

TOWN OF WINDSOR LOCKS

SENIOR CENTER STUDY COMMITTEE

FINDINGS REPORT

January 4, 2022



Summary Information

	Cost	Square Feet	Cost/SF
Building Cost	\$ 8,548,918	17,550	\$487.12
Site Work, etc.	<u>2,512,838</u>	17,550	<u>143.18</u>
Construction Hard Costs	\$11,061,756	17,550	\$630.30
Soft Costs, Contingency, etc.	<u>2,810,888</u>	17,550	<u>160.16</u>
Total	<u>\$13,872,644</u>	17,550	<u>\$790.46</u>

Senior Center History

- 1975 New Fire Department was dedicated
- December 1978- the Oak Street Location grand opening. Hartford Courant article stated the “\$300,000 Center was built with federal funds from two separate grants, under the Public Works program and the other under the Community Development Act block grant program.” Article also stated, “the opening marks that completion of a center for the town’s estimated 1,800 elderly.”
- At a later date... The solarium and admin office addition (through a grant from the Hartford Foundation for Public Giving)

Annual Usage (pre Covid)

- 16,801 signed-in visits
- 7,243 participated in transportation
- 2,400 attended café lunch
- 3,031 visited the Fitness Center
- 2,400 attended bingo
- 662 participated in charter trips
- 3,930 attended fitness and creative arts classes
- 2,668 attended other events such as early bird dinners, guest speakers, games and parties.

Senior Center- Community Usage

- Windsor Locks Women's Club
- Windsor Locks Lions Club
- Windsor Locks Leo Club
- WLHS Baseball Booster Club
- Youth Services
- WL Middle School PTO
- WL Project Graduation
- WL Historical Society
- CONA Board
- WL Park & Rec
- VITA Tax Assistance
- Narcotics Anonymous
- WL Girl Scouts
- Chapman Chase Association

New Building- Imperative

- Inefficient layout
- Non-compliant with ADA
- Insufficient space
- No outdoor space
- Inadequate bus parking
- Limited public parking, steep hill grade, difficult drop-off/pick-up

- Commenced Spring 2020
- Met monthly predominately on Zoom during Covid
- Charge-
 - Utilization
 - Programs
 - Space
 - Site
 - Cost
- Performed in Alignment with Jacunski Humes Architects (JHA) work (hired 06/20) and their Report
 - Space Needs Assessment
 - Site Assessment
 - Schematic Design
 - Professional Cost Estimate
- Committee members include members of CONA, BOS, BOF, a Realtor, a Former Public Works Director, a Former State's Head Librarian, a Former Construction Manager, a Hospital Financial Feasibility Consultant, etc.

Study Area- Space Needs

- Needs Subcommittee formed
- Initial spatial evaluations (dev July 2020-Jan 2021)
- Produced a 25,270 square foot facility
- Delivered to BOS in 1/2021
- Became the version of the JHA Report's Space Needs Assessment
- Revisions to the Report level- based on initial architect renderings, workflow efficiencies, program efficiencies
- Evolved to the current 17,550 square foot proposal (a 31% decrease from 1/2021)

Study Area- Site Evaluation

- Site Subcommittee formed
- Gathered over 36 properties to evaluate
- Initial recommended focus- town-owned land
- Narrowed to three sites (known as Mildred, Hillside, and South)
- Given to JHA for Site Evaluation portion of their Report
- May 2021- Site proposed- 491/519 Spring Street (Spring St. Site)
- An initial review was performed on Spring St. Site and was deemed a more optimal location than Mildred/Hillside/South
- Other positive attributes noted on Spring included least impact to surrounding residential community and the benefits of co-location with PD (both in construction and operation)

Study Area Schematic Design

- Several designs proposed
- Iterative- created refresh of square foot needs
- Current proposed design- part of Schematic Design phase in JHA Report

Study Area- Professional Cost Estimate

- Costs developed assuming midyear 2022 start
- Costs assume some (minor) savings of building in tandem with PD on Spring St. site (subject to preparation of detailed drawings and anticipated further construction project management efforts)

Conclusion

- The Senior Center Study Committee has concluded its efforts with this proposed building design, site, and cost estimate.
- The Committee has spent hundreds of hours and believe this Report's findings illustrate a proposed Senior Center with an up-to-date, efficient design, on a suitable property at a reasonable proposed cost

Committee Members

Michael Rosadini – **Chairman**

Norm Boucher

Mary Campbell

Sue Cannon

Ann Marie Claffey

Gloria Clark

Rosemary Cunningham

Lenny Montemerlo

Roger Nelson – **Vice Chairman**

•

Gail Stegman

Scott Storms

Sandy Sylvester

Mark Whitten

Ken Wiggin

Mike Wrabel

Lori Lapointe – **Recording Secretary**

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SPACE NEEDS ASSESSMENT

Space Needs Assessment for the Senior Center Windsor Locks, CT



November 2020

Prepared By:

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JACUNSKI HUMES
ARCHITECTS, LLC
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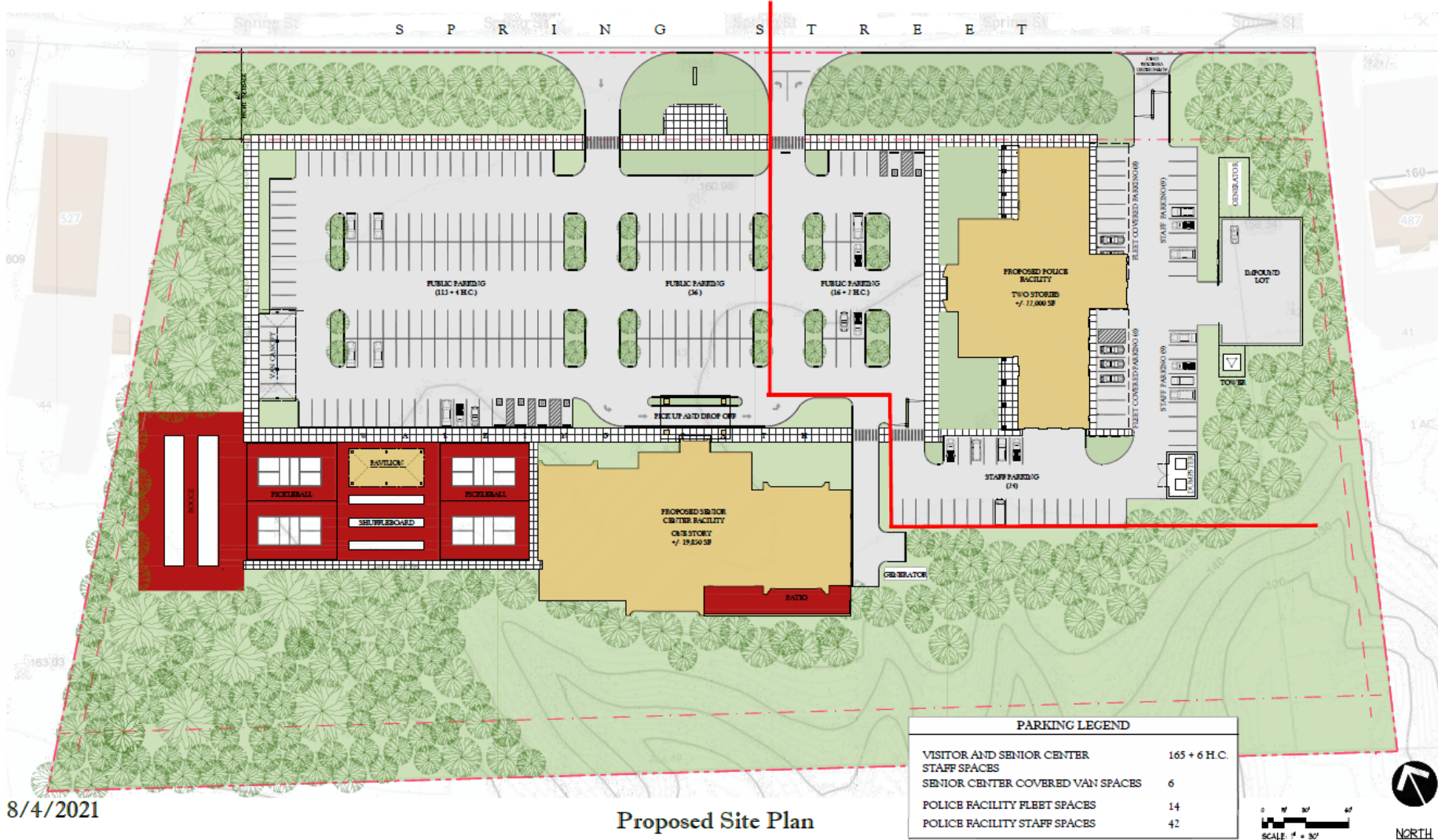
SPACE NEEDS SUMMARY

Summary Sheet

Square Ft.
required

Windsor Locks Senior Center	
Public	900
Dining Room / Cyber Café / Congregate Meals Program	4,500
Kitchen	550
Computer Room / Learning Center	280
Activity / Meeting Rooms	1,000
Counseling / Exam Rooms	250
Administration	1,430
Living Room / Reading Room / Library	450
Medical Supply Storage / Services for the Elderly	200
General Storage	300
Gymnasium / Fitness Room	5,100
Locker Rooms	800
Aerobics Classrooms	1,000
Function Room / Arts & Crafts / Activity Rooms	750
Arts & Crafts Storage Room	150
Game Room	400
Toilets and Custodial Services	670
Vertical Circulation	w/in net to gross
Mechanical	930
Total Net Square Footage	19,660
Net to Gross Factor for Gymnasium / Fitness Room (x 1.10)	510
Net to Gross Factor for all other spaces (x 1.35)	5,100
Total Gross Square Footage Required	25,270

SPRING STREET SITE PLAN- August 2021



8/4/2021

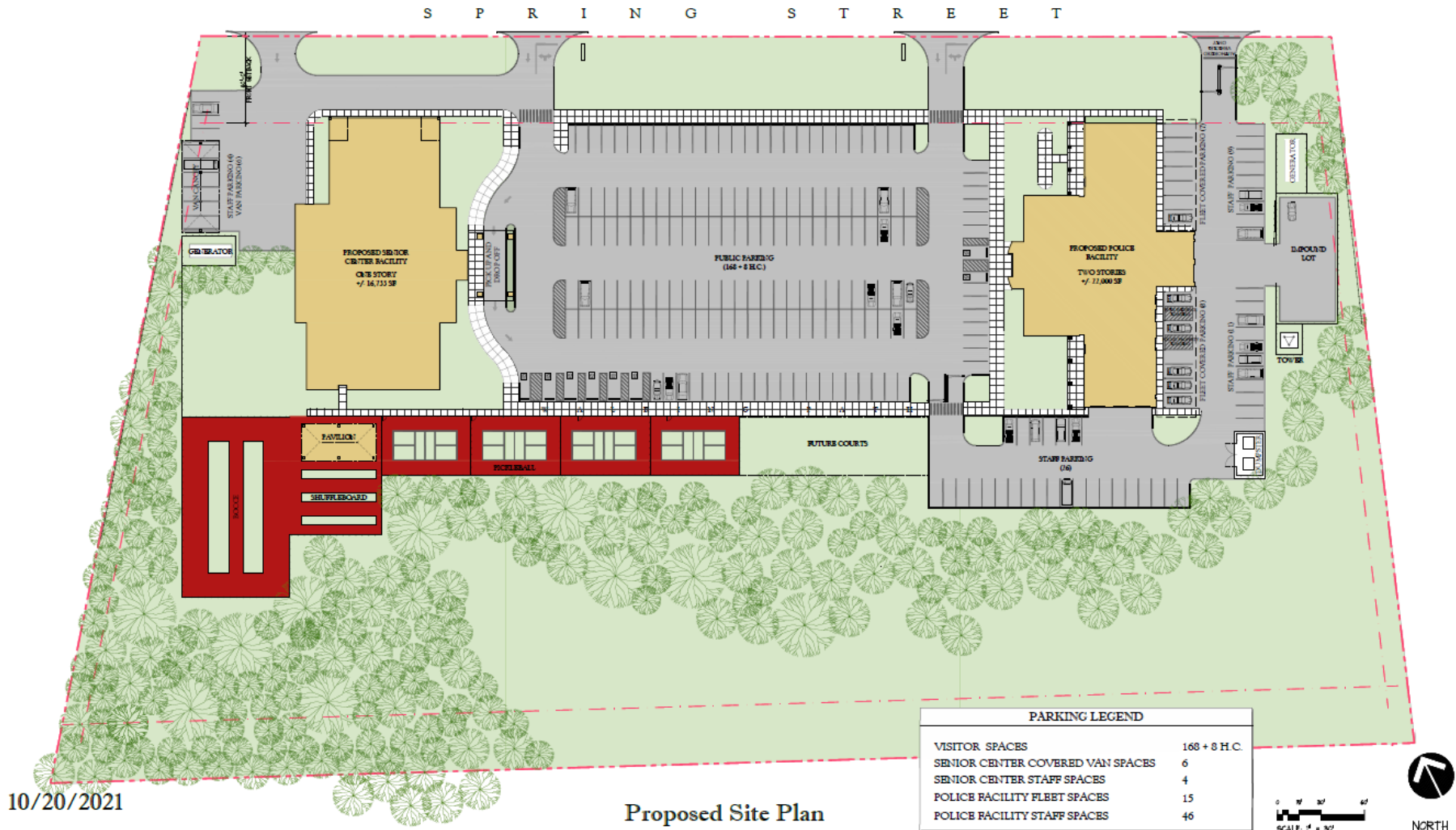
Proposed Site Plan

PROPOSED POLICE FACILITY AND SENIOR CENTER
FOR THE
TOWN OF WINDSOR LOCKS, CT



JHI
JACUNSKI HUMES
ARCHITECTS, LLC

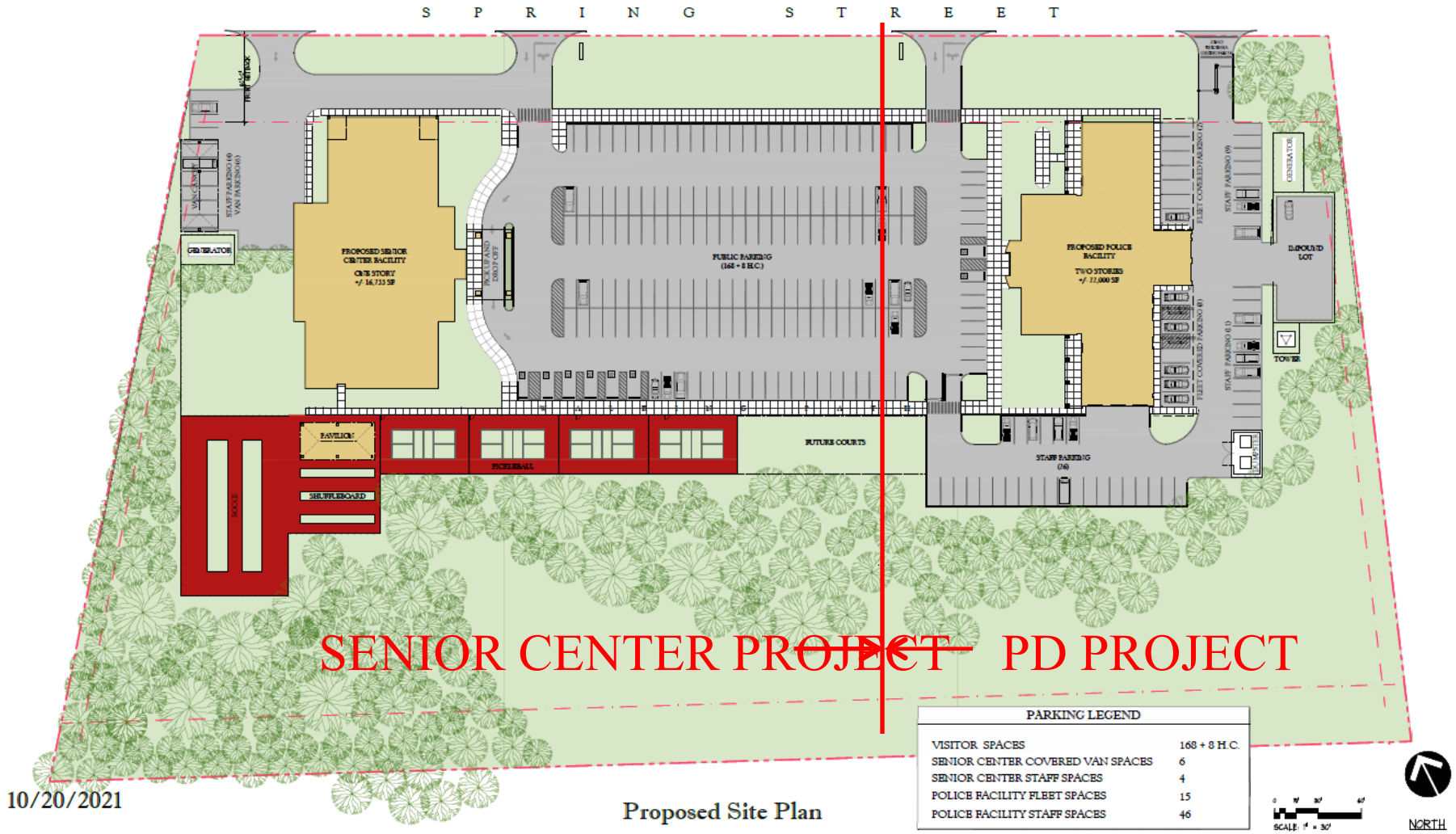
SPRING STREET SITE PLAN- October 2021



**PROPOSED SENIOR CENTER
FOR THE
TOWN OF WINDSOR LOCKS, CT**

**JJIH
JACUNSKI HUMES
ARCHITECTS, LLC**

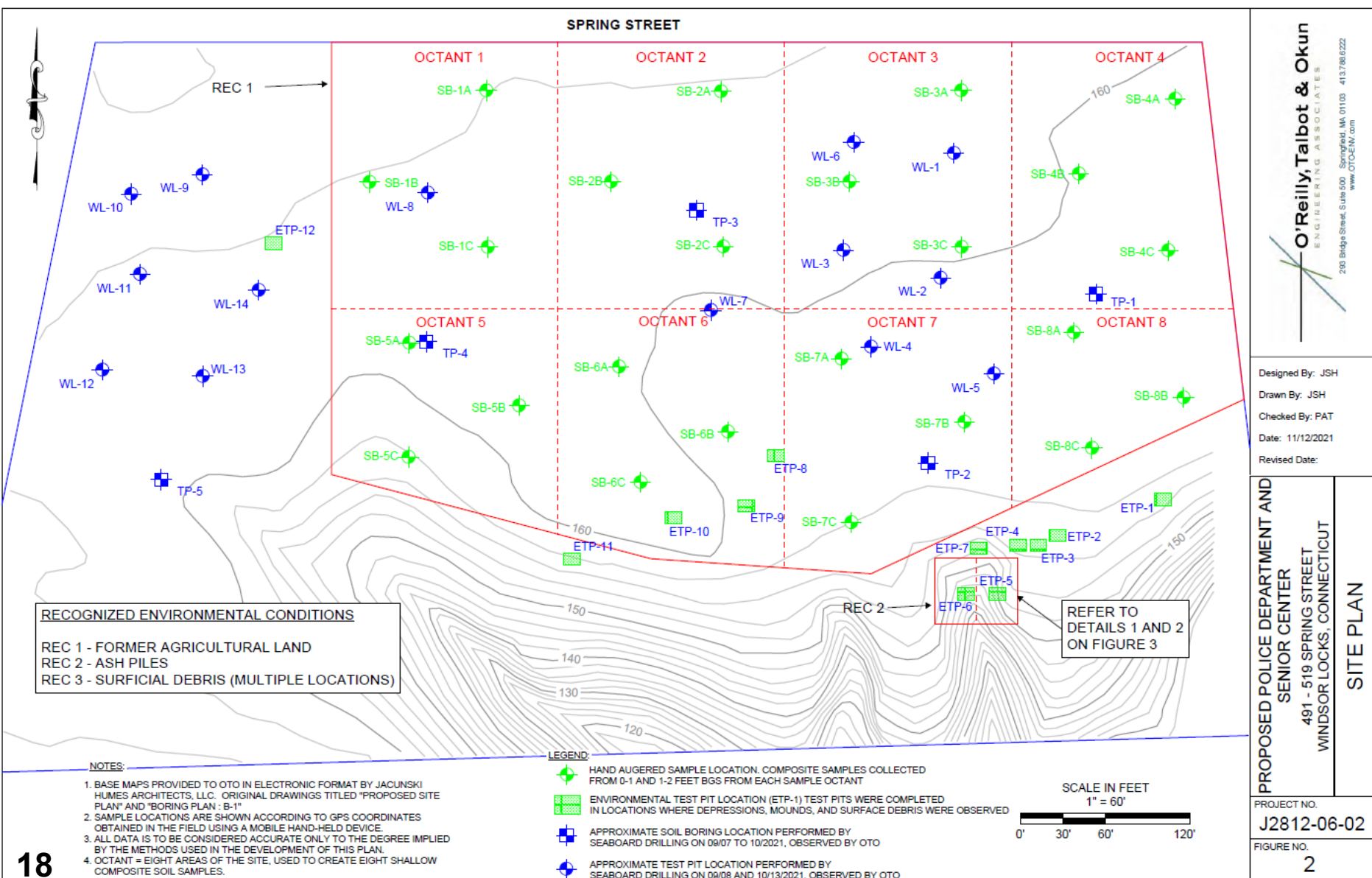
SPRING STREET SITE PLAN (Continued)



PROPOSED SENIOR CENTER
FOR THE
TOWN OF WINDSOR LOCKS, CT

JHI
JACUNSKI HUMES
ARCHITECTS, LLC

SPRING STREET SITE PLAN (Continued)



O'Reilly, Talbot & Okun
 ENGINEERING ASSOCIATES
 230 Bridge Street, Suite 500 Springfield, MA 01103 413.786.6222
 www.OTOENR.com

Designed By: JSH
 Drawn By: JSH
 Checked By: PAT
 Date: 11/12/2021
 Revised Date:

FLOOR PLAN



Senior Center Floor Plan

10/20/2021

SCALE 1/8" = 1'-0"



PROPOSED SENIOR CENTER
FOR THE
TOWN OF WINDSOR LOCKS, CT



J J H
JACUNSKI HUMES
ARCHITECTS, LLC

EXTERIOR RENDERING



EXTERIOR RENDERING (Continued)



COST ESTIMATE

Windsor Locks Senior Center

Windsor Locks, CT

Schematic Design Construction Cost Estimate Summary

	ITEM	Site Improvement Cost	Van Carport	Pavillion Structure	Main Building Cost	\$/SF for Building	TOTAL COST
1	Sitework Preparation	\$87,200					\$87,200
2	Site Excavation	\$328,595					\$328,595
3	Site Utilities and Site Electrical	\$590,100					\$590,100
4	Site Paving, Concrete and Curbing	\$402,480					\$402,480
5	Site Amenities	\$179,010					\$179,010
6	Landscaping	\$78,550					\$78,550
7	Foundation Excavation		\$3,700	\$3,400	\$101,325	\$5.77	\$108,425
8	Concrete		\$5,279	\$6,381	\$366,829	\$20.90	\$378,489
9	Masonry				\$474,007	\$27.01	\$474,007
10	Structural Steel		\$38,940		\$567,188	\$32.32	\$606,128
11	Miscellaneous Metal				\$63,630	\$3.63	\$63,630
12	Rough Carpentry			\$60,460	\$53,168	\$3.03	\$113,628
13	Finish Carpentry				\$119,520	\$6.81	\$119,520
14	Moisture Protection				\$123,870	\$7.06	\$123,870
15	Roofing		\$26,200	\$10,752	\$487,254	\$27.76	\$524,206
16	Insulation				\$102,755	\$5.85	\$102,755
17	Windows and Glass				\$254,075	\$14.48	\$254,075
18	Insulated Metal Panels				\$132,820	\$7.57	\$132,820
19	Doors, Frames and Hardware				\$113,200	\$6.45	\$113,200
20	Drywall, EIFS and LGMF				\$576,595	\$32.85	\$576,595
21	Acoustical Ceiling				\$63,090	\$3.59	\$63,090
22	Flooring and Tile				\$236,814	\$13.49	\$236,814
23	Painting			\$6,922	\$52,735	\$3.00	\$59,657
24	Specialties/Accessories				\$183,208	\$10.44	\$183,208
25	Appliances/Kitchen Equipment Allowance				\$53,000	\$3.02	\$53,000
26	Elevator				\$0	\$0.00	\$0
27	Plumbing				\$337,675	\$19.24	\$337,675
28	Fire Protection				\$129,833	\$7.40	\$129,833
29	HVAC				\$852,863	\$48.60	\$852,863
30	Electric		\$12,650	\$11,200	\$854,617	\$48.70	\$878,467
31	Subtotal Direct Trade Costs	\$1,665,935	\$86,769	\$99,115	\$6,300,069	\$358.98	\$8,151,888
32	General Conditions	\$224,389	\$11,687	\$13,350	\$848,571	\$48.35	\$1,097,997
33	Contractor Fee (3.5%)	\$66,161	\$3,446	\$3,936	\$250,202	\$14.26	\$323,746
34	Winter Weather Protection/ Temporary Heat	In Gen. Cond.	In Gen. Cond.	In Gen. Cond.	In Gen. Cond.	In Gen. Cond.	In Gen. Cond.
35	Subtotal	\$1,956,485	\$101,902	\$116,401	\$7,398,842	\$421.89	\$9,573,630
36							
37	Performance and Payment Bond (1%)	\$19,565	\$1,019	\$1,164	\$73,988	\$4.22	\$95,736
38	Subtotal	\$1,976,050	\$102,921	\$117,565	\$7,472,831	\$425.80	\$9,669,367
39							
40	Estimating Contingency (10%)	\$197,605	\$10,292	\$11,757	\$747,283	\$42.58	\$966,937
41	Construction Contingency	By Owner	By Owner	By Owner	By Owner	By Owner	By Owner
42	Subtotal	\$2,173,655	\$113,213	\$129,322	\$8,220,114	\$468.38	\$10,636,303
43							
44	Cost Escalation to Construction Start (4%)	\$86,946	\$4,529	\$5,173	\$328,805	\$18.74	\$425,452
	CONSTRUCTION COST TOTAL	\$2,260,601	\$117,742	\$134,495	\$8,548,918	\$487.12	\$11,061,756
45							
46	ALTERNATE #1- Savings if Senior Center is Built Concurrently with Police Facility						-\$94,112

COST ESTIMATE (Continued)

	<u>ESTIMATING NOTES:</u>
	1. Pricing is based upon prevailing wage.
	2. The estimate is based upon October 2021 construction prices. The bottom line estimate has been escalated 4% assuming a Summer 2022 construction start. It is recommended using a 5% per annum escalation factor if construction start is delayed beyond Summer 2022.
	3. The estimate assumes no cost premiums due to construction health & safety measures which may be required due to the Covid-19 pandemic.
	4. The estimate assumes the construction duration is 14 months.
	6. Removal and disposal of contaminated soil is not included.
	7. Removal of ledge and below grade obstructions is not included.
	8. The estimate assumes an average of 1' of soil shall be removed and disposed of offsite across the entire site plus an additional allowance of 1,000 of unsuitable soil shall be removed below the 1' layer.
	9. The estimate assumes simple spread footing/frost wall foundations for the building, carport and pavillion structures.
	10. The estimate assume the water main for the future police station will be in place with valved stub-outs for the Senior Center to tie-into for domestic water and fire water services.
	11. The estimate includes a \$175,000 allowance for underground stormwater collection systems and stormwater retention management.
	12. The Vanport is assumed to be a steel structure with a painted metal roof.
	13. The Pavillion structure is assumed to be a wood timber framed structure with asphalt shingle roof.
	14. The Kitchen is assume to have an epoxy floor and base and FRP wall panels.
	15. The two Aerobics Rooms and Gym are assumed to have rubber flooring.
	16. Impact resistant drywall is included in the Gym for the wall surfaces.
	17. An allowance of \$10,000 is included for acoustical wall panels in exercise areas.
	18. HVAC for the building is assumed to be a VRF system with a separate energy recovery fresh air system. A dedicated split system is also included for the IT closet and a separate kitchen exhaust/make-up air system is included for the cooking line.
	19. An allowance of \$50,000 is included for commercial kitchen equipment and \$3,000 for residential appliances at the cyber café.
	20. Wiring is included for tel/data and audio visual systems. Equipment and equipment terminations for these systems is assumed to be provided by the Owner.
	21. A \$5/sf (\$87,750) allowance is included for electronic access control, camera surveillance and intrusion protection.
	22. A \$35,000 allowance is included for lightning protection.

SOFT COSTS – OCTOBER 2021

Soft Costs:		
Land Acquisition Costs	w/in PD budget	
Architectural/Engineering Fees	\$840,000	
Project Management Fees	\$385,000	
Furniture, Fixtures, Equipment (& Design)	\$280,000	
Land Surveying Services (A-2/T-2)	\$10,000	
Geotechnical Engineering / Soil Testing	Completed	
Independent Materials Testing / Inspections	\$30,000	
Commissioning Services	\$50,000	
Telephone / Data System Equipment	\$75,000	
Building Equipment / AV Systems	\$75,000	
Printing, Advertising	\$5,000	
Relocation / Moving Expenses	\$5,000	
Utility Company Backcharges	w/in PD budget	
Builder's Risk Insurance Policy	\$50,000	
Owner's Legal Fees / Bonding Costs	TBD	
Administrative Costs / Owner's Expenses	Capital Expense	
Subtotal		\$1,805,000



THANK
YOU