                       | 125        |
| Admin     |                    | Rec. Supervisor             | <i>Future</i>         | 125        |
| Admin     |                    | Sm. Conf. Room              |                       | 175        |
| Admin     |                    | Elec./Data Closet           |                       | 50         |
| Admin     |                    | Storage                     |                       | 50         |
| Admin     |                    | Storage                     |                       | 100        |
| MP Room   | Multi-Purpose Room |                             |                       |            |
| MP Room   |                    | Room A                      |                       | 1,000      |
| MP Room   |                    | Room B                      |                       | 1,000      |
| MP Room   |                    | Room C                      |                       | 1,000      |
| MP Room   |                    | Room D                      | (Pool Party Room)     | 1,000      |
| MP Room   |                    | Chair / Storage             |                       | 150        |
| MP Room   |                    | Chair / Storage             |                       | 150        |
| MP Room   |                    | Misc. Storage               |                       | 100        |
| Food      | Kitchen            |                             |                       |            |
| Food      |                    | Kitchen                     |                       | 800        |
| Food      |                    | Dry Storage                 |                       | 50         |
| Food      |                    | Office                      |                       | 40         |
| Classroom |                    | General Classroom 1         | CR1                   | 800        |
| Classroom |                    | General Classroom 2         | CR2                   | 800        |
| Classroom |                    | Soft Classroom              | CR3                   | 500        |
| Classroom |                    | A/C Classroom 1             |                       | 800        |
| Classroom |                    | A/C Storage                 |                       | 100        |
| Classroom |                    | A/C Storage / Future Kiln   |                       | 50         |
| Toilets   | Toilets            |                             |                       |            |
| Toilets   |                    | Men's Toilet                |                       | 200        |
| Toilets   |                    | Women's Toilet              |                       | 200        |
| Toilets   |                    | Exterior Men's Toilet       |                       | 125        |
| Toilets   |                    | Exterior Women's Toilet     |                       | 125        |

**Newtown Community Center**

**Master Program**

| Function | Space Needs       |   |                       | Area (net) |
|----------|-------------------|---|-----------------------|------------|
|          | Suite             | Room Name                                   |                       |            |
| Service  | Building Services |   |                       |            |
| Service  |                   | Electric Room                               |                       | 100        |
| Service  |                   | IT/Data Closet                              |                       | 100        |
| Service  |                   | Mechanical Room                             |                       | 175        |
| Service  |                   | Water / Fire Service                        |                       | 50         |
| Service  |                   | Custodial Office/Work Room/Building Storage |                       | 250        |
| Service  |                   | Custodial Closet                            | Remote                | 50         |
| Pool     | Natatorium        |   |                       |            |
| Pool     |                   | Lap Pool                                    | 4 Lanes (7' x 75')    | 2,100      |
| Pool     |                   | Recreational Pool                           |                       | 4,000      |
| Pool     |                   | Deck Space                                  |                       | 2,500      |
| Pool     |                   | Life Guard Station                          |                       | 50         |
| Pool     |                   | Life Guard Office                           |                       | 100        |
| Pool     |                   | Pool Eq. Storage                            |                       | 150        |
| Pool     |                   | Small Eq. Storage                           |                       | 100        |
| Pool     |                   | Pool Mech. Room.                            |                       | 400        |
| Pool     |                   | Family Locker Room                          | 75                    | 1,100      |
| Pool     |                   | Men's Locker Room                           | 60                    | 850        |
| Pool     |                   | Women's Locker Room                         | 60                    | 850        |
| Fitness  |                   | Dance/Exersize 1                            |                       | 600        |
| Fitness  |                   | Dance/Exersize 2                            |                       | 600        |
| Fitness  |                   | Storage                                     |                       | 100        |
| Fitness  |                   | Storage                                     |                       | 100        |
|          |                   |   | Subtotal - Phase 1    | 26,100     |
|          |                   |   | Phase 1 (w/ Gross-up) | 32,625     |

