



NEWTOWN COMMUNITY CENTER

Board of Selectmen Update
April 3, 2017

Community Center Project Scope – Option 2

Features

Aquatics Area – Single Pool
Zero-entry, recreational activity pool, approximately 6000 sf
Limited lap lanes, water features
Family Changing Rooms, Men's and Women's Changing Rooms
Aquatics Storage and Mechanical Equipment Rooms

Approximately 13,000 sf of flexible multipurpose spaces
Large assembly space with ability to divide and combine rooms
Rooms for art, dance, fitness, recreation, etc.
Common lounges, Gallery space
Teaching kitchen with commercial appliances
Concessions Area
Administrative offices, restrooms, storage

Outdoor community gathering spaces and amenities

Benefits

Increased community use and programming
NHS pool dedicated to competitive activities and events
Lower construction cost
Lower operating costs
Funds available for outdoor features and activity pool features

Concessions

Loss of second competitive aquatics venue
Requires greater vigilance of maintenance issues to prevent pool closure



Construction Cost Estimate

Option 2	Square Footage	Cost per SF	Construction Estimate	Furniture & Equipment	Project Costs
Community Center	13,000 sf @	\$250 /sf =	\$3,250,000	\$325,000	
Aquatic Center - Single Activity Pool	20,520 sf @	\$300 /sf =	\$6,156,000	\$200,000	
Parking Areas	200 @	\$2,500 ea	\$500,000		
Site Development Costs			\$300,000		
Subtotals			\$10,206,000	\$525,000	\$10,731,000
Owners Consultants & Fees					\$1,346,741
Project Contingency at 10%					\$1,207,774
Total Cost Estimate					\$13,285,515

Board of Selectmen's Motion

"... a community center project that includes an aquatic area with no less than 4 lap lanes and maximizes the zero-entry pool with two filtration systems and all the support functions that are associated with the aquatics component; no less than 13,000 SF of flexible multipurpose spaces, commercial kitchen, appropriate offices, restrooms and storage designed to accommodate a masterplan to include future addition..."

Program & Scope Changes that Impact Budget:

1. Two Pools and Filtration Systems
2. Site Development Cost
3. Foundation Systems



NEWTOWN COMMUNITY CENTER

PROJECT SCOPE

Newtown Community Center

Master Program

Function	Suite	Room Name	Area (net)
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. Director - Aquatics	CPO, Future 125
Admin		Asst. Director - Marketing	Future 125
Admin		Admin. Asst. - Finance	125
Admin		Rec. Supervisor	Future 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	Suite	Room Name	Area (net)
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/Exercise 1	600
Fitness		Dance/Exercise 2	600
Fitness		Storage	100
Fitness		Storage	100

Board of Selectmen's Motion

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Community Center Space	15,565 SF
Pool & Support	17,670 SF
Total Building Area	33,235 SF



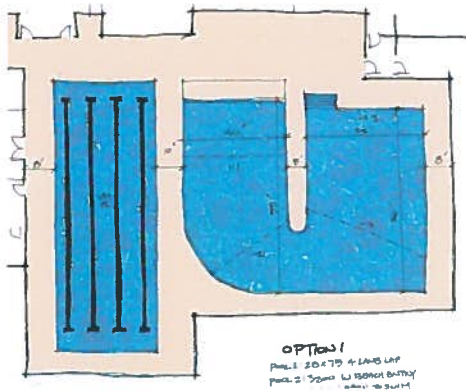
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PROGRAM



NEWTOWN COMMUNITY CENTER

PROGRAM



OPTION ONE – TWO POOLS

Separate Filtration Systems

Pool 1 - 4 Lap Lanes

Pool 2

- Beach Entry
- Learn to Swim
- Play Features

PREFERRED POOL OPTION

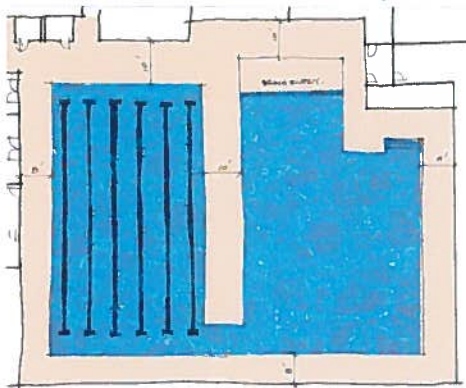
Separate Filtration Systems

Pool 1 - 5 Lap Lanes

Pool 2

- Beach Entry
- Learn to Swim
- Play Features

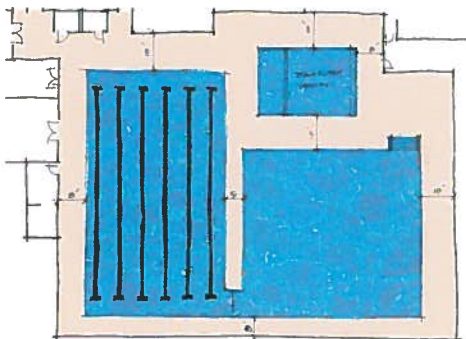
Project Alternate 6 Lap Lanes



OPTION TWO – ONE POOL

Single Filtration Systems

- 6 Lap Lanes
- Beach Entry
- Learn to Swim
- Play Features



OPTION THREE – TWO POOLS

Separate Filtration Systems

Pool 1 - Toddler "Beach"

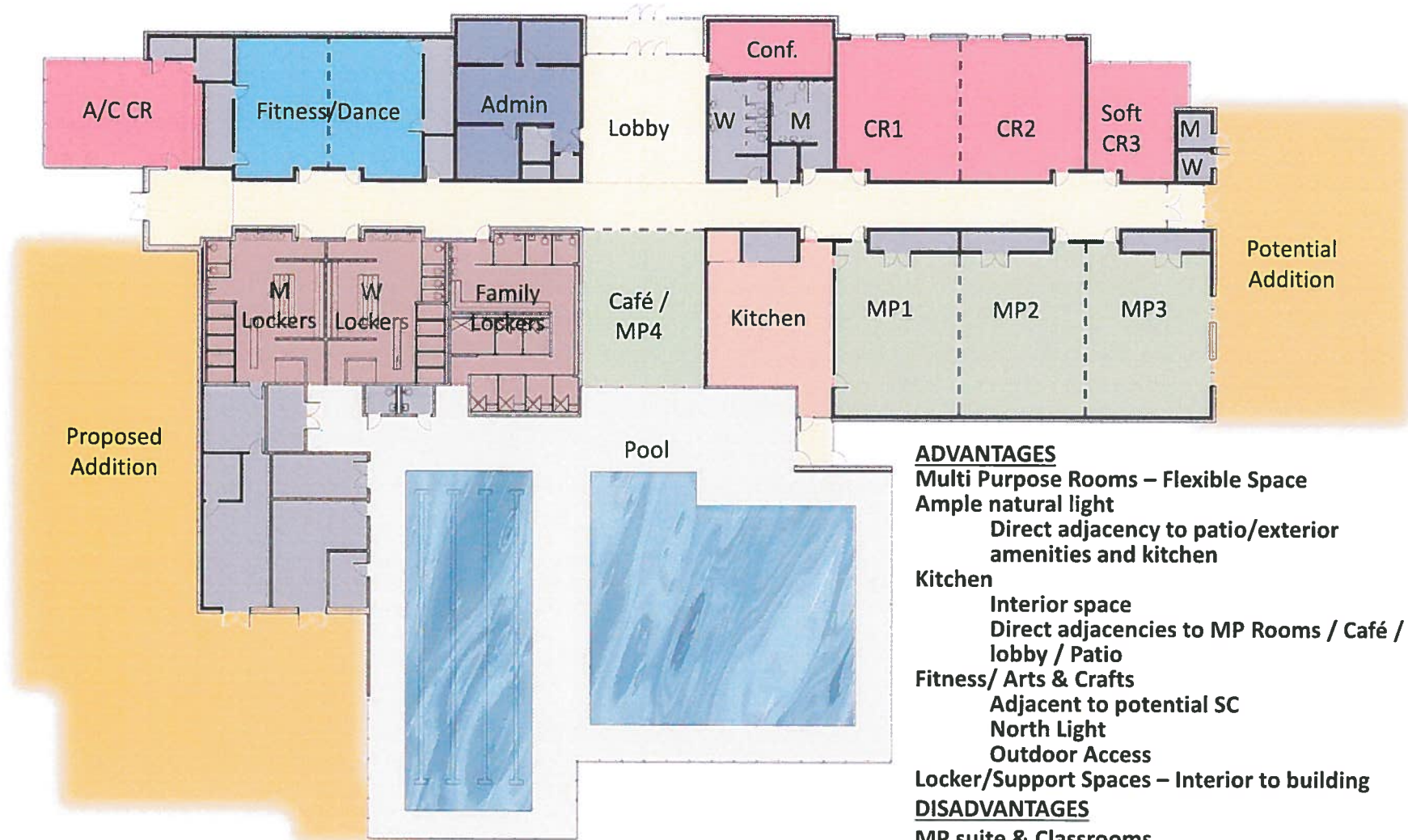
Pool 2

- 6 Lap Lanes
- Beach Entry
- Larger Play Area
- ADA Lift or Ramp



NEWTOWN COMMUNITY CENTER

PROGRAM



NOTE - Schematic Design will be based on this layout.

ADVANTAGES

Multi Purpose Rooms – Flexible Space

Ample natural light

Direct adjacency to patio/exterior amenities and kitchen

Kitchen

Interior space

Direct adjacencies to MP Rooms / Café / lobby / Patio

Fitness/ Arts & Crafts

Adjacent to potential SC

North Light

Outdoor Access

Locker/Support Spaces – Interior to building

DISADVANTAGES

MP suite & Classrooms

Not proximate to potential SC

Kitchen

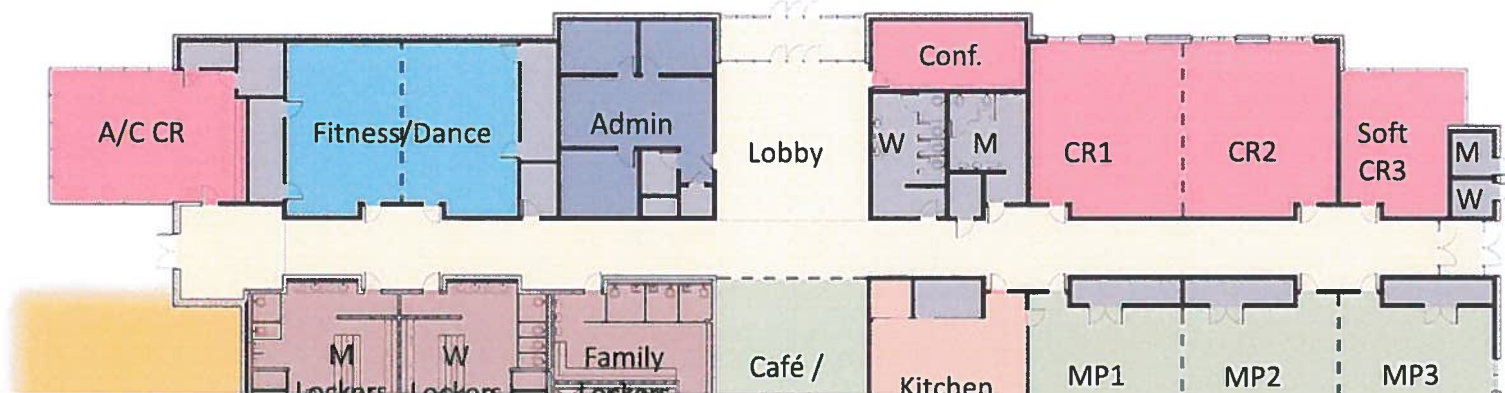
Not proximate to potential SC

Access for delivery & Service



NEWTOWN COMMUNITY CENTER

PLAN OPTION A

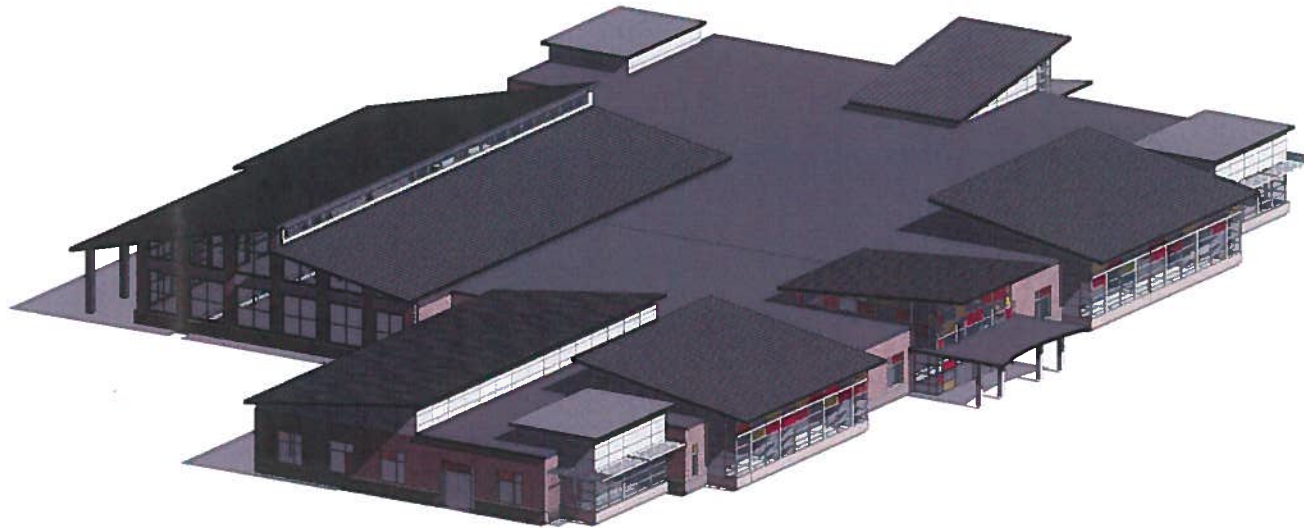


Time	Activity	Location	Notes	Special Events	Family	Soft CR3	CR1	CR2	Soft CR3	M	W
6:00 A.M.	Multi Purp A		Fitness for Adults (Activity Varies)								
	Multi Purp B		Fitness for Adults (Activity Varies)								
	Multi Purp C		Community Partner Programming								
	Classroom 1		Community Partner Programming								
	Classroom 2		Community Partner Programming								
	Exercise 1		Fitness for Adults (Activity Varies)								
	Exercise 2		Fitness for Adults (Activity Varies)								
7:00 A.M.	Arts Crafts 1		Fitness for Adults (Activity Varies)								
	Multi Purp A		Fitness for Adults (Activity Varies)								
	Multi Purp B		Fitness for Adults (Activity Varies)								
	Multi Purp C		Adult Education Classes								
	Classroom 1		Community Partner Programming								
	Classroom 2		Fitness for Adults (Activity Varies)								
	Exercise 1		Fitness for Adults (Activity Varies)								
	Exercise 2		Fitness for Adults (Activity Varies)								
8:00 A.M.	Arts Crafts 1		Workshops, Classes & For Fun								
	Multi Purp A		Fitness for Adults (Activity Varies)								
	Multi Purp B		Fitness for Adults (Activity Varies)								
	Multi Purp C		Reserved for Seniors / Meeting								
	Classroom 1		Community Partner Programming								
	Classroom 2		Child Sitting Time M-F & 30min-2pm								
	Exercise 1		Fitness for Adults (Activity Varies)								
	Exercise 2		Fitness for Adults (Activity Varies)								
9:00 A.M.	Arts Crafts 1		Workshops, Classes & For Fun								
	Multi Purp A		Adult Book & Game Clubs								
	Multi Purp B		Senior Workshop								
	Multi Purp C		Reserved for Seniors / Meeting								
	Classroom 1		Mommy & Me Classes / Senior Enhancement								
	Classroom 2		Child Sitting Time M-F								
	Exercise 1		Fitness for Adults (Activity Varies)								
	Exercise 2		Fitness for Adults (Activity Varies)								
10:00 A.M.	Arts Crafts 1		Workshops, Classes & For Fun								
	Multi Purp A		Adult Book & Game Clubs								
	Multi Purp B		Toddler Program								
	Multi Purp C		Reserved for Seniors / Meeting								
	Classroom 1		Mommy & Me Classes & Senior Enhancement								
	Classroom 2		Child Sitting Time M-F								
	Exercise 1		Fitness for Adults (Activity Varies)								
	Exercise 2		Fitness for Adults (Activity Varies)								
11:00 A.M.	Arts Crafts 1		Toddler								
	Multi Purp A		Senior								
	Multi Purp B		Continuing Education for Adults/Seniors (Computer/Financial, etc)								
	Multi Purp C		Reserved for Seniors / Meeting								
	Classroom 1		Mommy & Me Classes & Senior Enhancement								
	Classroom 2		Child Sitting Time M-F								
	Exercise 1		Fitness for Adults (Activity Varies)								
	Exercise 2		Fitness for Adults (Activity Varies)								
11:00 P.M.	Arts Crafts 1		Toddler								
	Multi Purp A		Senior								
	Multi Purp B		Health & Wellness Programs for Adults/Seniors								
	Multi Purp C		Continuing Education for Adults/Seniors (Computer/Financial, etc)								
	Classroom 1		Reserved for Seniors / Meeting								



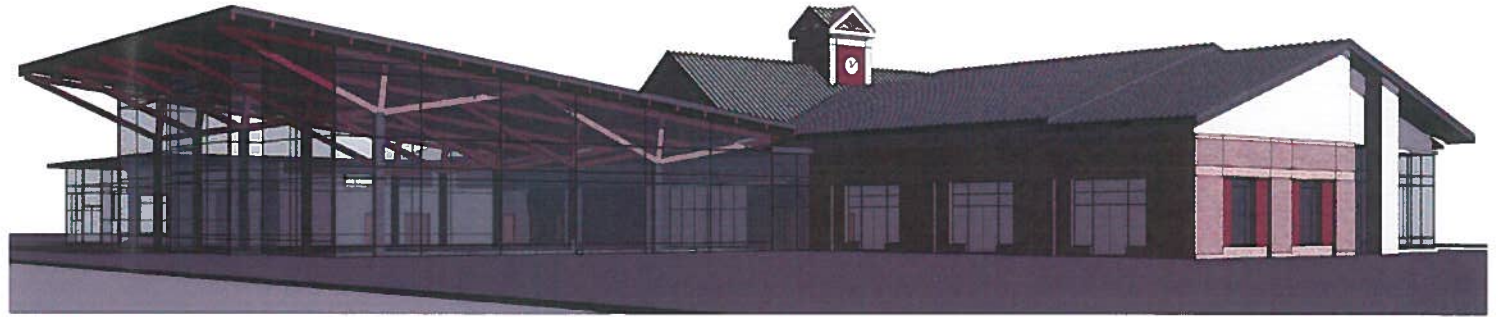
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Utilization Schedule



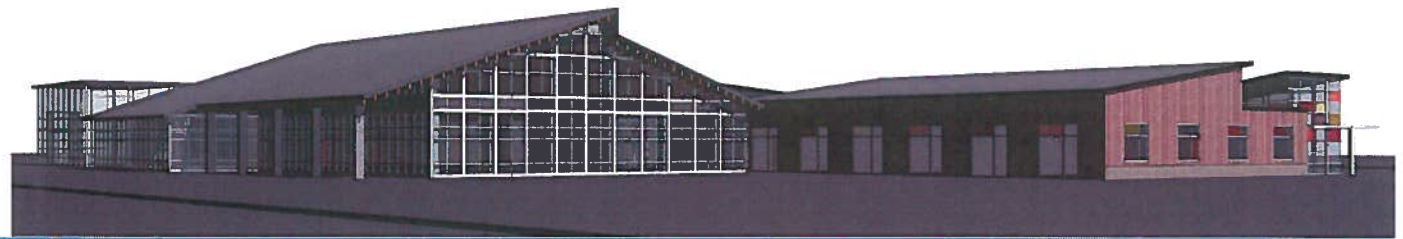
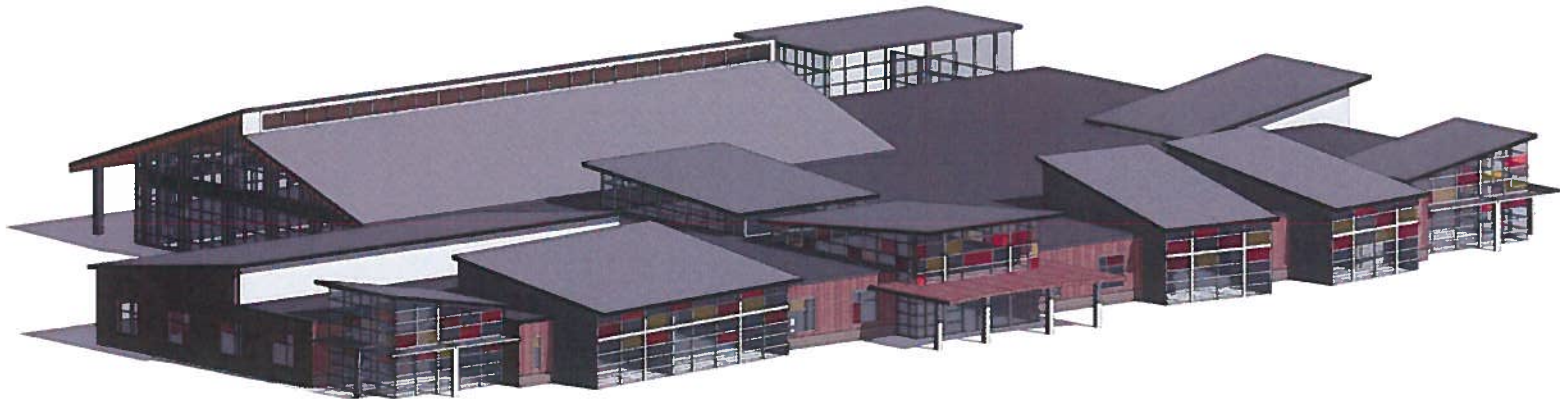
NEWTOWN COMMUNITY CENTER

DESIGN OPTIONS



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DESIGN OPTIONS



NEWTOWN COMMUNITY CENTER

DESIGN OPTIONS

Newtown, CT
 Population 27,560
 Building Area 33,235
 Construction Date 2018
 New Construction
 Construction Cost – \$12.1 M
 Cost Per SF - \$364/SF*
 Facility Includes:

- No Senior Center
- No Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- Pools 5 Lane & Rec
- Commercial Kitchen

Ridgefield, CT
 Population 24,638
 Building Area 53,000
 Construction Date 2002
 New Construction
 Construction Cost \$13.0 M
 Cost Per SF \$245/SF - \$382/SF*
 Facility Includes:

- No Senior Center
- No Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- Pools 4 Lane & Rec
- Warming Kitchen

Trumbull, CT
 Population 36,018
 Building Area 40,500
 Construction Date 2017
 New Construction
 Construction Cost \$13.0 M
 Cost Per SF \$321/SF*
 Facility Includes:

- Senior Center
- Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- Pools 4 Lane & Rec
- Warming Kitchen

Mansfield, CT
 Population 24,558
 Building Area 37,500
 Construction Date 2003
 Renovated School
 Construction Cost \$8.4 M
 Cost Per SF \$224/SF - \$342/SF*
 Facility Includes:

- Senior Center
- Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- Pools 6 Lane & Therapy
- Warming Kitchen

Groton, CT
 Population 40,115
 Building Area 40,000
 Construction Date 2010
 Renovation & Addition Project
 Cost \$9.0 M
 Cost Per SF \$225/SF - \$280/SF*
 Facility Includes:

- Senior Center
- Gymnasium Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- No Pool
- Commercial Kitchen

Branford, CT
 Population 28,026
 Building Area 32,850
 Construction Date 2017
 Renovation & Addition Project
 Cost \$9.5 M
 Cost Per SF \$289/SF*
 Facility Includes:

- Senior Center
- Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- No Pool
- Warming Kitchen

Wilton, CT
 Population 26,510
 Building Area 39,605
 Construction Date 2016
 Renovated Existing School
 Project Cost \$10.5 M
 Cost Per SF \$265/SF - \$284/SF*
 Facility Includes:

- Senior Center
- Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- No Pool
- Warming Kitchen

Darien, CT
 Population 26,510
 Building Area 34,000
 Construction Date 2014
 Renovated Existing School
 Project Cost \$6.0 M
 Cost Per SF \$177/SF - \$202/SF*
 Facility Includes:

- Senior Center
- Gymnasium
- Multipurpose Rooms
- Fitness center
- Meeting Rooms
- Classrooms
- Banquet Facilities
- No Pool
- Commercial Kitchen

* SF Cost comparison based on projected escalation to 2018 at 3.5% per year



NEWTOWN COMMUNITY CENTER

Comparable Facilities
 (Const. Cost)