



Human Services Facility Town of Bloomfield, CT

PHASE ONE: SPACE PLANNING REPORT, MAY 2016

330 PARK AVENUE

BLOOMFIELD, CT 06002

CENTERBROOK

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EXECUTIVE SUMMARY

Project Team

Executive Summary

Meetings & Presentations

PROJECT TEAM

PHASE ONE SPACE PLANNING

Town of Bloomfield

David Melesko, Project Manager and Director of Leisure Services

Matthew Mace, Assistant Director

Melissa Satchell, Administrative Analyst II

Yvette Huyghue-Pannell, Director of Senior Services

Amy-Beth Sirard, Senior Services Coordinator

Luz Cora-Small, Mini Bus Coordinator

Marie Bendzans, Clerk Typist II

Camilla Jones, LCSW, Director of Social & Youth Services

Dawn Cooper-Grodger, MS, Senior Social Worker

Pat Maneggia, MSW, Youth Services Coordinator

India Rodgers, MFP, Social Worker

Yolonda Lewis, Senior Staff Assistant

John P. Lawlor, Jr., MPA, PWLF, Director of Public Works

Ben Whittaker, Facilities Manager

Centerbrook Architects and Planners, LLC

Jon M. Lavy, AIA, Principal-in-Charge

Elizabeth Hedde, AIA, Associate Principal, Project Architect

BVH Integrated Services, MEP Engineers

Richard E. Loveland, PE, Project Manager

Brad Huff, PE, BEMP, LEED AP BD+C

Girard and Company, Structural Engineers

Kenneth P. Anderson, PE

PR Sherman, Code Consultants

Philip R. Sherman, PE

EXECUTIVE SUMMARY

PHASE ONE SPACE PLANNING REPORT

Alvin and Beatrice Wood Human Services Center Study Description

Centerbrook Architects and Planners, LLP was hired in January, 2016 to provide Space Planning services for the Town of Bloomfield to assist the Town in evaluating the current building and its future serving the community. The Design Team was tasked to define the scope of the project, budget(s), operation evaluation and program assistance to produce an efficient and effective existing facility. In addition, to evaluating the existing building the team was tasked with providing information on the feasibility of constructing a new facility.

Building History

The Alvin and Beatrice Wood Human Services Center, also known as 330 Park Avenue was originally designed as a Junior High School in 1957, and occupied in the school year of 1959-1960. Its size was doubled in the late 1960's to its current footprint of approximately 92,000 GSF. The building site is approximately 20 acres and includes community playing fields for soccer, baseball, lighted softball field, and tennis. In 1992, the Town of Bloomfield acquired the building from the Board of Education.

In 1993 it was partially renovated to house three main departments serving the local community: Senior Services, Leisure Services, Social and Youth Services. In addition to the programs these departments offer the building is also home and meeting site for BATV, Chamber of Commerce, Youth Sports (Youth Football, Little League, BYBL, & BJS), Girl Scouts, VFW, local political groups, local civic organizations (Lions Club, Toast Masters), and other local organizations.

Over the period of almost 50 years the building has served its current agencies, as a storage facility, a junior high school, with portions temporarily used by other agencies spanning from CREC to general office space.

Current Building Program Description

Bloomfield Leisure Services Department: Offers a variety of programs that are accessible, affordable, enjoyable, and supportive of a healthy lifestyle. Along with instructional programs, the Department also sponsors special events and family activities throughout the year.

The Marilyn Michaelson Senior Center of Bloomfield: Offers many outstanding recreational, social, cultural, and educational programs and activities. The Senior Services Department is committed to servicing the needs of a diverse population, 55 years and older, from the active newly retired to the frail and the homebound.

The Department of Social and Youth Services: Is an advocate for individuals, children, and families. They promote well-being, self-sufficiency, and quality of life for residents of Bloomfield by providing help and referral services for those facing a variety of problems.

The program information contained within this booklet were obtained by analyzing the building room usage and meeting with the department directors to identify the program spaces required to provide the quality programs and services associated with these departments.

The existing building is approximately 92,000 GSF. Through programming meetings and usage analyses the appropriately sized program GSF for all three departments including future expansion ranges from 52,000 GSF to 70,000 GSF.

Overall Building Condition

The building is currently in poor physical condition. The roof has failed and has little or no pitch for positive draining of rainwater. The windows are either single pane or plexi-glass. The external walls are constructed of 6” concrete masonry units with 4” masonry veneer with no vapor barrier or insulation. The overall building envelope does not meet current energy codes.

While some abatement of hazardous materials has occurred, asbestos containing materials are still present throughout the building, mostly in floor tiles, flooring mastic and piping insulation. The building has not been tested for other known harmful materials.

Overall Building Condition - *continued*

The building security system is non-existent. The ability for the three departments to secure its perimeters or establish lock-down procedures is not available. Door hardware and notification devices will need to be installed to provide the building users the safety and protection needed for this facility type.

The building technology is inadequate to service the needs of the user and the visitors to the building. A more robust infrastructure and wireless access points are required to make the building user compatible and provide the services normally associated with buildings of this type.

Any additions or renovations of the building with a cost over 20% of its present value would require a complete upgrade to meet the current codes applicable to the State of Connecticut.

Site Suitability

The present site conditions, parking, traffic flow and lighting need to be addressed. The parking ingress and egress lanes are poorly delineated. The entrance and exit to the site are not defined with entrance signage or proper lighting.

The present site lighting is inadequate. A new lighting layout with new fixtures should be installed to provide equal and consistent lighting levels to minimize dark zones and provide a safely lit environment.

The parking lots should be designed to be senior friendly and safe. Non-handicap spaces should be in close proximity to the building for easy access. The parking stalls themselves should be separated with landscape islands to provide a buffer between the concrete light bases and the parking of cars by older clientele.

Overall site landscaping is virtually non-existent. While the interior courtyard could be a place for relaxation and program use there are no shade devices (trees or man-made) to allow for respite. The exterior of the building is sparsely landscaped with little to no shade trees or mass plantings that make the building feel welcoming and cared about.

Site Suitability - *continued*

Outdoor use of the site should be enhanced through trails, bocce courts, open space for Yoga, Pilates, snowshoeing, outdoor dining, etc.

The current site is suitable for the construction of a new building and the demolition of the existing building. The existing parking lot, access roads and playing fields would need to be relocated and reconfigured with new entrance signage, appropriate lighting levels and fixtures, properly laid out parking with landscaped islands, and landscaping.

Code Compliance

The report identifies the primary code issues with the existing facility. The current building does not have sprinklers and is without fire barriers to separate the current occupancies. The building exceeds the allowable footprint area by approximately 60,000 sf. Any addition would need to be separated by a fire wall or two exterior rated walls. There are two dead end corridors which will need to be addressed in any renovation. The egress door capacity may be inefficient, the stairs have irregular geometry, the interior ramp does not have compliant handrails and the exterior ramp is steep with an irregular surface and no handrails. The existing toilet fixture count is insufficient based on the current occupant loads.

The building must be accessible. Up to 20% of the cost of additions and alterations must be spent on making the path of travel, including restrooms accessible. The restrooms in Senior Services and located near the front door are accessible, the remaining are not. In addition, there is no accessible route to the stage in the Auditorium nor is accessible seating provided, and there is no accessible route to the women's locker room. Accessible seating is also not provided in the unused lecture hall. Door hardware will need to be replaced with the appropriate hardware. A full accessibility upgrade will be required.

Structure

In general the structures of the various portions of the building are in good condition with no signs of excessive deflections, structural distortion, or foundation settlements. Rooflines and eave lines are straight and true with no signs of deflections or distortions. Exterior wall facades are plumb with no indications of major distress or deterioration.

Structure - *continued*

Roof pitch for positive drainage is poor to non-existent. The lack of sufficient roof pitch will reduce the life cycle of the roofing systems and without continued maintenance could negatively impact the gypsum decking underlayment.

The ability for the existing structure to conform to the current code requirements will depend on the level of alterations, modifications or change of occupancy made to the existing structure. In general a change of occupancy will require updates to the existing structure when the proposed occupancy is a higher classification than the existing use, or the live loading requirements of the proposed use are greater than the existing design loads.

Alterations to the floors, roof and walls will need to take into consideration the effects of gravity, and depending on the level of alteration lateral loading as well. One of the major challenges for reconfiguration of the spaces will be properly addressing the lateral loading, wind and seismic forces.

The structural systems of buildings from this period, with configurations of two stories or less, did not take strong account of the effects of wind or seismic forces that today's building code regulates. As a result of this design approach there is no defined load path. Consequently all of the building elements contribute to the resistance of the lateral forces. In any major renovation, the structure will need to be analyzed and reinforced to meet current code requirements if exterior or interior walls are to be removed or relocated.

The building code will require conformance with current code loading when alterations to an existing structure increases the force in any structural element by more than 5 percent. As the building system works as a whole it will not take a lot of modification to trip beyond 5 percent. While not impossible to reinforce an existing building of this type and provide proper redistribution to a defined lateral system it will be economically challenging.

It should be highly anticipated that reconfiguration of the building spaces will result in the need to comply with new structural code standards.

Mechanical, Electrical, Plumbing and Fire Protection Systems

Mechanical and Electrical Designers from BVH visited the site and observed the various mechanical, electrical and plumbing systems described in this report (for complete report refer to Appendix).

Plumbing System

All fixtures observed are operational and are in good condition. With a major renovation of the space, ADA toilets will need to be added and plumbing will be modified to fit the new usage of the building.

Roof drains appear to be limited as the roof has significant ponding. Staff discussed that a project is under review to re-roof the entire building and provide appropriate pitch to the roof drains.

Domestic water and potable water distribution system appear to be in good condition. During a major renovation, the service entrance will need to be upgraded to install a reduce pressure backflow preventer and water meter interior to the building.

Gas System

The gas system appears to be in good condition and is of adequate size to serve the current building gas load. Should the building gas load increase in the future, the existing gas meter and piping system will need to be analyzed to see if it is capable of providing adequate gas volume and pressure to support the revised gas demand.

Fire Protection System

The building does not have a fire protection system. During a major renovation, a new fire service and complete sprinkler coverage should be provided for the building.

Heating, Ventilating and Air Conditioning System

The existing equipment has either been in operation past its' useful life expectancy, is at the end of its life expectancy or does not have the ability to heat, ventilate, and cool the spaces when renovated to meet minimum code requirements.

Under a major renovation, the existing HVAC systems shall be removed in their entirety and replaced with new, more efficient systems to provide code required ventilation and desired conditioning of all spaces.

Mechanical, Electrical, Plumbing and Fire Protection Systems - *continued*

Electrical System

The building main electrical room is located adjacent to the Boiler room. It is protected by a metal gate and is not in a dedicated room. The gear was installed at the time of construction and has not been upgraded. It appears to be well beyond its useful life. This service was sized for a school building that did not have any air conditioning system.

The service should be immediately reviewed for current load; air conditioning has been installed in numerous areas which may have the service running near or at maximum capacity.

Under any major renovation, a new electrical service and distribution should be installed to provide proper capacity

The power distribution in the building appears to have been installed at the time of construction and is original to the building. The panels appear to be in good working condition although the panels are beyond their useful life and may be difficult to find circuit breakers and other parts for the new building function.

During a major renovation all distribution; panels, conductor etc.; should be replaced with new. New distribution should be sized to provide adequate capacity for a fully air conditioned building.

Lighting System

The light levels throughout the spaces are very consistent and provide a comfortable well-lit environment. In general the lighting appeared to be in good working condition. During a major renovation, all lighting will need to be replaced with new LED technology source luminaires to meet a new layout and architectural reflected ceiling plan.

Emergency Lighting

Emergency lighting levels in the building need to be reviewed and broken fixtures repaired and additional emergency lighting installed.

During a major renovation provide all new emergency and exit lighting will need to be provided based on the usage and layout of the building.

Mechanical, Electrical, Plumbing and Fire Protection Systems - *continued*

Fire Alarm System

The building has a complete addressable fire alarm system. The system is of current technology and appears to have been installed within the last 5 years and is in good working order.

Initiation (Pull stations and Smoke detectors) and Notification appliances (horns and Strobe devices) appear to be installed as required by code. The building devices are current technology and appear to provide adequate notification to meet current codes.

The building does not have a fire protection system which dictates that for certain occupancies full smoke detector coverage is required. The current installation only provides complete smoke coverage for specific areas of the building. Additional smoke detection should be installed to provide complete smoke coverage for the entire building. The fire alarm system appears to be in good working order and only require review of the smoke detector coverage issue.

Estimated Building Operating Cost

BVH has provided a comparison of MEP system costs between the 72,000 SQ FT renovated building and 56,000 SQ FT new building. The MEP system costs, identified as the 20 Year Life Cycle Costs, include the installation and the energy cost over the first 20 years of operation.

Summary of the Breakdown:

Installation Costs:

- The installation of MEP systems in the 72,000 SQ FT renovated building will cost approximately \$6,287,000.
- The installation of MEP systems in the 56,000 SQ FT new building will cost approximately \$4,843,000.

20 Year Energy Cost: (Essentially operating cost without maintenance and replacement costs. Maintenance and replacement costs would be the same in both scenarios and were therefore excluded.)

- The 20 year energy costs of the MEP systems in the 72,000 SQ FT renovated building will total \$3,902,000. With a discount rate of 10%, this is \$1,518,000 in Present Value
- The 20 year energy costs of the MEP systems in the 56,000 SQ FT new building will cost approximately \$3,006,000. With a discount rate of 10%, this is \$1,169,000 in Present Value.

Estimated Building Operating Cost - *continued*

By summing the installation and energy costs (in terms of present value), we arrive at the 20 year life cycle cost:

- 72,000 SQ FT Renovation - \$7,805,000
- 56,000 SQ FT New - \$6,012,000

Notes:

- The energy costs assumed a 3% annual escalation rate.
- A discount rate of 10% was used for Present Value to determine the Total Present Value of Cash Flow

The existing building is not properly ventilated and a large portion of the spaces are not cooled nor occupied. Because ventilation and cooling costs account for a large percentage of annual operating costs, the existing building is currently operating at a low \$0.94/SQ FT. A renovated/new building with proper ventilation, complete space conditioning, and full occupancy will operate at \$2.01/SQ FT. To compare the current building to a new or renovated building, an energy cost savings is not comparable. However, if we compare a properly ventilated, completely conditioned, and fully occupied 92K building vs the 56K/72K new/renovated buildings, the 20 year energy cost savings would be the following:

Without using Present Value terms:

92K Renovation vs 56K New: \$4,910,000 - \$3,007,000 = \$1,903,000

92K Renovation vs 72K Renovation: \$4,910,000 - \$3,902,000 = \$1,008,000

Using Present Value with a 10% Discount Rate:

92K Renovation vs 56K New: \$1,909,000 - \$1,169,000 = \$740,000

92K Renovation vs 72K Reno: \$1,909,000 - \$1,518,000 = \$391,000

Estimated Conceptual Building Cost

The cost estimates included in this report are to be construed as “conceptual” and are based on Centerbrook’s experience with this type of work and with local contractor input. Should the Town decide to proceed with the next phase of the design process the Design Team will be able to develop the buildings’ design in sufficient detail to produce a more definitive cost estimate.

MEETINGS & PRESENTATIONS

PHASE ONE SPACE PLANNING REPORT

- I. January 12th 2016 Scheduling and Existing Information Meeting
- II. January 26th 2016 Meeting with User Groups and Building Tours
- III. January 27th 2016 Meeting with Town of Bloomfield Facilities
- IV. February 10th 2016 Meeting with User Groups and Town Manager
- V. February 24th 2016 Design Workshop with User Groups
- VI. March 1st 2016 Presentation to Community Services Sub-Committee
- VII. March 24th 2016 Project Review Meeting with User Groups
- VIII. March 28th 2016 Presentation to Town Council
- IX. April 6, 2016 Project Review Meeting with Project Manager and Library Renovation Committee
- X. April 12, 2016 Project Review Meeting with Department Heads
- XI. April 19, 2016 Project Review Meeting with Department Heads and Library Renovation Committee
- XII. April 25, 2016 Presentation to Town Council & Submission of Final Report
- XIII. May 3, 2016 Presentation to Administration & Education Sub-Committee
- XIV. May 16, 2016 Presentation to Finance Sub-Committee

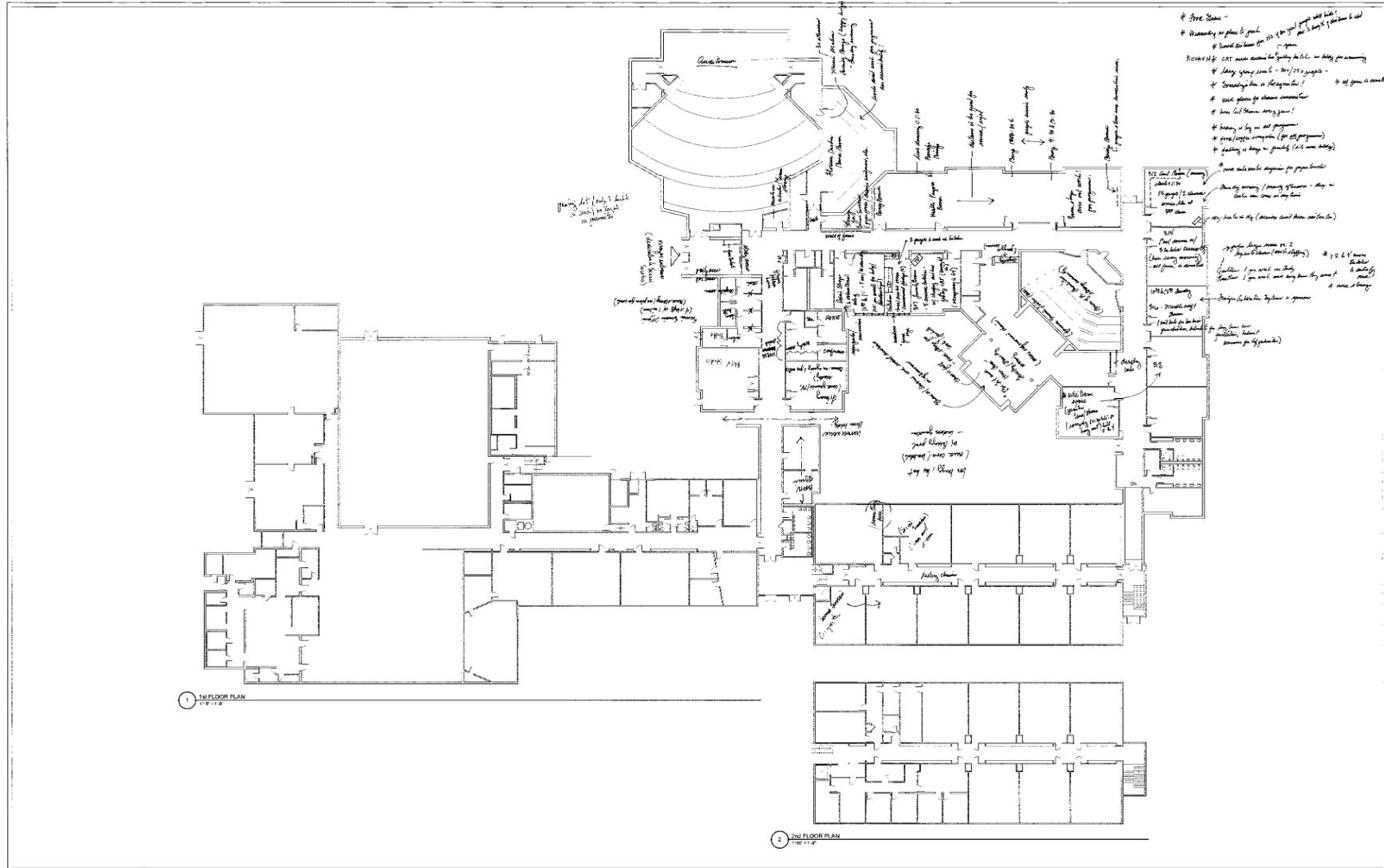
EXISTING CONDITIONS

Building Walk-Through Notes

Departmental Locations - Floor Plan

Building Use Schedule Excerpt

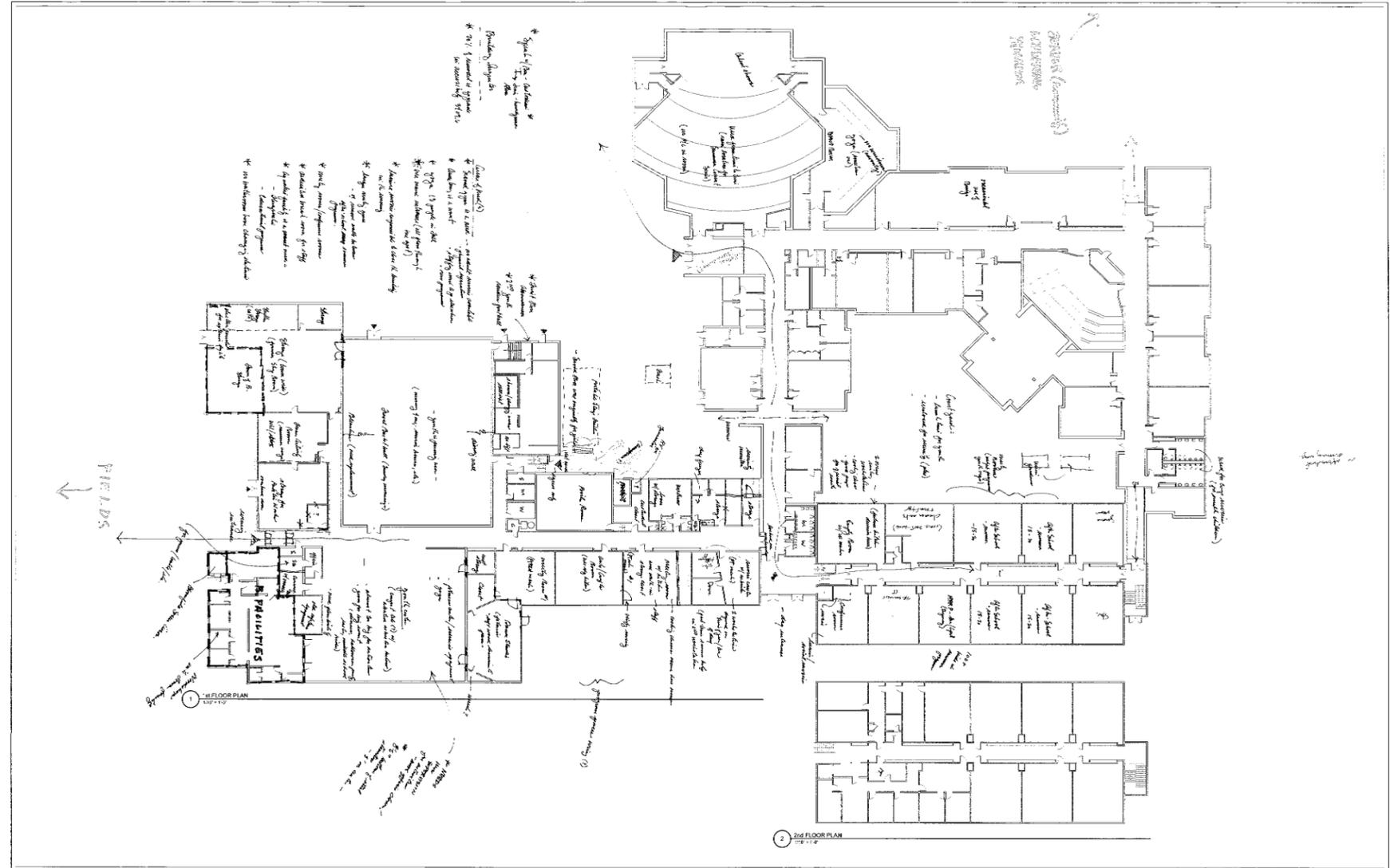
Space Utilization - Floor Plan and Graphs



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Human Services Facility
 330 Park Avenue - Bloomfield, CT
EXISTING FLOOR PLAN
 January 26, 2016

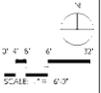
1st flr / front - Senior Services

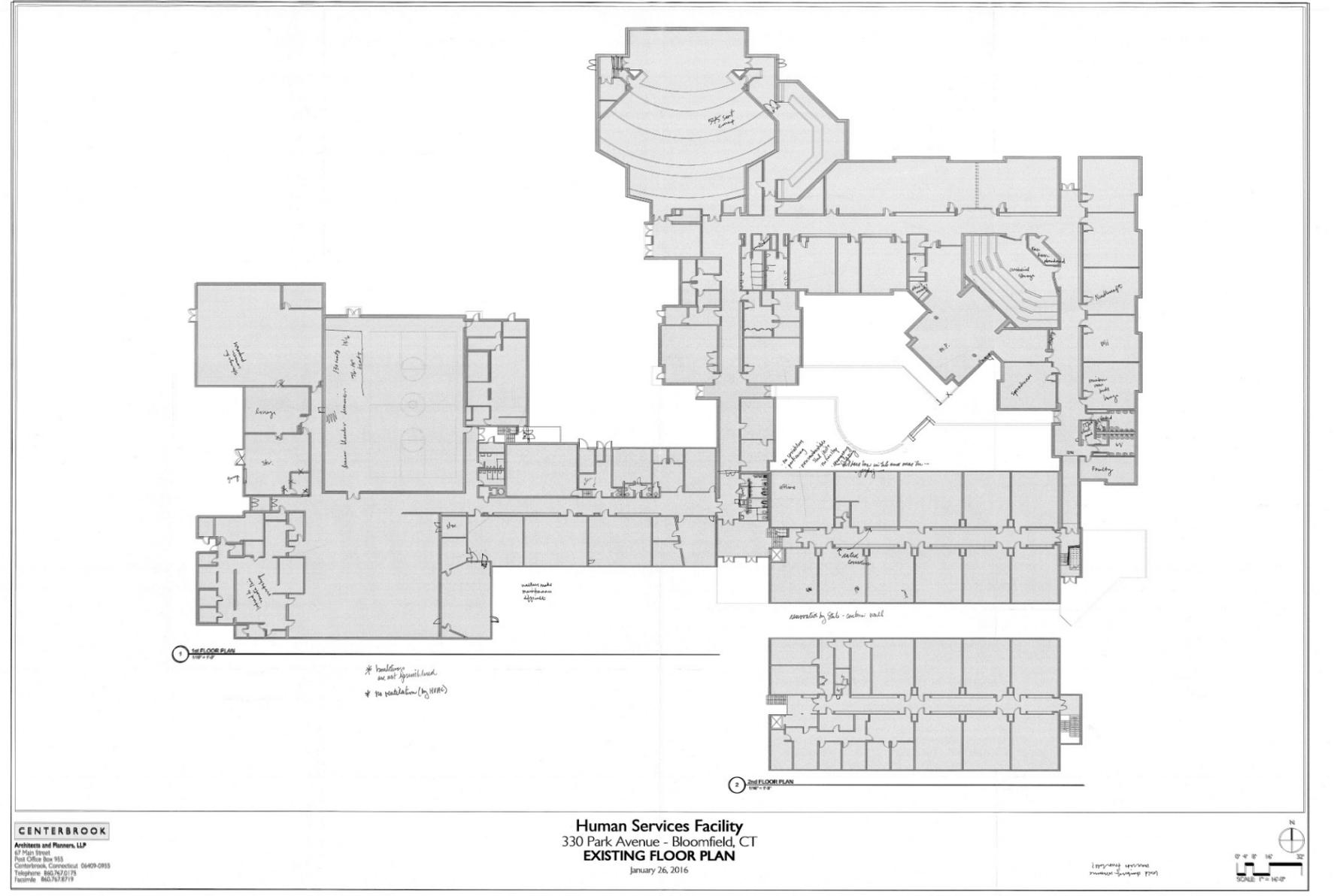
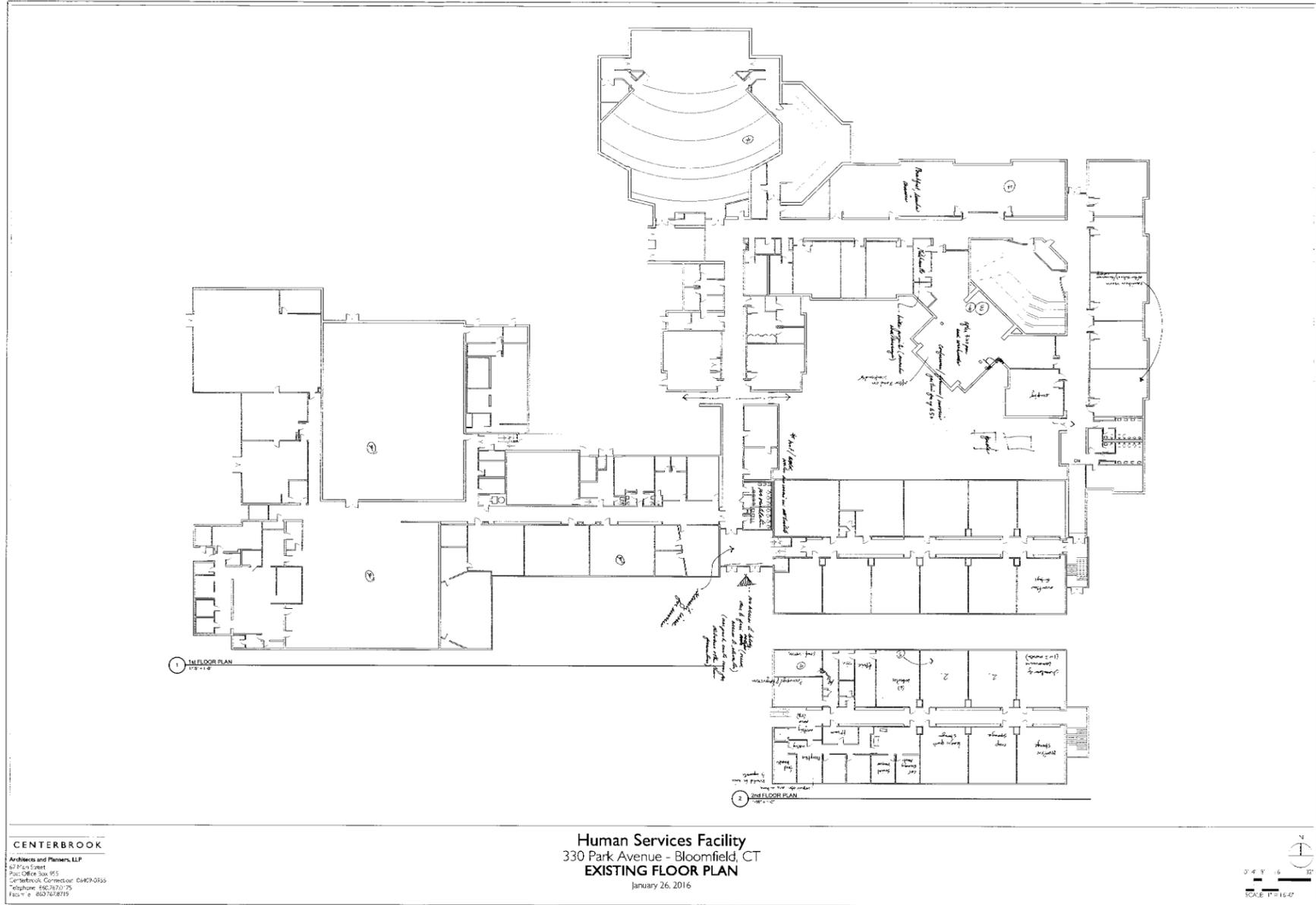


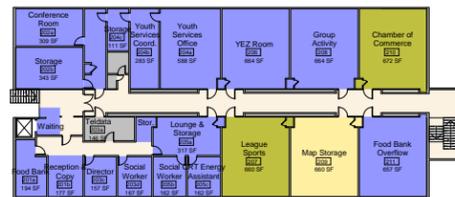
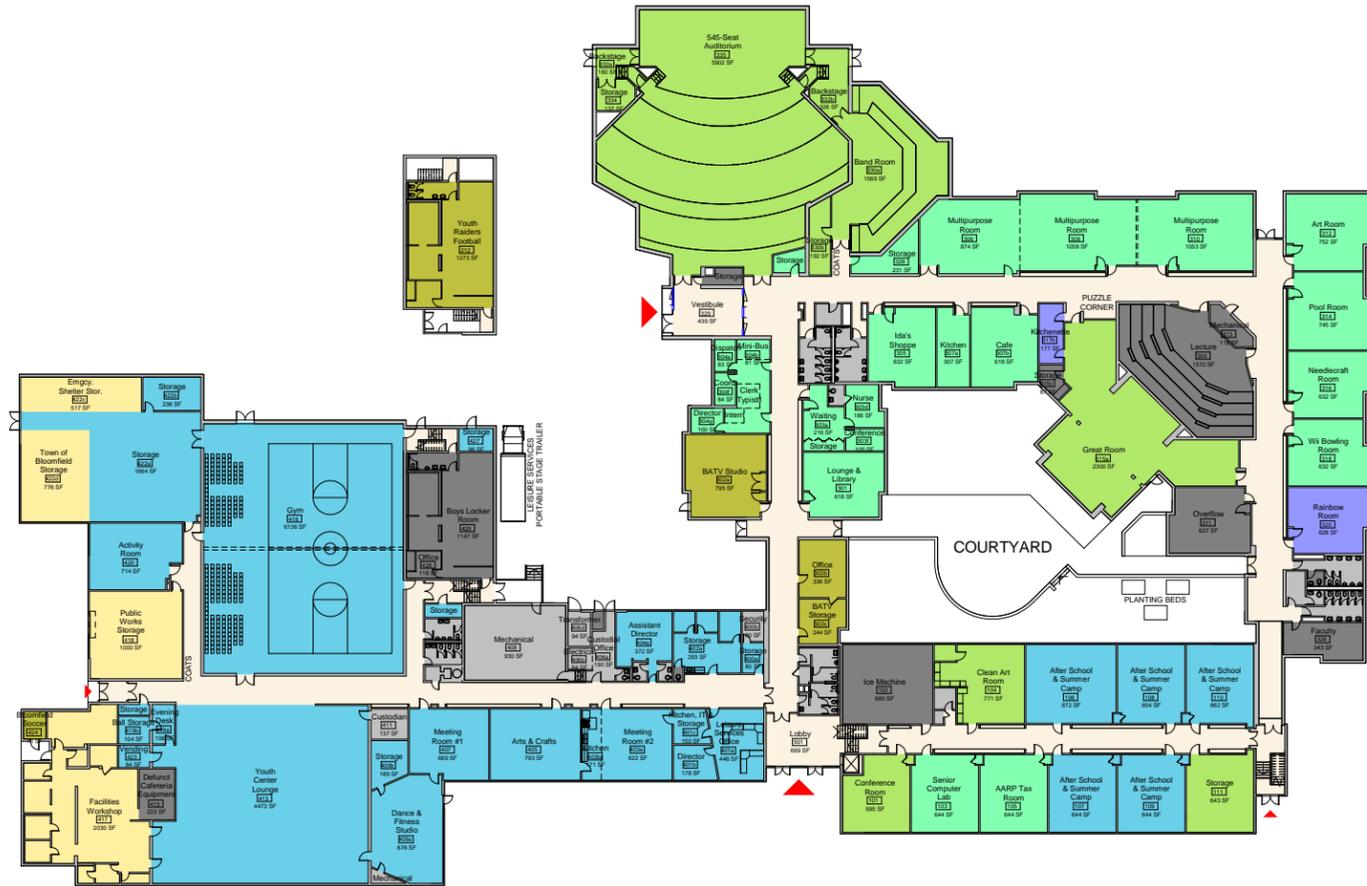
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Human Services Facility
 330 Park Avenue - Bloomfield, CT
EXISTING FLOOR PLAN
 January 26, 2016

2nd flr / back - Leisure Services

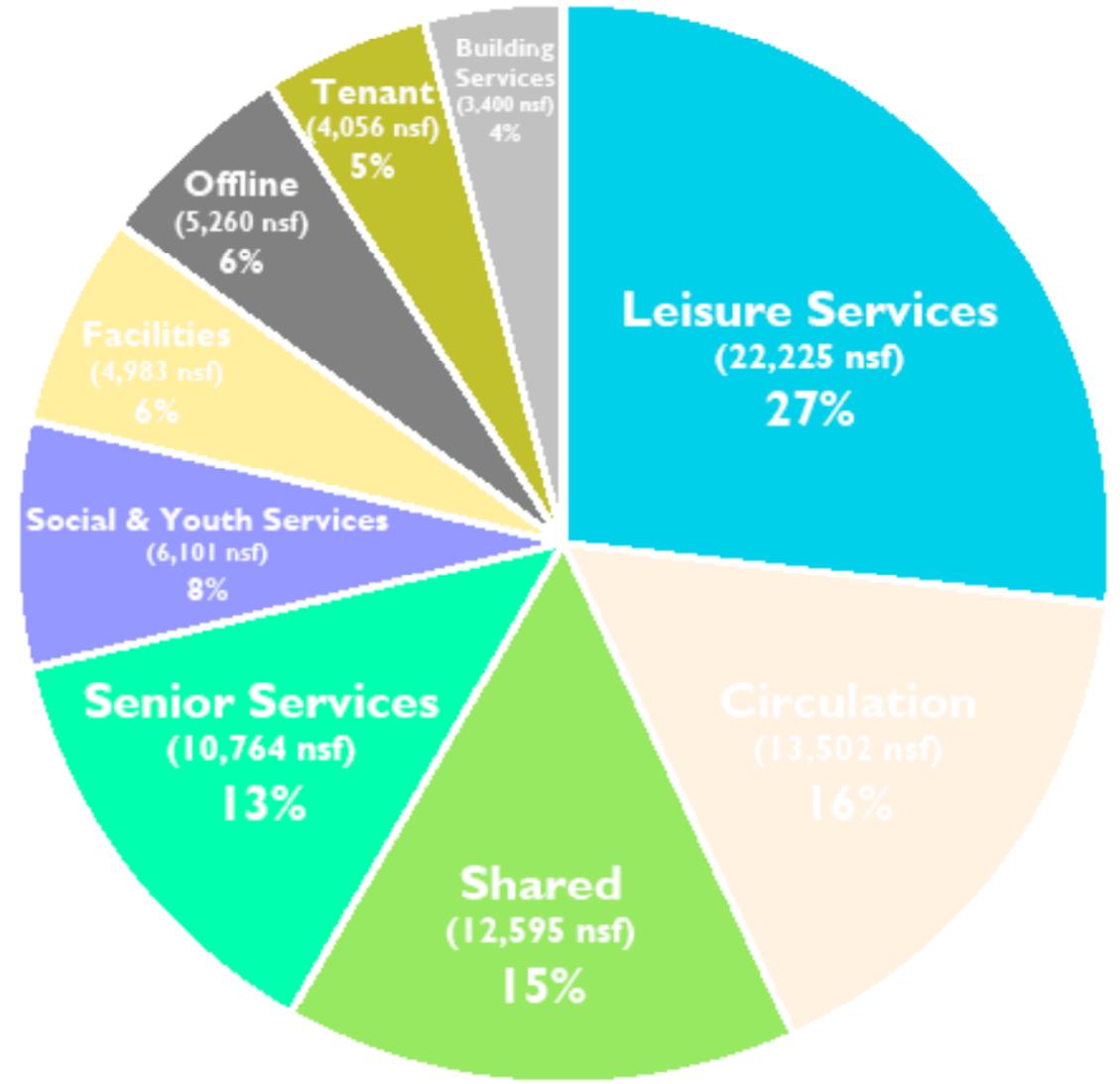






- Building Services
- Circulation
- Facilities
- Leisure Services
- Offline
- Senior Services
- Shared
- Social & Youth Services
- Tenant

Existing Building | By Department

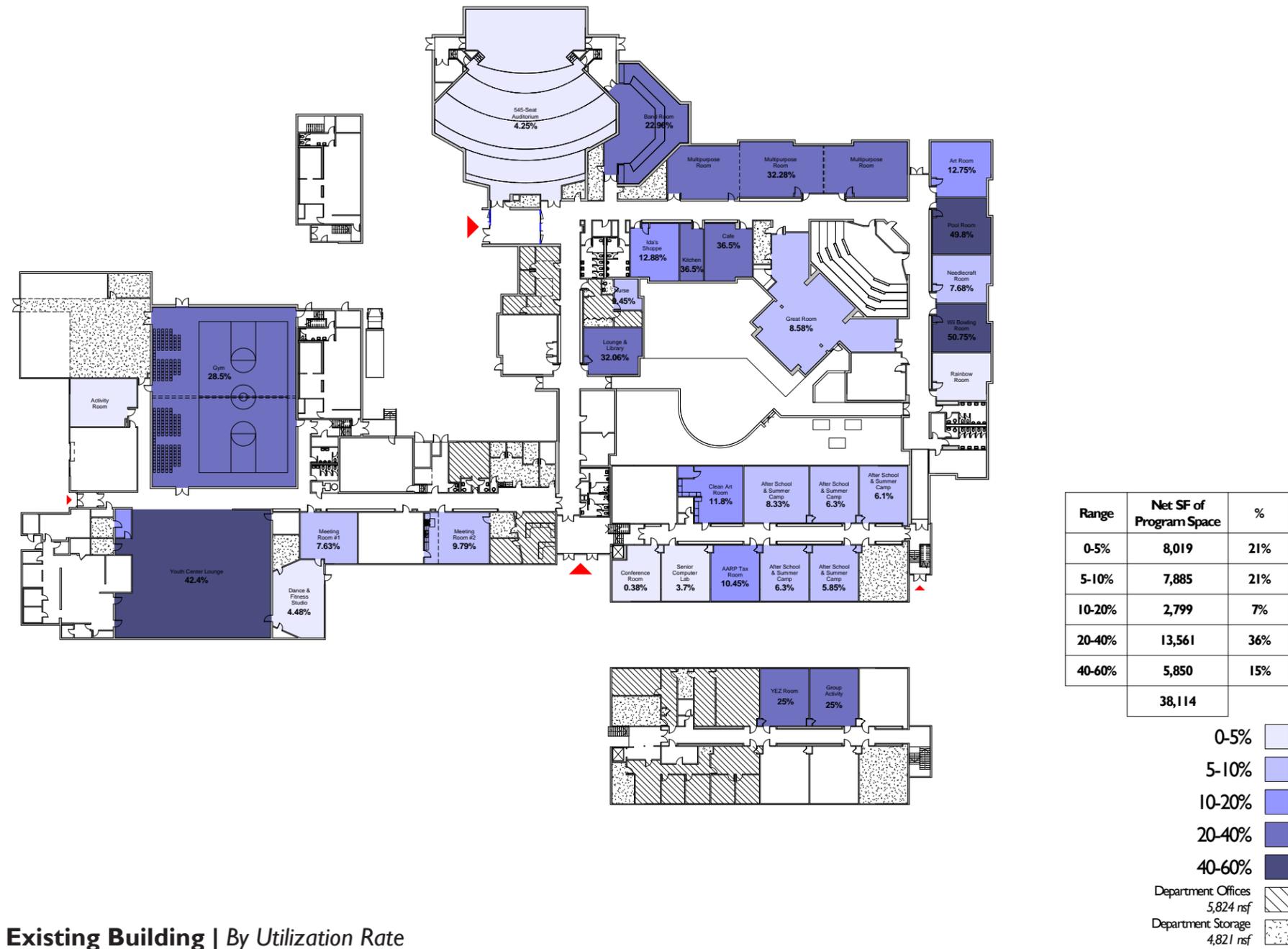


Existing Building Net Square Footage | By Department

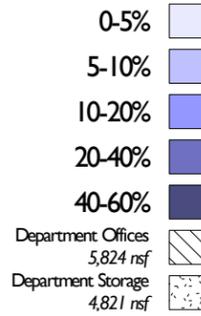
FIRST NAME	LAST NAME	ORGANIZATION	LOCATION	ROOM NO.	EVENT DATE	MONTH	DAY OF WEEK	START TIME	END TIME	DURATION	TITLE
Carl	Horlitz	Senior Services	Art Room - Clean	104	Wednesday, February 04, 2015	February	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Tax Preparation
Carl	Horlitz	Senior Services	Art Room - Clean	104	Wednesday, February 11, 2015	February	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Tax Preparation
Carl	Horlitz	Senior Services	Art Room - Clean	104	Wednesday, February 18, 2015	February	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Tax Preparation
Carl	Horlitz	Senior Services	Art Room - Clean	104	Wednesday, February 25, 2015	February	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Tax Preparation
Carl	Horlitz	Senior Services	Art Room - Clean	104	Wednesday, March 04, 2015	March	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Tax Preparation
Carl	Horlitz	Senior Services	Art Room - Clean	104	Wednesday, March 11, 2015	March	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Tax Preparation
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Carl	Horlitz	Senior Services	Art Room - Clean	104	Wednesday, April 01, 2015	April	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Tax Preparation
Carl	Horlitz	Senior Services	Art Room - Clean	104	Wednesday, April 08, 2015	April	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Tax Preparation
Carl	Horlitz	Senior Services	Art Room - Clean	104	Wednesday, April 15, 2015	April	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Tax Preparation
Carl	Horlitz	Senior Services	AARP Tax Room	105	Monday, January 26, 2015	January	Monday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
Carl	Horlitz	Senior Services	AARP Tax Room	105	Tuesday, January 06, 2015	January	Tuesday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
Carl	Horlitz	Senior Services	AARP Tax Room	105	Wednesday, January 07, 2015	January	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
Carl	Horlitz	Senior Services	AARP Tax Room	105	Thursday, January 08, 2015	January	Thursday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
Carl	Horlitz	Senior Services	AARP Tax Room	105	Friday, January 09, 2015	January	Friday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
Carl	Horlitz	Senior Services	AARP Tax Room	105	Monday, January 12, 2015	January	Monday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
Carl	Horlitz	Senior Services	AARP Tax Room	105	Tuesday, January 13, 2015	January	Tuesday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
Carl	Horlitz	Senior Services	AARP Tax Room	105	Wednesday, January 14, 2015	January	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
Carl	Horlitz	Senior Services	AARP Tax Room	105	Thursday, January 15, 2015	January	Thursday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
Carl	Horlitz	Senior Services	AARP Tax Room	105	Friday, January 16, 2015	January	Friday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
Carl	Horlitz	Senior Services	AARP Tax Room	105	Wednesday, February 04, 2015	February	Wednesday	8:00:00 AM	5:00:00 PM	9.0	Volunteer Training & Tax Prep
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Eric	Hung	Community Group	Gym	416	Wednesday, July 08, 2015	July	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, July 15, 2015	July	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, July 22, 2015	July	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, July 29, 2015	July	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, August 05, 2015	August	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, August 12, 2015	August	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, August 19, 2015	August	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, August 26, 2015	August	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, September 02, 2015	September	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, September 09, 2015	September	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, September 16, 2015	September	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, September 23, 2015	September	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, September 30, 2015	September	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Eric	Hung	Community Group	Gym	416	Wednesday, October 07, 2015	October	Wednesday	6:00:00 PM	9:00:00 PM	3.0	Badminton Club
Cynthia	Belton	Community Group	Meeting Room 1	407	Thursday, April 16, 2015	April	Thursday	6:30:00 PM	8:00:00 PM	1.5	BHS Graduation Party Committee
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, January 15, 2015	January	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, February 05, 2015	February	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Board Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Tuesday, February 17, 2015	February	Tuesday	7:00:00 PM	9:00:00 PM	2.0	BISA Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, February 19, 2015	February	Thursday	8:00:00 PM	9:00:00 PM	1.0	BISA Meeting
Ursula	Dang	Community Group	Meeting Room 1	407	Friday, February 27, 2015	February	Friday	6:30:00 PM	9:00:00 PM	2.5	BISA Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, March 05, 2015	March	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Board Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, April 02, 2015	April	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Board Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Saturday, April 11, 2015	April	Saturday	9:00:00 AM	2:00:00 PM	5.0	BISA Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, May 07, 2015	May	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Board Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Wednesday, May 20, 2015	May	Wednesday	7:30:00 PM	9:00:00 PM	1.5	BISA meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, June 04, 2015	June	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Board Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Wednesday, June 10, 2015	June	Wednesday	7:30:00 PM	9:00:00 PM	1.5	BISA Coaches-Managers Meeting
Ursula	Dang	Community Group	Meeting Room 1	407	Thursday, June 18, 2015	June	Thursday	6:00:00 PM	9:00:00 PM	3.0	BISA Meeting
Ursula	Dang	Community Group	Meeting Room 1	407	Wednesday, June 24, 2015	June	Wednesday	6:00:00 PM	8:00:00 PM	2.0	BISA Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, July 02, 2015	July	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Board Meeting
Ursula	Dang	Community Group	Meeting Room 1	407	Tuesday, August 11, 2015	August	Tuesday	7:00:00 PM	9:00:00 PM	2.0	BISA Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, August 20, 2015	August	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Meeting
Ursula	Dang	Community Group	Meeting Room 1	407	Wednesday, October 28, 2015	October	Wednesday	7:00:00 PM	9:00:00 PM	2.0	BISA Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, November 05, 2015	November	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Meeting
Ursula	Dang	Community Group	Meeting Room 1	407	Thursday, November 19, 2015	November	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Meeting
Garfield	Haughton	Community Group	Meeting Room 1	407	Thursday, December 03, 2015	December	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Meeting
Ursula	Dang	Community Group	Meeting Room 2	403a	Monday, March 02, 2015	March	Monday	6:00:00 PM	9:00:00 PM	3.0	BISA Meeting
Ursula	Dang	Community Group	Meeting Room 2	403a	Thursday, July 23, 2015	July	Thursday	7:00:00 PM	9:00:00 PM	2.0	BISA Meeting
Ursula	Dang	Community Group	Youth Center Lounge	413	Friday, March 27, 2015	March	Friday	6:00:00 PM	7:30:00 PM	1.5	BISA Registration
Ursula	Dang	Community Group	Youth Center Lounge	413	Friday, April 03, 2015	April	Friday	6:00:00 PM	7:30:00 PM	1.5	BISA Registration
Ursula	Dang	Community Group	Youth Center Lounge	413	Friday, April 10, 2015	April	Friday	6:00:00 PM	7:30:00 PM	1.5	BISA Registration
Melissa	Satchell	Leisure Services	Meeting Room 1	407	Thursday, March 12, 2015	March	Thursday	7:00:00 PM	8:00:00 PM	1.0	Night Supervisors Meeting
Matthew	Mace	Leisure Services	Meeting Room 2	403a	Tuesday, June 09, 2015	June	Tuesday	6:30:00 PM	8:00:00 PM	1.5	Swim Team Informational Meeting
Dave	Miesko	Leisure Services	Meeting Room 2	403a	Thursday, June 18, 2015	June	Thursday	6:00:00 PM	8:00:00 PM	2.0	Meeting
David	Nolan	Community Group	Meeting Room 1	407	Wednesday, January 28, 2015	January	Wednesday	7:00:00 PM	9:00:00 PM	2.0	Little League Meeting
David	Nolan	Community Group	Meeting Room 1	407	Thursday, October 22, 2015	October	Thursday	7:00:00 PM	9:00:00 PM	2.0	Bloomfield Little League Meeting
David	Nolan	Community Group	Meeting Room 2	403a	Thursday, April 02, 2015	April	Thursday	7:00:00 PM	9:00:00 PM	2.0	Little League Meeting
David	Nolan	Community Group	Youth Center Lounge	413	Saturday, February 21, 2015	February	Saturday	10:30:00 AM	3:00:00 PM	4.5	Little League
David	Nolan	Community Group	Youth Center Lounge	413	Saturday, May 02, 2015	May	Saturday	8:00:00 AM	1:00:00 PM	5.0	Little League
James	Ryals	Community Group	Meeting Room 2	403a	Monday, August 17, 2015	August	Monday	7:45:00 PM	9:00:00 PM	1.3	Bloomfield Raiders - Organizational meeting
Douglas	Mosby Jr	Community Group	Gym	416	Saturday, July 25, 2015	July	Saturday	8:00:00 AM	1:00:00 PM	5.0	CT Youth Football/Cheerleaders League
Douglas	Mosby Jr	Community Group	Meeting Room 1	407	Saturday, July 25, 2015	July	Saturday	8:00:00 AM	1:00:00 PM	5.0	CT Youth Football/Cheerleaders League
Douglas	Mosby Jr	Community Group	Meeting Room 2	403a	Saturday, July 25, 2015	July	Saturday	8:00:00 AM	1:00:00 PM	5.0	CT Youth Football/Cheerleaders League

Building Use Schedule | Refer to Appendix for complete schedule

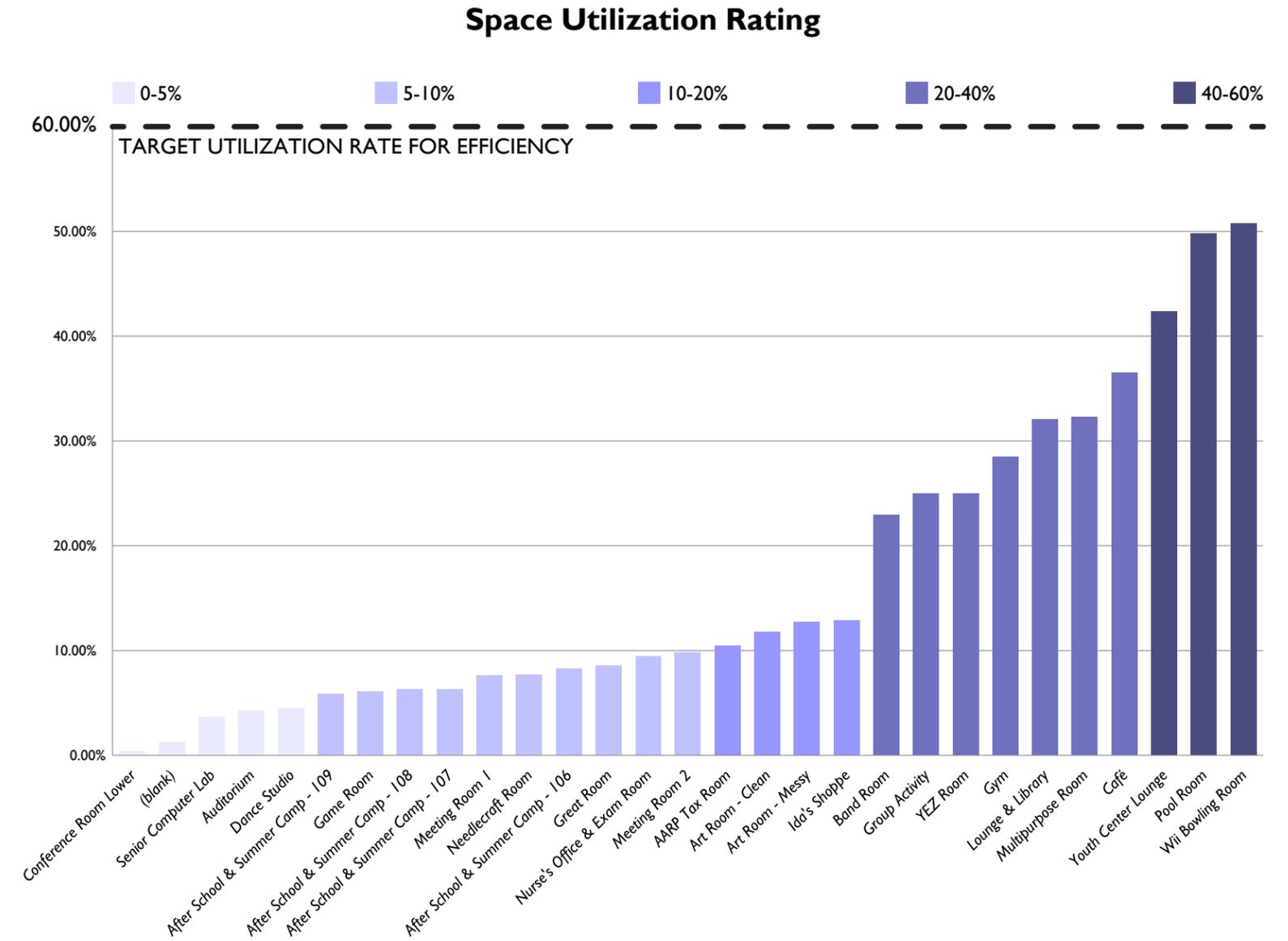
FIRST NAME	LAST NAME	ORGANIZATION	LOCATION	ROOM NO.	EVENT DATE	MONTH	DAY OF WEEK	START TIME	END TIME	DURATION	TITLE
Douglas	Mosby Jr	Community Group	Senior Computer Lab	103	Saturday, July 25, 2015	July	Saturday	8:00:00 AM	1:00:00 PM	5.0	CT Youth Football/Cheerleaders League
Douglas	Mosby Jr	Community Group	AARP Tax Room	105	Saturday, July 25, 2015	July	Saturday	8:00:00 AM	1:00:00 PM	5.0	CT Youth Football/Cheerleaders League
Douglas	Mosby Jr	Community Group	After School & Summer Camp - 106	106	Saturday, July 25, 2015	July	Saturday	8:00:00 AM	1:00:00 PM	5.0	CT Youth Football/Cheerleaders League
Douglas	Mosby Jr	Community Group	After School & Summer Camp - 107	107	Saturday, July 25, 2015	July	Saturday	8:00:00 AM	1:00:00 PM	5.0	CT Youth Football/Cheerleaders League
Douglas	Mosby Jr	Community Group	After School & Summer Camp - 108	108	Saturday, July 25, 2015	July	Saturday	8:00:00 AM	1:00:00 PM	5.0	CT Youth Football/Cheerleaders League
Douglas	Mosby Jr	Community Group	After School & Summer Camp - 109	109	Saturday, July 25, 2015	July	Saturday	8:00:00 AM	1:00:00 PM	5.0	CT Youth Football/Cheerleaders League
Douglas	Mosby Jr	Community Group	Game Room	110	Saturday, July 25, 2015	July	Saturday	8:00:00 AM	1:00:00 PM	5.0	CT Youth Football/Cheerleaders League
Ken	Manning	Community Group	Youth Center Lounge	413	Friday, March 13, 2015	March	Friday	6:00:00 PM	7:00:00 PM	1.0	Bloomfield Raiders Registration
Ken	Manning	Community Group	Youth Center Lounge	413	Friday, March 27, 2015	March	Friday	6:00:00 PM	7:00:00 PM	1.0	Bloomfield Raiders Registration
Ken	Manning	Community Group	Youth Center Lounge	413	Friday, April 10, 2015	April	Friday	6:00:00 PM	7:00:00 PM	1.0	Bloomfield Raiders Registration
Ken	Manning	Community Group	Youth Center Lounge	413	Friday, April 24, 2015	April	Friday	6:00:00 PM	7:00:00 PM	1.0	Bloomfield Raiders Registration
Ken	Manning	Community Group	Youth Center Lounge	413	Friday, May 15, 2015	May	Friday	6:00:00 PM	7:00:00 PM	1.0	Bloomfield Raiders Registration
Ken	Manning	Community Group	Youth Center Lounge	413	Friday, May 29, 2015	May	Friday	6:00:00 PM	7:00:00 PM	1.0	Bloomfield Raiders Registration
Ken	Manning	Community Group	Youth Center Lounge	413	Friday, June 12, 2015	June	Friday	6:00:00 PM	7:00:00 PM	1.0	Bloomfield Raiders Registration
Ken	Manning	Community Group	Youth Center Lounge	413	Friday, July 10, 2015	July	Friday	6:00:00 PM	7:00:00 PM	1.0	Bloomfield Raiders Registration
Ken	Manning	Community Group	Youth Center Lounge	413	Friday, August 07, 2015	August	Friday	6:00:00 PM	7:30:00 PM	1.5	Bloomfield Raiders Registration
Marie	Bendzans	Senior Services	Dance Studio	409a	Wednesday, September 16, 2015	September	Wednesday	11:30:00 AM	12:30:00 PM	1.0	Exercise Class
Marie	Bendzans	Senior Services	Dance Studio	409a	Wednesday, September 23, 2015	September	Wednesday	11:30:00 AM	12:30:00 PM	1.0	Exercise Class
Marie	Bendzans	Senior Services	Dance Studio	409a	Wednesday, September 30, 2015	September	Wednesday	11:30:00 AM	12:30:00 PM	1.0	



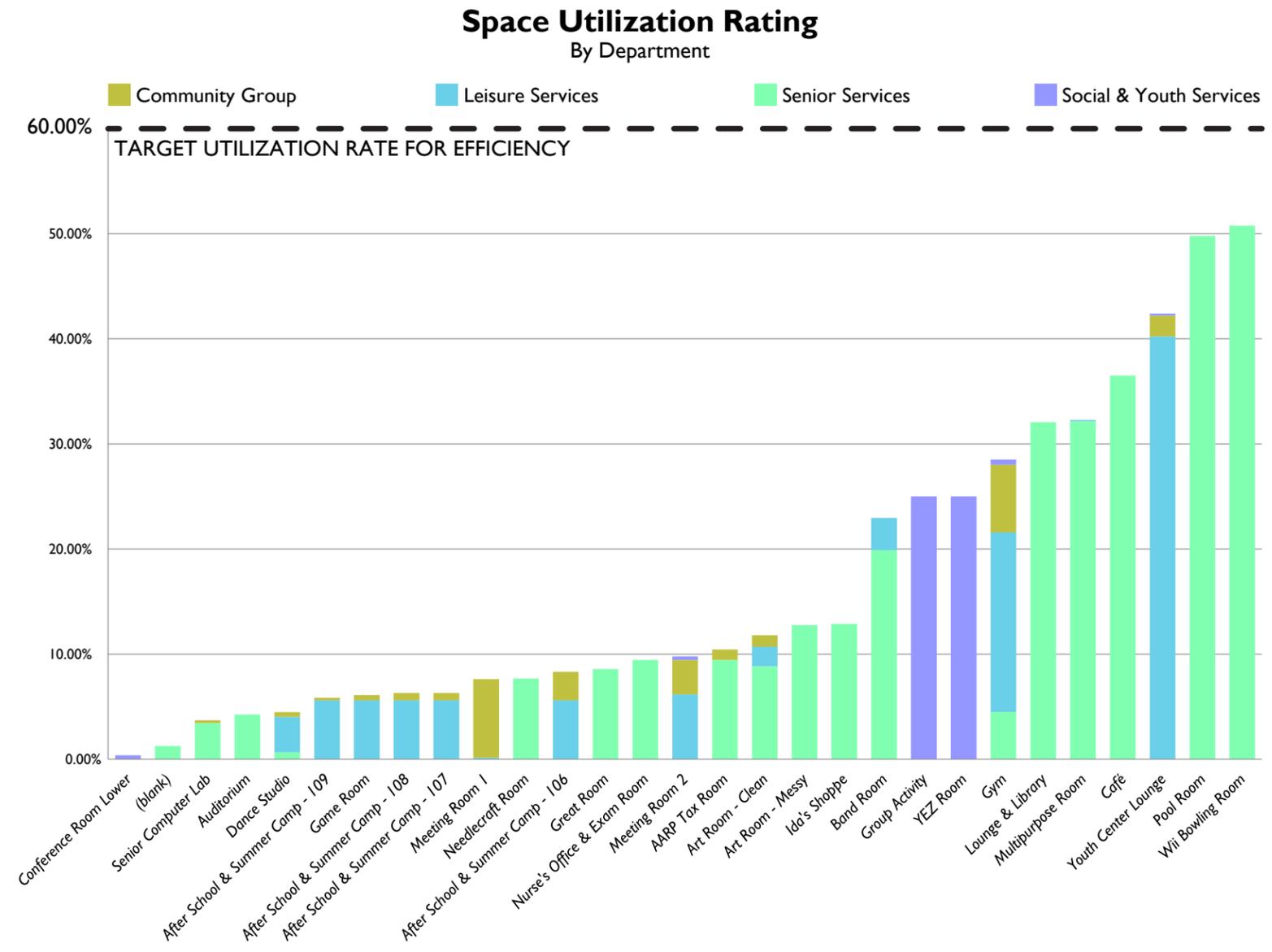
Range	Net SF of Program Space	%
0-5%	8,019	21%
5-10%	7,885	21%
10-20%	2,799	7%
20-40%	13,561	36%
40-60%	5,850	15%
	38,114	



Existing Building | By Utilization Rate



Existing Building | By Utilization Rate



Existing Building | By Utilization Rate

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility
SENIOR SERVICES
 4/13/2016

Existing Room Number	SPACE TYPE	EXISTING			FUTURE			RENO. 1.50 GSF	NEW CONSTR. 1.40 GSF	NOTES/COMMENTS
		Utilization Rate		Area (nsf)	Unit Size		# of Seats			
		By Dept.	Overall		NASF	NASF				
GRAND TOTAL (NET SQUARE FEET)		7,067			7,980			11,970	11,172	
Office/Admin		1,282			1,700			2,550	2,380	
304a	Senior Services General Office	100%	100%	233			-	-		
304c	- Clerk Typist II	100%	100%	69	80		120	112	8x10	
304e	- Dispatch	100%	100%	83	80		120	112	8x10, high traffic, easily accessible to clientele	
304d	- Intern	100%	100%	35	80		120	112	8x10, should be in open office area	
-	- Copy, Fax & Office Supplies	-	-	-	80		120	112		
304g	Director	100%	100%	100			270	252	meet with 4 ppl around a table	
304f	Senior Services Coordinator	100%	100%	84			180	168		
304b	Mini-Bus Coordinator	100%	100%	81			180	168		
-	Nurse	-	-	-			-	-		
303a	- Waiting Area	100%	100%	216	200		300	280	works well, discreet	
303d	- Nurse's Office & Exam Room	9.45%	9.45%	186	160		240	224		
303c	- Storage	100%	100%	45	50		75	70		
303b	- Food Pantry	100%	100%	5			-	-		
303e	- Restroom	100%	100%	40	65		98	91		
303f	Conference Room	100%	100%	105	25	200	300	280		
-	Driver Work/Scheduling Area	-	-	-			150	140		
-	Staff Restroom	-	-	-			98	91		
-	Future Staff	-	-	-			180	168		
Flexible Program		3,170			3,100			4,650	4,340	
103	Senior Computer Lab	3.45%	3.70%	644	35	420	630	588	security for computers, 10-12 computer stations, 6-8 in group classes, internet access	
105	AARP Tax Room	9.45%	10.45%	644			-	-	used Dec-April, internet access, close to bldg. entry, 6 preparers/1 supervisor	
301	Lounge & Library	32.06%	32.06%	618	30	1200	1,800	1,680	cozy, nice daylight, not too big, 4-6 card tables, bookcases, puzzle area, could be bigger with option to subdivide, 35-40 ppl ideal, use after school & summer camp room?, opens up to hallway?	
316	Needlecraft Room	7.68%	7.68%	632			1,275	1,190	could be larger, sewing machines and layout space, 15 ppl ideal	
318	Flexible Program Room (Currently Wii Bowling)	50.75%	50.75%	632			945	882	good size, Tuesday & Thursday 12-5	

Program Spreadsheet | Senior Services

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility
SENIOR SERVICES
 4/13/2016

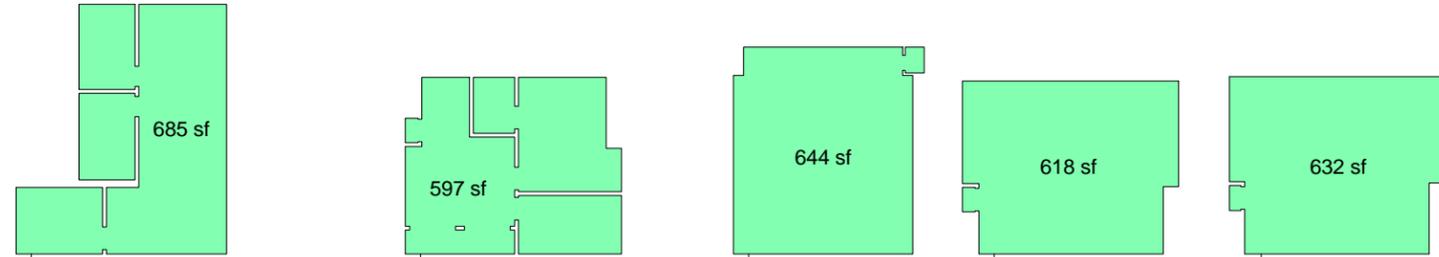
Existing Room Number	SPACE TYPE	EXISTING			FUTURE			RENO. 1.50 GSF	NEW CONSTR. 1.40 GSF	NOTES/COMMENTS
		Utilization Rate		Area (nsf)	Unit Size		# of Seats			
		By Dept.	Overall		NASF	NASF				
Specialty Program		2,302			2,680			4,020	3,752	
305	Ida's Shoppe	12.88%	12.88%	632			945	882		
307a	Commercial Kitchen	36.50%	36.50%	307			750	700	needs to be bigger, more counterspace, better dishwasher, 3 ovens, commercial freezer and fridge, adjacent to multipurpose and great rooms?	
307b	Café	36.50%	36.50%	618	20	800	1,200	1,120	more space, more daylight, wheelchair/scooter access, tv, pocket door to kitchen, ideally 40 ppl at round tables	
314	Pool Room	49.80%	49.80%	745			1,125	1,050	very important to seniors, 3 pool tables, checkers table, card table	
Storage		313			500			750	700	
328	Storage			231			750	700	would like as much storage as possible	
333	Storage			82			-	-		

Program Spreadsheet | Senior Services

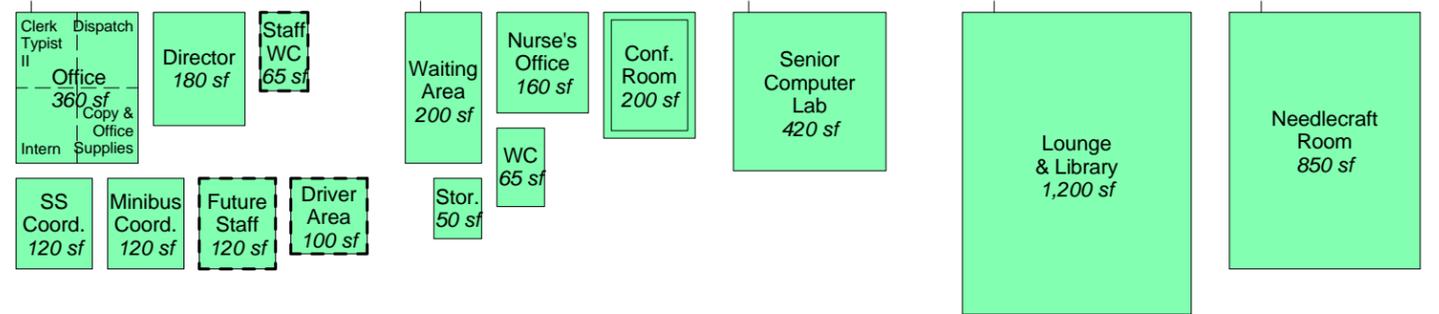
DELETED PROGRAM



EXISTING PROGRAM



REQUESTED PROGRAM



Program Diagram | Senior Services

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility
LEISURE SERVICES
 4/13/2016

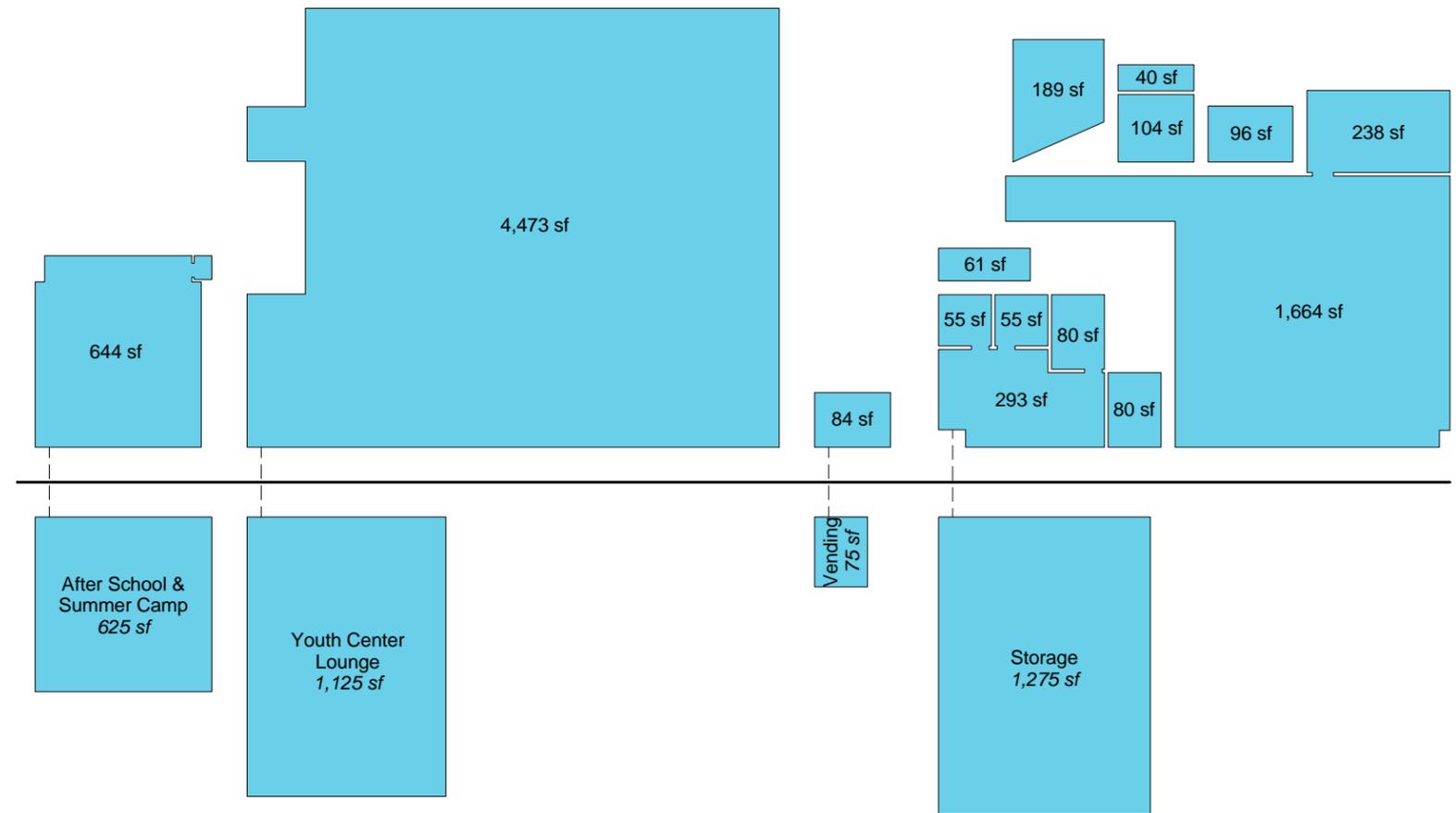
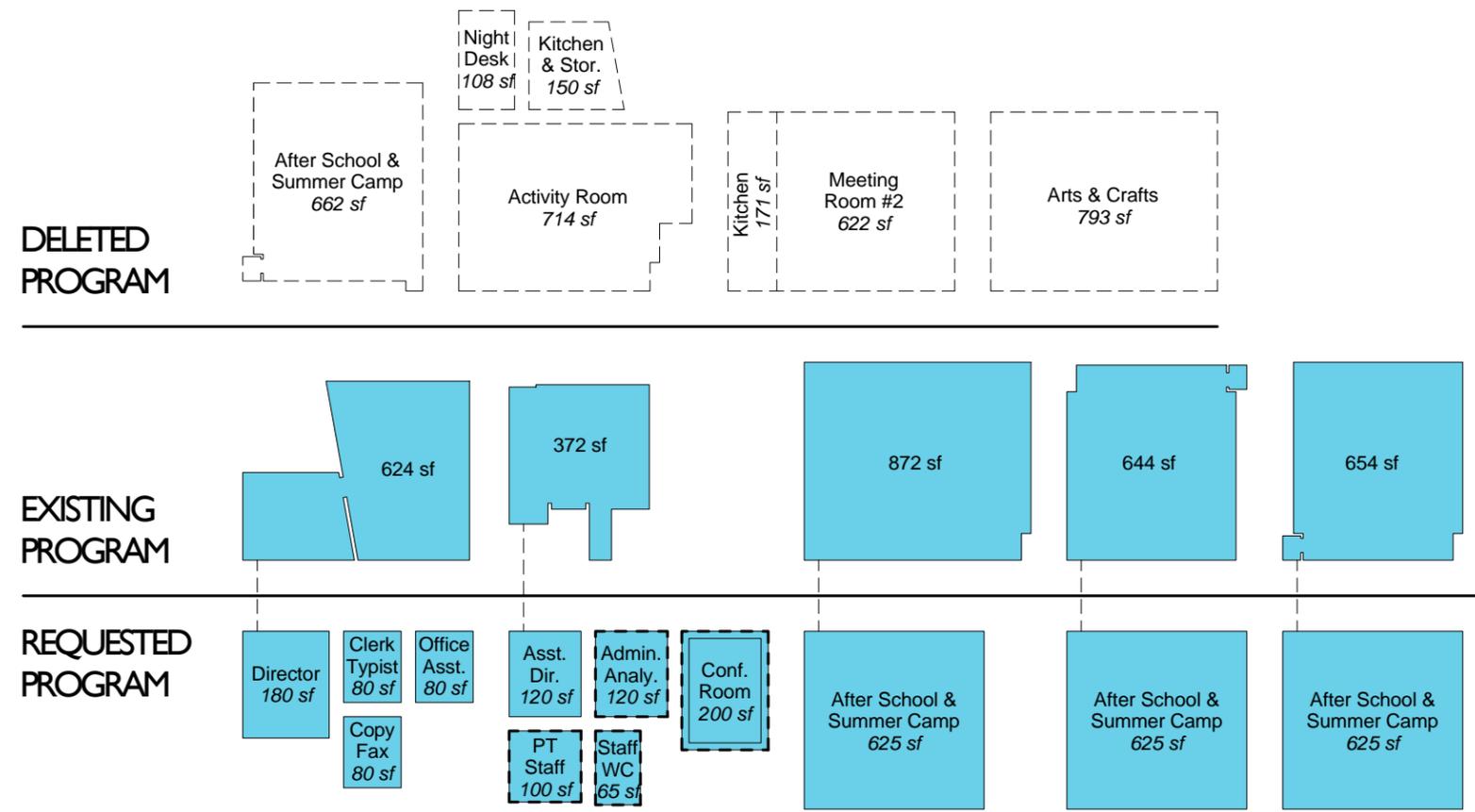
Existing Room Number	SPACE TYPE	EXISTING			FUTURE			RENO. 1.50 GSF	NEW CONSTR. 1.40 GSF	NOTES/COMMENTS
		Utilization Rate		Area (nsf)	Unit Size		# of Seats			
		By Dept.	Overall		NASF	NASF				
GRAND TOTAL (NET SQUARE FEET)		14,542			5,575			8,363	7,805	<i>net-to-gross multiplier (varies)</i>
Office/Admin		1,254			-			1,538	1,435	
401a	Leisure Services Office	100%	100%	446	-	1,025	-	-	-	
	- Clerk Typist II	-	-	-		80		120	112	<i>receptionist</i>
	- Office Assistant	-	-	-		80		120	112	<i>typically during the summer</i>
	- Copy, Fax & Office Supplies	-	-	-		80		120	112	
401b	Director	100%	100%	178		180		270	252	<i>meet with 4 ppl around a table</i>
404a	Assistant Director	100%	100%	372		120		180	168	
-	Administrative Analyst II	-	-	-		120		180	168	
419a	Evening Desk	-	-	108		-		-	-	<i>standalone office not necessary, (2) night supervisors</i>
-	Part-Time Staff Office	-	-	-		100		150	140	<i>check people in with ipad & scanner</i>
-	Conference Room	-	-	-	25	200	8	300	280	<i>adjacent to Youth Center Lounge</i>
-	Staff Restroom	-	-	-		65		98	91	<i>6-8 ppl</i>
401c	Kitchen, IT, Office Supplies	100%	100%	150		-		-	-	<i>sink/fridge</i>
Flexible Program		8,663			-			5,438	5,075	
106	After School & Summer Camp	5.6%	8.33%	872	25	625	25	938	875	
107	After School & Summer Camp	5.6%	6.3%	644	25	625	25	938	875	<i>150-200 kids in camp, 50-100 kids after school, currently use lockers, cubbies would be sufficient, would be more functional near the gym & youth lounge</i>
108	After School & Summer Camp	5.6%	6.3%	654	25	625	25	938	875	
109	After School & Summer Camp	5.6%	5.85%	644	25	625	25	938	875	
110	After School & Summer Camp	5.6%	6.1%	662		-		-	-	
413	Youth Center Lounge	40.23%	42.4%	4,473		1125		1688	1575	<i>currently oversized</i>
420	Activity Room	0%	0%	714		-		-	-	<i>after school, teen space</i>
Specialty Program		1,670			-			113	105	
403a	Meeting Room #2	6.18%	9.79%	622		-		-	-	<i>replace with shared cooking classroom</i>
403b	Kitchen	0.15%	7.63%	171		-		-	-	<i>replace with shared cooking classroom</i>
405	Arts & Crafts	0%	0%	793		-		-	-	<i>not well used</i>
423	Vending	-	-	84		75		113	105	<i>3 machines</i>

Program Spreadsheet | Leisure Services

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility
LEISURE SERVICES
 4/13/2016

Existing Room Number	SPACE TYPE	EXISTING			FUTURE			RENO. 1.50 GSF	NEW CONSTR. 1.40 GSF	NOTES/COMMENTS
		Utilization Rate		Area (nsf)	Unit Size		# of Seats			
		By Dept.	Overall		NASF	NASF				
Storage		2,955			-			1,275	1,190	
400a	Storage	-	-	80	-	850	-	1,125	1,050	
402a	Storage	-	-	293		-		-	-	
402b	Storage	-	-	55		-		-	-	
402c	Storage	-	-	55		-		-	-	
402d	Storage	-	-	80		-		-	-	
409b	Storage	-	-	189		-		-	-	
414	Storage	-	-	61		-		-	-	
419b	Ball Storage	-	-	104		100		150	140	
421	Storage	-	-	40		-		-	-	
422a	Storage	-	-	1,664		-		-	-	
422b	Storage	-	-	238		-		-	-	
427	Storage	-	-	96		-		-	-	

Program Spreadsheet | Leisure Services



Program Diagram | Leisure Services

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility
SOCIAL & YOUTH SERVICES
 4/13/2016

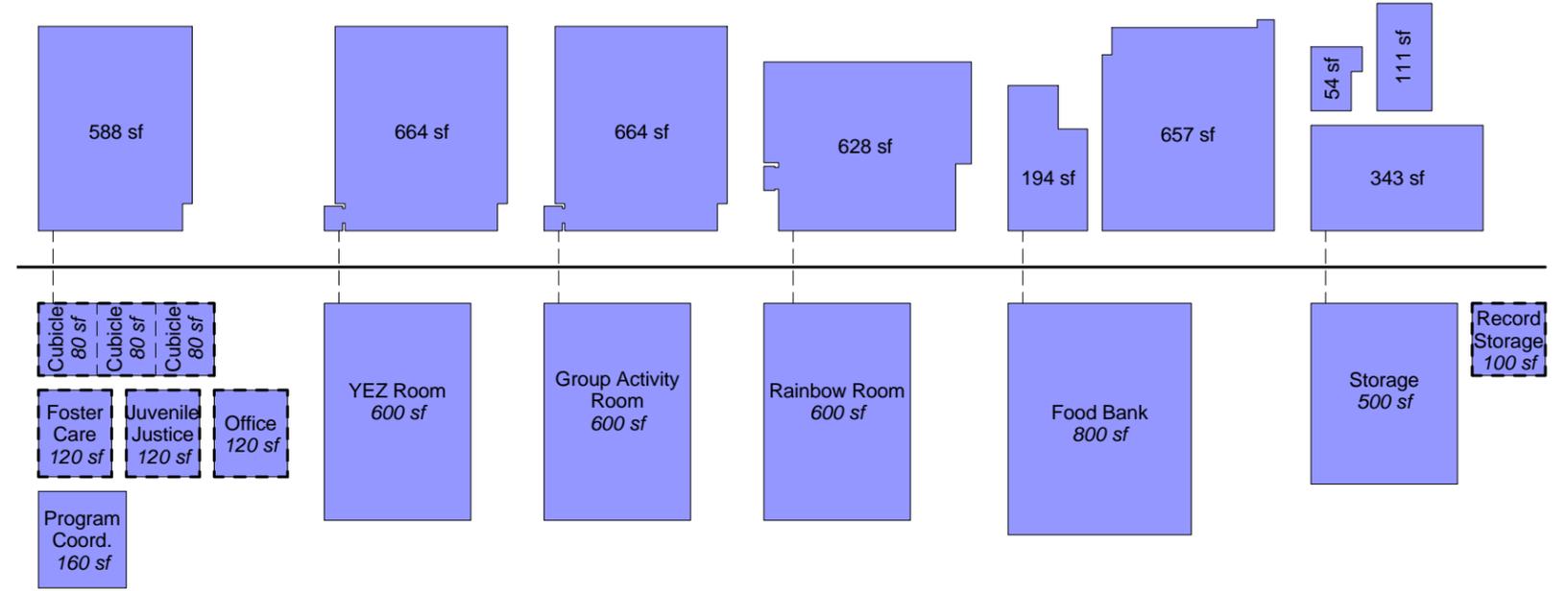
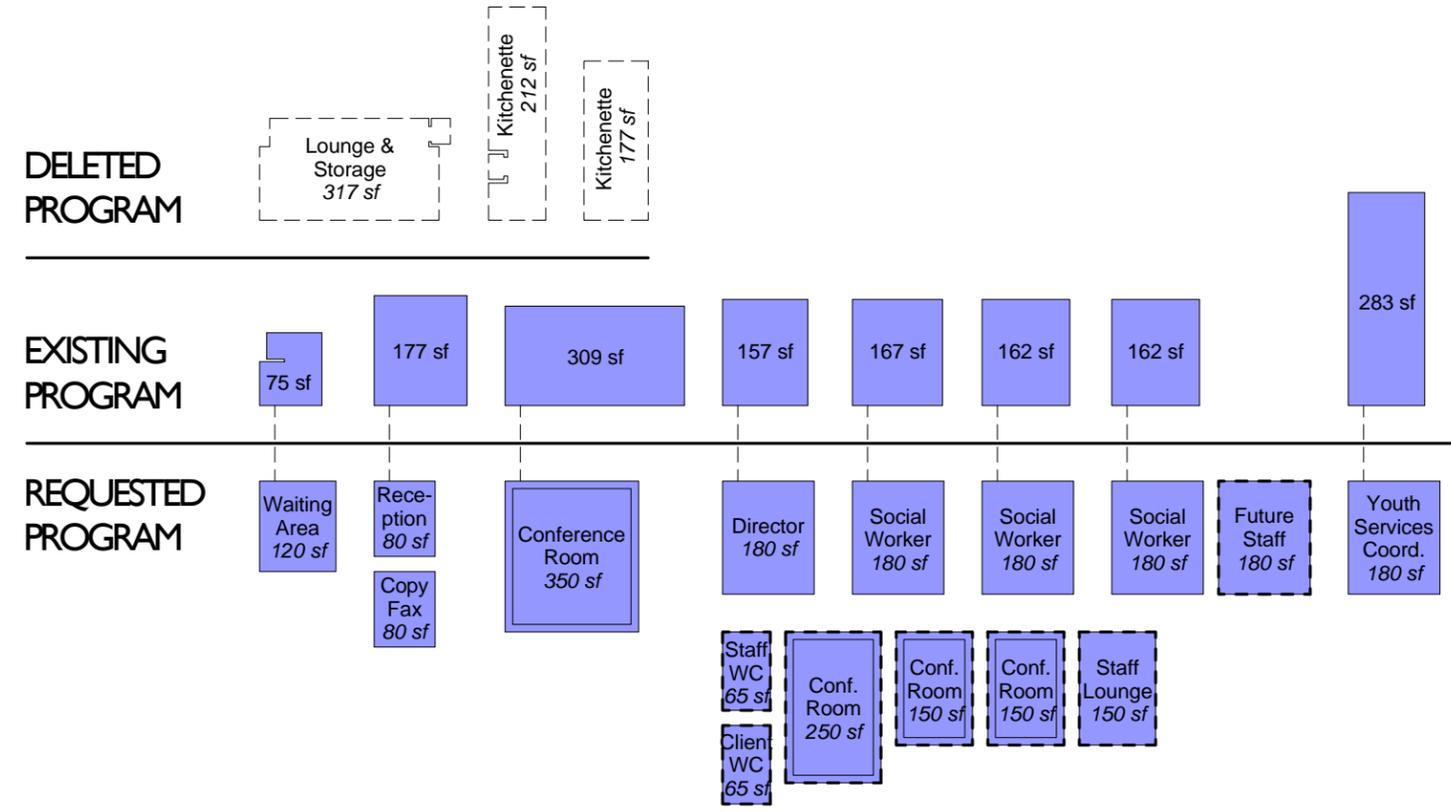
Existing Room Number	SPACE TYPE	EXISTING			FUTURE			NOTES/COMMENTS		
		Utilization Rate		Area (nsf)	Unit Size		# of Seats		RENO.	NEW CONSTR.
		By Dept.	Overall		NASF	NASF			1.50 GSF	1.40 GSF
GRAND TOTAL (NET SQUARE FEET)		6,101			6,500					
Office/Admin - Shared		1,267			-					
-	General Office	-	-	-	-	-	-	-		
354	- Waiting Area	100%	100%	75	10	120	12	180	168	<i>10-12 seats</i>
201b	- Reception & Copy	100%	100%	177		80		120	112	
	- Copier, Fax & Office Supplies	-	-	-		80		120	112	
202a	Conference Room - Large	100%	100%	309	25	350	14	525	490	<i>near reception, larger board room with subdivisions</i>
205a	Lounge & Storage	100%	100%	317		-		-	-	<i>near reception</i>
202c	Kitchenette	100%	100%	212		-		-	-	<i>used a lot</i>
317b	Kitchenette	-	-	177		-		-	-	
-	Staff Restroom	-	-	-		65		98	91	
-	Client Restroom	-	-	-		65		98	91	
-	Conference Room - Medium	-	-	-	25	250	10	375	350	
-	Conference Room - Small	-	-	-	25	150	6	225	210	<i>4-6 people, therapy meetings with individuals and families, variety of seating styles, comfy or formal</i>
-	Conference Room - Small	-	-	-	25	150	6	225	210	
-	Kitchenette & Staff Lounge	-	-	-		150		225	210	
Office/Admin - Social Services		648			-					
203c	Director	100%	100%	157		180		270	252	
203d	Social Worker	100%	100%	167		180		270	252	
205b	Social Worker	100%	100%	162		180		270	252	
205c	CRT Energy Assistant	100%	100%	162		180		270	252	
-	Future Staff	-	-	-		180		270	252	<i>potential expansion for interns and adult volunteers</i>
Office/Admin - Youth Services		871			-					
204b	Youth Services Coordinator	100%	100%	283		180		270	252	
204a	Youth Services Office	100%	100%	588		-		-	-	<i>form storage, files, posting area, locked storage for staff belongings, coats</i>
	- Cubicle	-	-	-		80		120	112	
	- Cubicle	-	-	-		80		120	112	
	- Cubicle	-	-	-		80		120	112	
-	Office - Program Coordinators	-	-	-		160		240	224	<i>2 people, private, file storage</i>
-	Office - Foster Care	-	-	-		120		180	168	<i>private, file storage</i>
-	Office - Juvenile Justice	-	-	-		120		180	168	<i>private, file storage</i>
-	Office	-	-	-		120		180	168	<i>private, file storage</i>

Program Spreadsheet | Social & Youth Services

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility
SOCIAL & YOUTH SERVICES
 4/13/2016

Existing Room Number	SPACE TYPE	EXISTING			FUTURE			NOTES/COMMENTS		
		Utilization Rate		Area (nsf)	Unit Size		# of Seats		RENO.	NEW CONSTR.
		By Dept.	Overall		NASF	NASF			1.50 GSF	1.40 GSF
GRAND TOTAL (NET SQUARE FEET)		6,101			6,500					
Flexible Program		1,956			-					
206	YEZ Room	25%	25%	664		600	20	900	840	<i>nice size, groups of 10, groups of 20</i>
208	Group Activity Room	25%	25%	664		600	20	900	840	<i>nice size, groups of 10, groups of 20</i>
320	Rainbow Room	0%	0%	628		600	20	900	840	<i>overflow space, current location not convenient</i>
Storage		1,359			-					
201a	Food Bank			194		800		1200	1120	<i>needs to be close to Yolanda for distribution, volunteers could handle in the future</i>
211	Food-Bank Overflow			657		-		-	-	<i>adequate size, fridge & freezer, counterspace with storage below, MWF pickup prepacked bags on carts, holiday overflow with extra toys and food</i>
202b	Storage			343		500		750	700	
203b	Storage			54		-		-	-	<i>current storage is constantly overflowing</i>
204c	Storage			111		-		-	-	
-	Confidential Case Record Storage					100		150	140	<i>current and archive</i>

Program Spreadsheet | Social & Youth Services

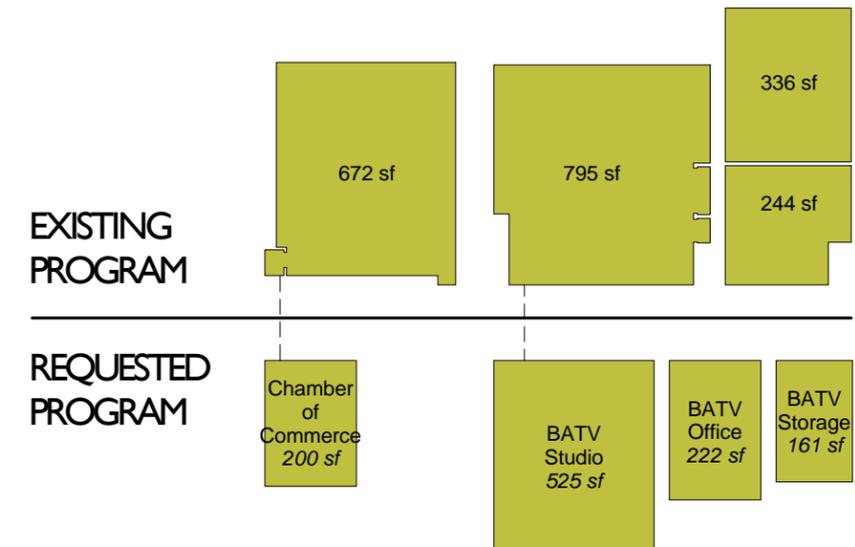
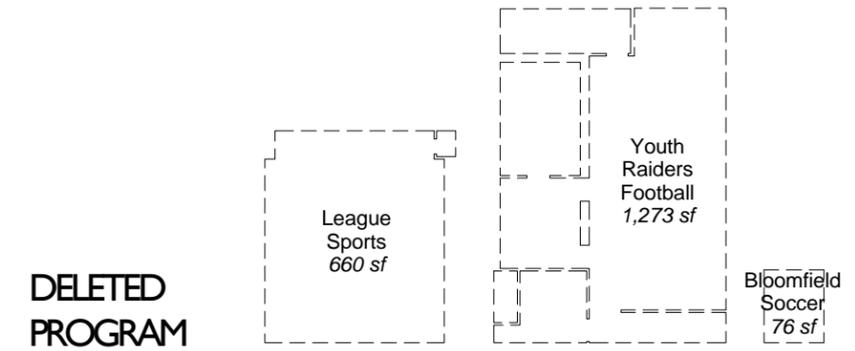


Program Diagram | Social & Youth Services

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility

TENANT
 4/13/2016

Existing Room Number	SPACE TYPE	EXISTING			FUTURE				NOTES/COMMENTS	
		Utilization Rate		Area (nsf)	Unit Size		RENO.			NEW CONSTR.
		By Dept.	Overall		NASF	NASF	1.50	1.40		GSF
	GRAND TOTAL (NET SQUARE FEET)			4,056		1,108		1,661	1,551	<i>net-to-gross multiplier (varies)</i>
	Tenant			4,056		1,108		1,661	1,551	
207	League Sports	-	-	660	-	-	-	-	-	
210	Chamber of Commerce	-	-	672	25	200	8	300	280	
212	Youth Raiders Football	-	-	1,273	-	-	-	-	-	
302a	BATV Studio	-	-	795	-	525	-	787	735	<i>reduce existing by a third for future size</i>
302b	BATV Office	-	-	336	-	222	-	333	310	<i>reduce existing by a third for future size</i>
302c	BATV Storage	-	-	244	-	161	-	242	225	<i>reduce existing by a third for future size</i>
424	Bloomfield Soccer	-	-	76	-	-	-	-	-	



Program Spreadsheet | Tenant

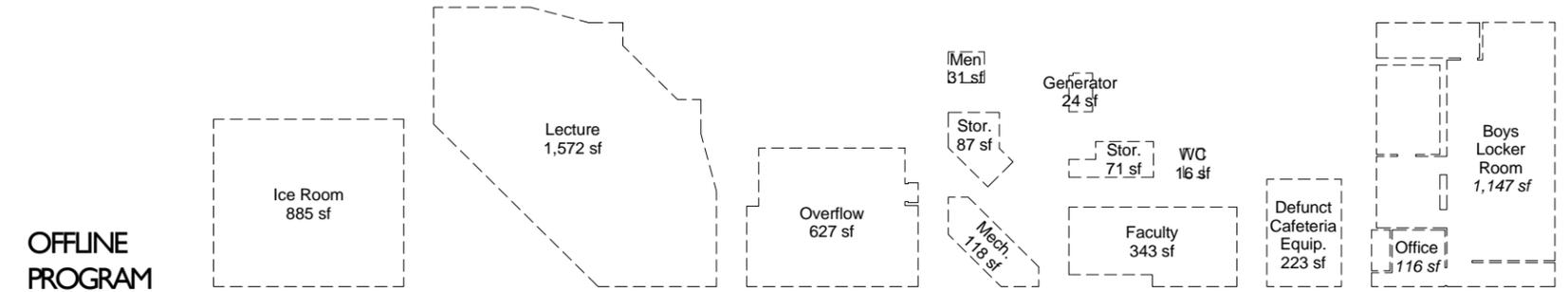
Program Diagram | Tenant

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility

OFFLINE
 4/13/2016

Existing Room Number	SPACE TYPE	EXISTING		FUTURE			NOTES/COMMENTS		
		Utilization Rate		Unit Size		RENO.		NEW CONSTR.	
		By Dept.	Overall	NASF	NASF	Seats		1.50 GSF	1.40 GSF
	GRAND TOTAL (NET SQUARE FEET)		5,260						
	Tenant		5,260						
102	Ice Machine	-	885	-	-	-	-	-	
309	Lecture	-	1,572	-	-	-	-	-	
311	Overflow	-	627	-	-	-	-	-	
313	Mechanical	-	118	-	-	-	-	-	
315c	Storage	-	87	-	-	-	-	-	
322b	Men	-	31	-	-	-	-	-	
326	Faculty	-	343	-	-	-	-	-	
331	Storage	-	71	-	-	-	-	-	
402e	WC	-	16	-	-	-	-	-	
406e	Generator	-	24	-	-	-	-	-	
415	Defunct Cafeteria Equipment	-	223	-	-	-	-	-	
425	Boys Locker Room	-	1,147	-	-	-	-	-	
426	Office	-	116	-	-	-	-	-	

net-to-gross multiplier (varies)



DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility

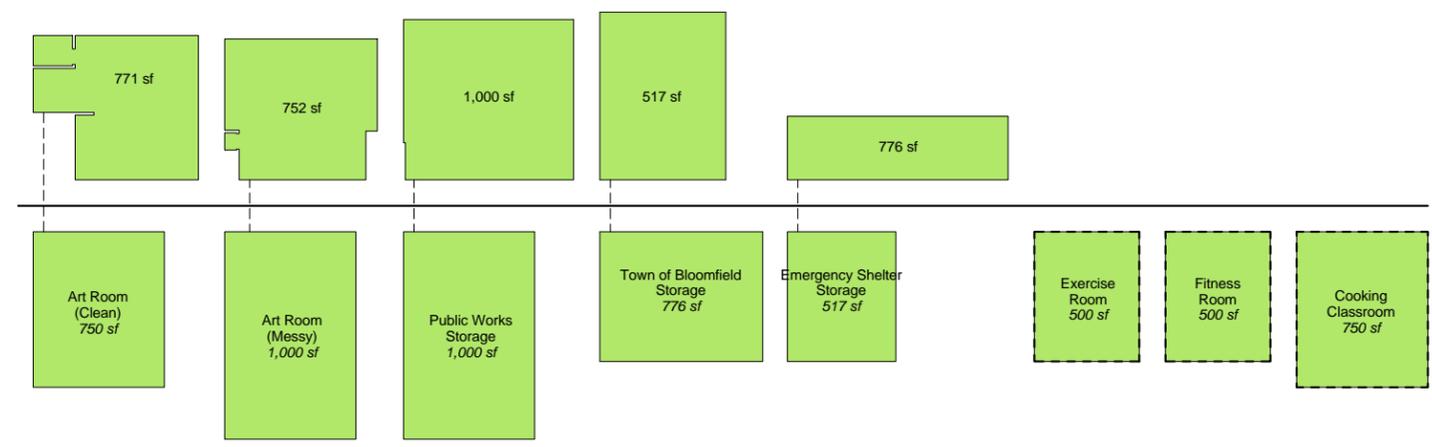
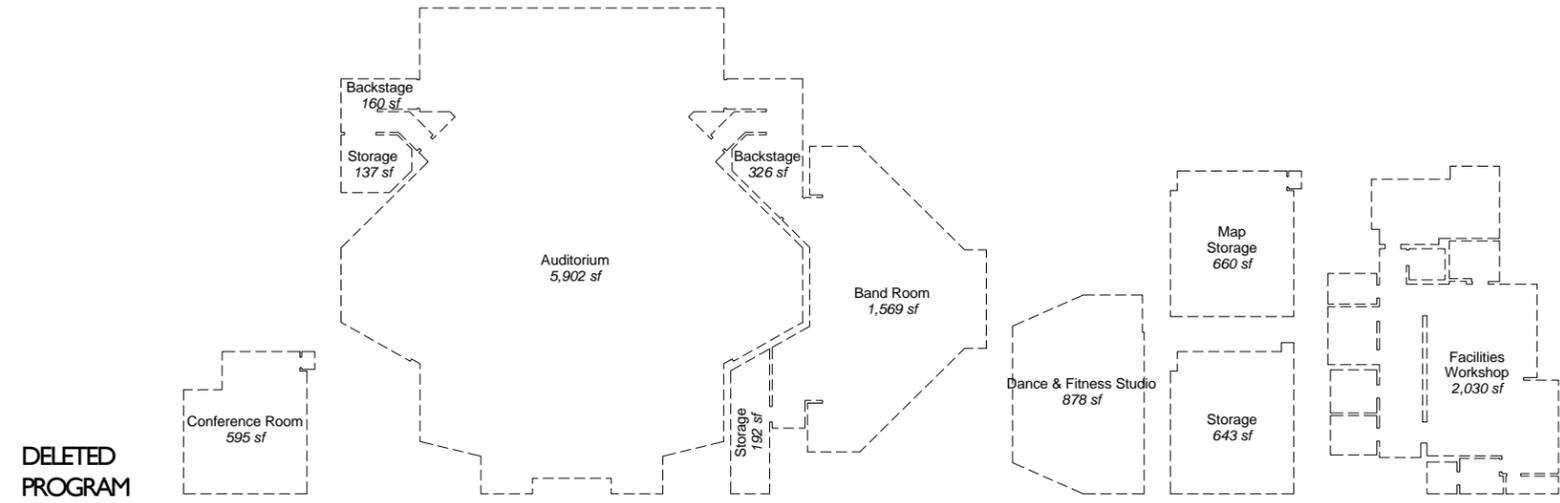
SHARED
 4/13/2016

Existing Room Number	SPACE TYPE	EXISTING		FUTURE			RENO.		NEW CONSTR.		NOTES/COMMENTS
		Utilization Rate		Unit Size		# of	1.50	1.40	1.50	1.40	
		By Dept.	Overall	NASF	NASF						
GRAND TOTAL (NET SQUARE FEET)											
Office/Admin											
501	Lobby	-	669	-	1,725	-	2,588	2,415			
-	Staff Lounge	-	-	15	225	15	338	315			
Flexible Program											
101	Conference Room	-	595	-	4,900	-	7,350	6,860			
306,308, 310	Multipurpose Room	32.28%	2,985	20	2,500	125	3,750	3,500			SS: square shape ideal, sound/sightlines very important
315a	Great Room	8.58%	2,300	20	1,500	75	2,250	2,100			SS: square shape ideal, sound/sightlines very important SS: adjacent kitchenette is helpful, need coat/exercise equipment storage
407	Meeting Room #1	7.63%	669	18	900	50	1,350	1,260			mainly used by community groups, 6' tables, nicest room meeting room currently, noisy because of adjacencies, could be nice for staff training, 50 ppl max
Specialty Program											
104	Art Room - Clean	11.8%	771	-	5,300	-	7,950	7,420			SS: keep kiln if possible
312	Art Room - Messy	12.75%	752	-	1,000	-	1,500	1,400			SS: lockable cage for art work, current 12 ppl w/ easels, ideal would be 25-30 ppl w/ easels
330a	Band Room	22.96%	1,569	-	-	-	-	-			SS: tiers not functional for seniors, 20-25 typical users
330b	Storage	-	192	-	-	-	-	-			
332a	Backstage	-	160	-	-	-	-	-			
332b	Backstage	-	326	-	-	-	-	-			
334	Storage	-	137	-	-	-	-	-			
335	Auditorium	4.25%	5,902	-	-	-	-	-			SS: future community theater program? Currently, not necessary for senior services program, 150-250 seats would be ideal size LS: unnecessary
409a	Dance & Fitness Studio	4.48%	878	-	-	-	-	-			
-	Exercise Room	-	-	20	500	25	750	700			
-	Fitness Room	-	-	20	500	25	750	700			
-	Cooking Classroom	-	-	-	750	18	1,125	1,050			
-	Community Theater	-	-	18	1,800	100	2,700	2,520			Black box style?

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility

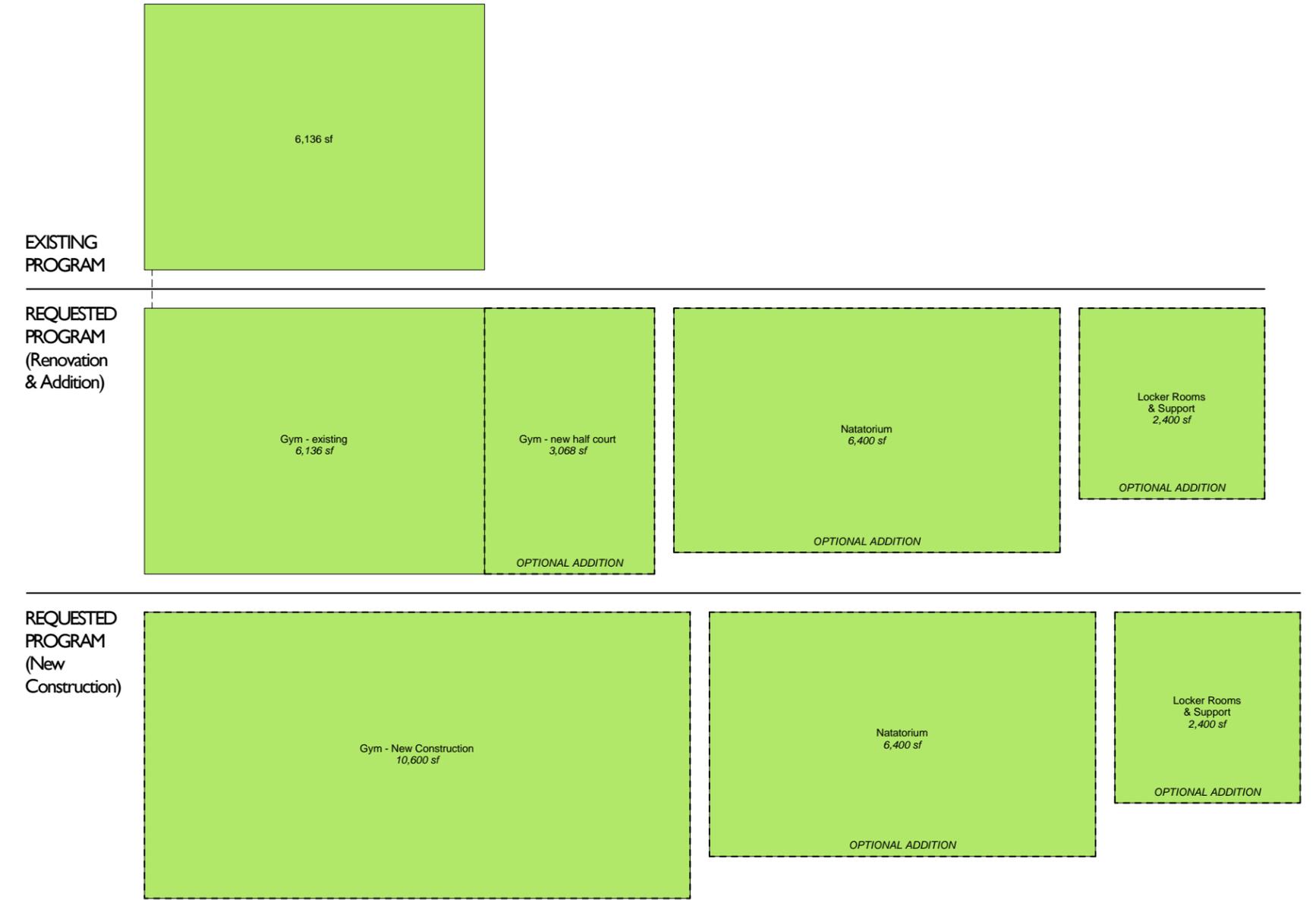
SHARED
 4/13/2016

Existing Room Number	SPACE TYPE	EXISTING		FUTURE			RENO.		NEW CONSTR.		NOTES/COMMENTS
		Utilization Rate		Unit Size		# of	1.50	1.40	1.50	1.40	
		By Dept.	Overall	NASF	NASF						
Storage											
111	Storage	-	5,626	-	2,293	-	3,440	3,210			
209	Map Storage	-	660	-	-	-	-	-			Relocate to City Hall?
417	Facilities Workshop	-	2,030	-	-	-	-	-			Facilities will vacate
418	Public Works Storage	-	1,000	-	1,000	-	1,500	1,400			
422c	Emergency Shelter Storage	-	517	-	517	-	776	724			
422d	Town of Bloomfield Storage	-	776	-	776	-	1,164	1,086			



Program Diagram | Shared

Existing Room Number	SPACE TYPE	EXISTING		FUTURE			NEW CONSTR.		NOTES/COMMENTS
		Utilization Rate		Unit Size		RENO. 1.00	NEW CONSTR. 1.00		
		By Dept.	Overall	NASF	NASF			# of Seats	
	GRAND TOTAL (NET SQUARE FEET)		6,136		varies		varies	varies	<i>net-to-gross multiplier (varies)</i>
	Specialty Program - Renovation & Addition		6,136		9,204		9,204	-	
416	Gym - existing	28.5%	6,136		6,136		6,136	-	
-	Gym - extension to existing	-	-		3,068		3,068	-	
	Specialty Program - New Construction		-		10,600		-	10,600	
-	Gym - new construction	-	-		10,600		-	10,600	<i>full court w/ minimal run-out and swing down hoops, can be converted to 2 practice courts</i>
	Aquatics Facility		-		8,800		10,000	10,000	
-	Natatorium	-	-		6,400		6,400	6,400	<i>size based on 6 lanes at 25 yds long SS: great for seniors LS: zero entry and fully accessible, learn to swim program, no diving, 4'-5' max. depth</i>
-	Locker Rooms & Support	-	-		2,400		3,600	3,600	<i>multiply by 1.5</i>



DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility

TOTALS

4/28/2016

	EXISTING PROGRAM	FUTURE PROGRAM		FUTURE PROGRAM		FUTURE PROGRAM	
		RENOVATION & ADDITION	NEW CONSTRUCTION		RENO/NEW COMBO		
	NSF	NET	GROSS @ 1.5	NET	GROSS @ 1.4	NET	GROSS @ 1.4
SENIOR SERVICES	7,067	7,980	11,970	7,980	11,172	7,980	11,172
LEISURE SERVICES	14,542	5,575	8,363	5,575	7,805	5,575	7,805
SOCIAL & YOUTH SERVICES	6,101	6,500	9,750	6,500	9,100	6,500	9,100
TENANT	4,056	1,108	1,661	1,108	1,551	1,108	1,551
OFFLINE	5,260	-	-	-	-	-	-
SHARED	23,531	14,218	21,327	14,218	19,905	14,218	19,905
Gym - existing*	6,136	6,136	6,136	-	-	6,136	6,136
Gym - new*	-	-	-	10,600	10,600	-	-
Program Modifications	-	(4,513)	(6,318)	(4,513)	(6,318)	(4,513)	(6,318)
	66,693	37,004	52,889	41,468	53,815	37,004	49,351
OPTIONAL ADDITIONS							
Gym - extension to existing*		3,068	3,068	-	-	3,068	3,068
Aquatics Facility*		8,800	10,000	8,800	10,000	-	-
		11,868	13,068	8,800	10,000	3,068	3,068
		48,872	65,957	50,268	63,815	40,072	52,419
		NET	GROSS	NET	GROSS	NET	GROSS

Existing Building Gross Square Footage

TOTAL AREA (GSF)
92,000

1.38 existing gross multiplier

* gross multiplier of 1.0 used for gym & natatorium

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility

HUMAN SERVICES FACILITY - NEW / PARTIALLY RENOVATED BUILDING

4/28/2016

HUMAN SERVICES FACILITY	NET	multiplier	GROSS	notes
-------------------------	-----	------------	-------	-------

Conceptual Program:

Senior Services	7,980	1.4	11,172
Leisure Services	5,575	1.4	7,805
Social & Youth Services	6,500	1.4	9,100
Tenant	1,108	1.4	1,551
Shared	14,218	1.4	19,905
	35,381		49,533

for new building w/ extension to existing gym & no pool

Conceptual Program - Gym:

Gym - existing	6,136	1.0	6,136
Gym - extension	3,068	1.0	3,068
	9,204		9,204

Modifications:

Lobby	(300)	1.4	(420)
Multipurpose Room (125-person)	(2,500)	1.4	(3,500)
Community Theater	1,080	1.4	1,512
Conference Room - Medium	100	1.4	140
Group Activity Room	(600)	1.4	(840)
Public Works Storage	(1,000)	1.4	(1,400)
Emergency Shelter Storage	(517)	1.4	(724)
Town of Bloomfield Storage	(776)	1.4	(1,086)
	(4,513)		(6,318)

reduce size from 1,500 nsf to 1,200 nsf
delete
increase size from 1,800 nsf to 2,880 nsf
increase size from 250 nsf to 350 nsf
delete
relocate to Public Works Facility?
relocate to Public Works Facility?
relocate to Public Works Facility?

TOTALS:

Conceptual Program	35,381	49,533
Conceptual Program - Gym (existing w/ ext.)	9,204	9,204
Modifications	(4,513)	(6,318)
	40,072	52,419

HUMAN SERVICES FACILITY

Renovation	15,559
New Construction	36,860
Demolition + Site Work	72,773

existing gym, town storage facilities, locker rooms, mechanical room

Program Spreadsheet | Totals

Program Spreadsheet | Program Reductions

BUILDING RECOMMENDATIONS AND OPTIONS

Design Workshop - Space Adjacency Diagrams

Building Planning Options

i. Renovation and Addition

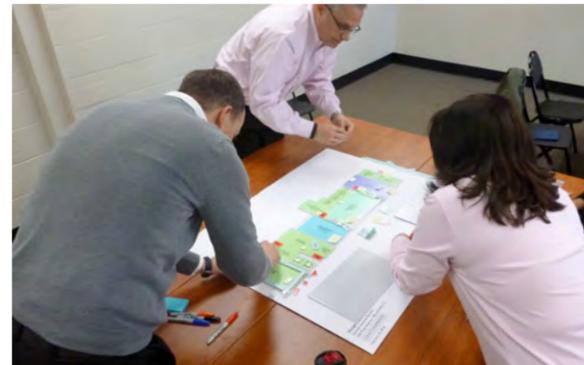
ii. New Construction

iii. Partially Renovated with New Addition

Estimated Conceptual Building Cost

Study to Combine:

Alvin and Beatrice Wood Human Services Facility and Prosser Library



Design Workshop | February 24, 2016

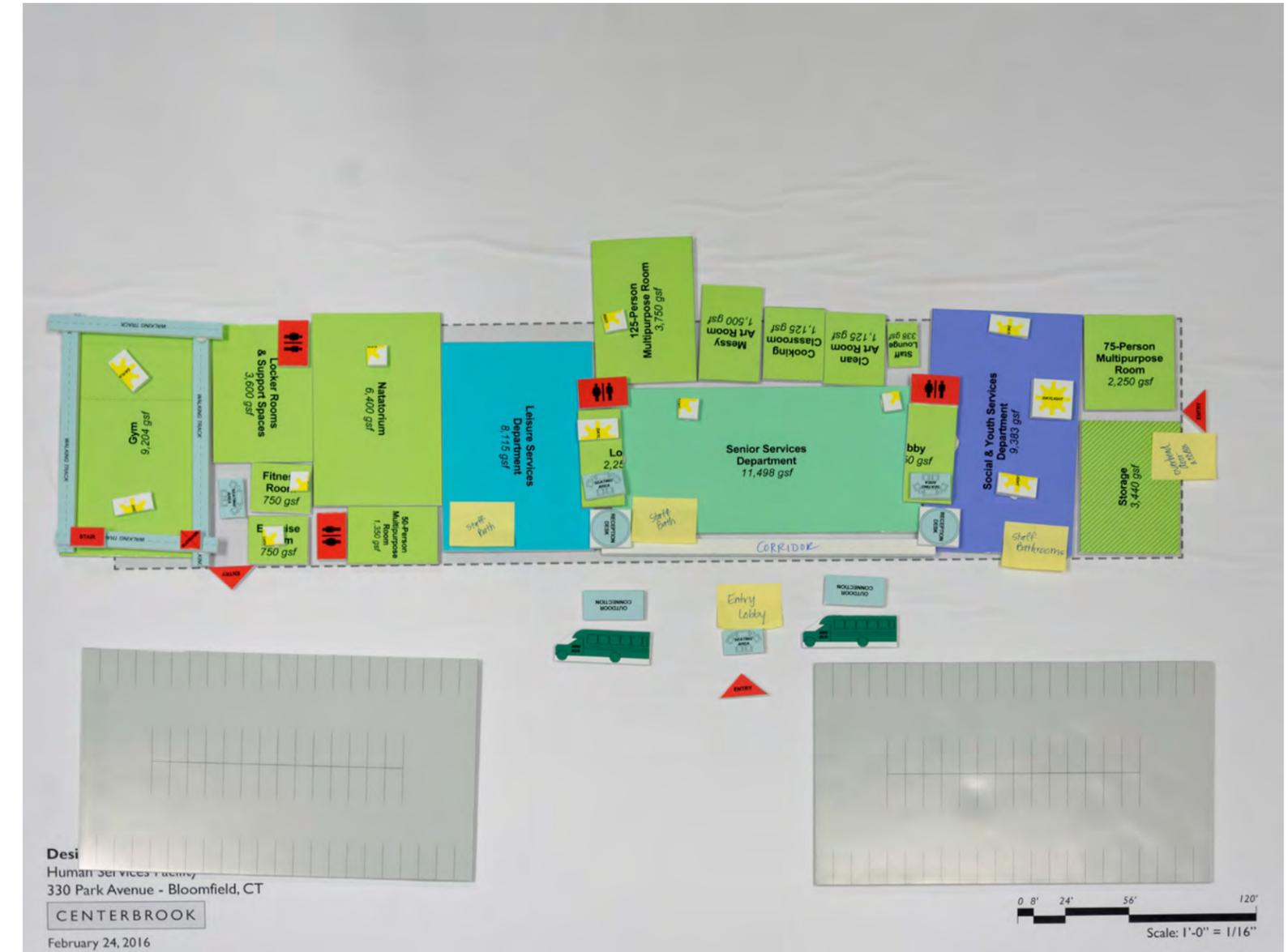
Design Workshop | February 24, 2016

SPACE ADJACENCY DIAGRAMS

BAR SCHEME

Design Features

- single, main entrance (flow consolidated)
- parking in front
- entrance corridor helps with wayfinding
- two reception desks/lobbies provide flexibility
- need for controlling parts of the building at different times of the day with fewest staff
- shared loading area for Food Bank and Facilities' Storage
- centrally located Senior Services
- shared spaces clustered in the center
- cluster gym & aquatics, raised walking track (fully-accessible)
- overhang at main entrance
- circulation flow is biggest current challenge (highly variable program hours, need to control access)



Space Adjacency Diagrams | Bar

SPACE ADJACENCY DIAGRAMS

THREE-PRONG SCHEME

Design Features

- multiple entry points
- interior walking track
- semi-isolated, discreet location for Social & Youth Services
- join Multipurpose Room(s) with divider
- storage at rear of the building
- provide separate evening/weekend entry at Leisure Services near gym
- small Community Theater (near main lobby)
- enclosed outdoor areas (only accessible from building interior)
- Multipurpose Room with vaulted ceiling
- locked storage in Art Room (Messy) to enable sharing between departments



Space Adjacency Diagrams | Three-Prong

SPACE ADJACENCY DIAGRAMS

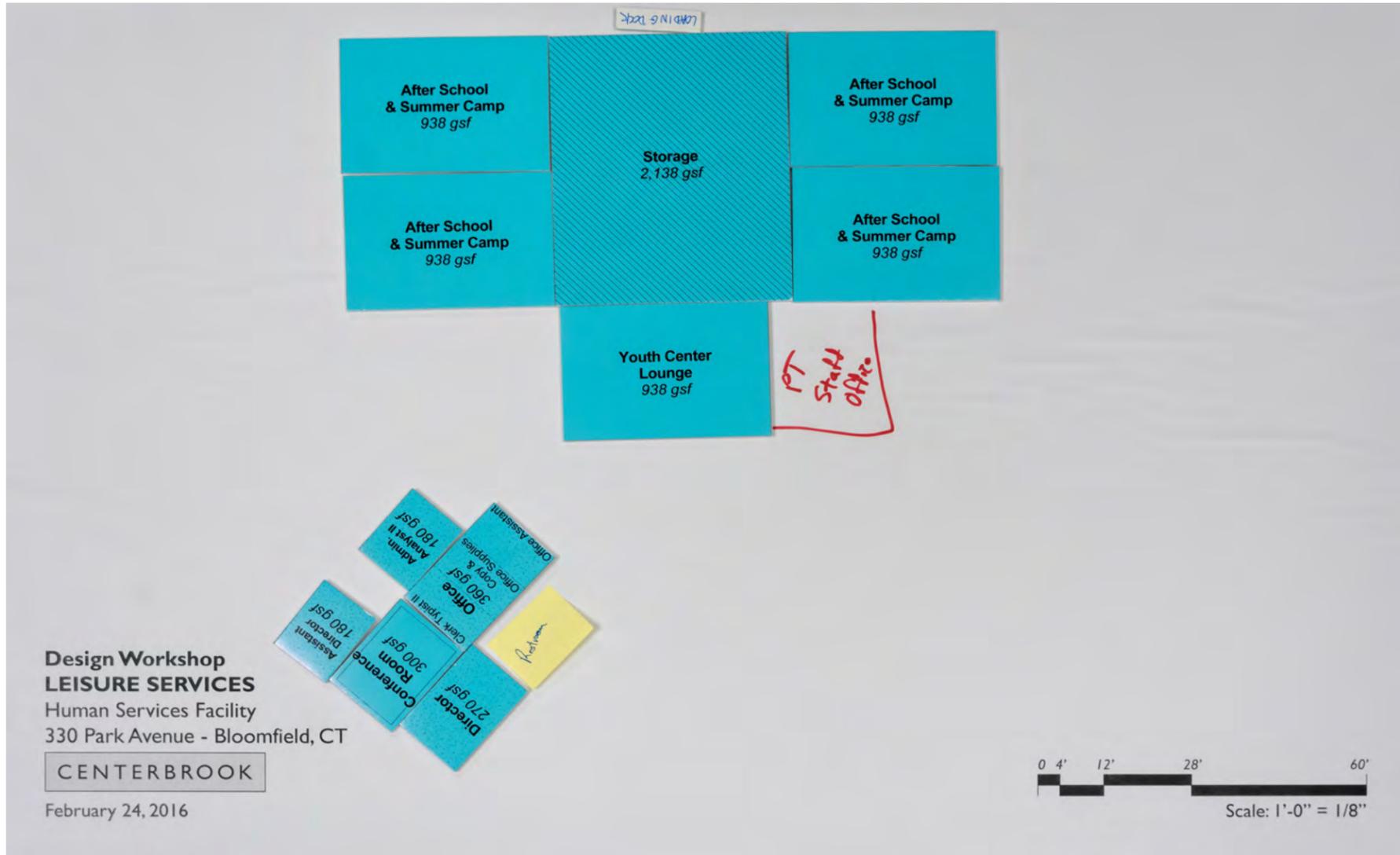
COURTYARD SCHEME

Design Features

- two stories, Social & Youth Services overlook lobby
- Multipurpose Room(s) near Lobby
- Auditorium
- Leisure Services above Locker Rooms with views down to Gym and Pool
- develop courtyard (bocce courts, etc) as useful amenity for all departments
- provide covered, shady areas in courtyard



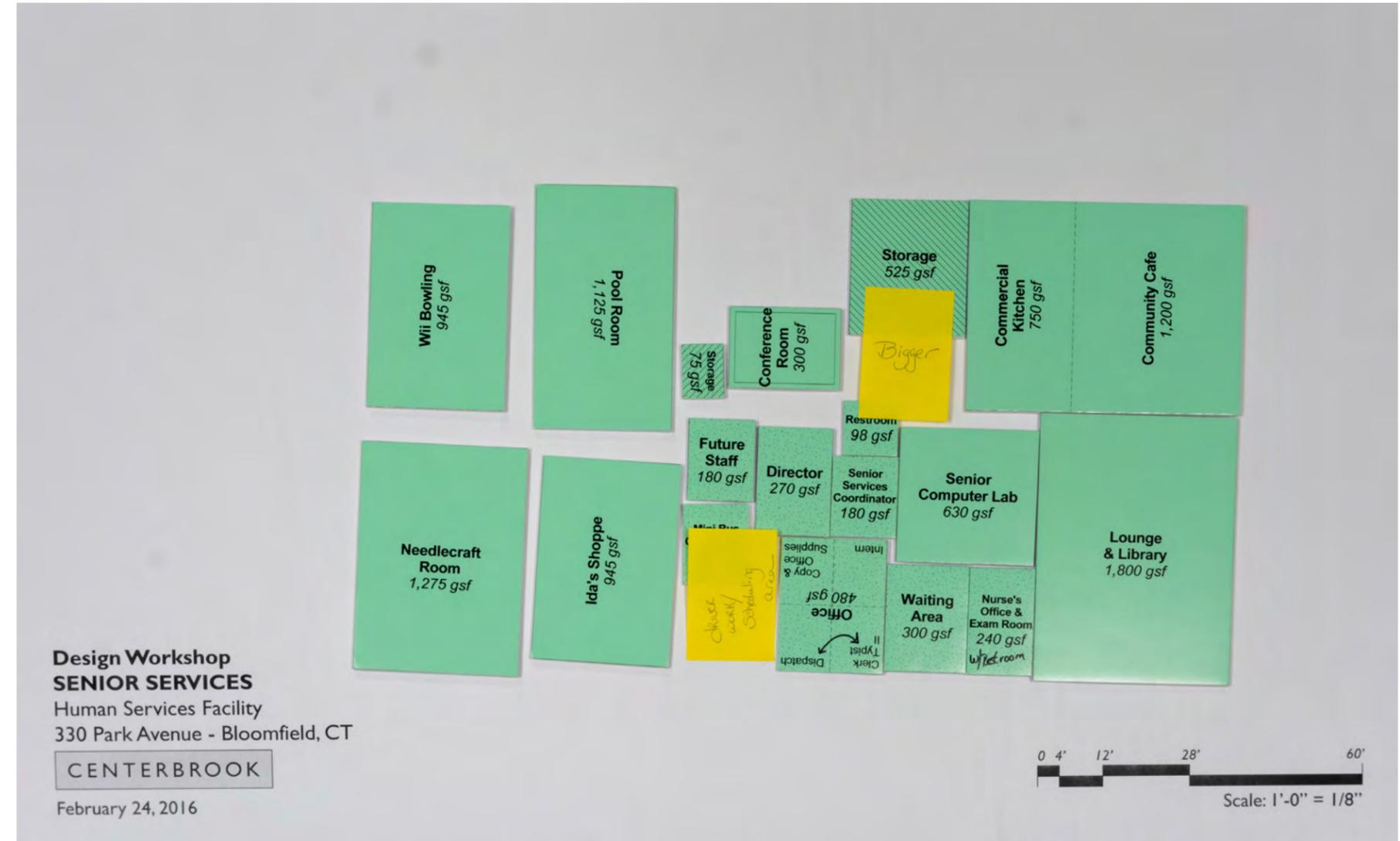
Space Adjacency Diagrams | Courtyard



- cluster administration
- add Staff Restroom
- cluster After School & Summer Camp rooms near Gym
- Gym and Camp rooms can be separate from administration
- central, consolidated storage

- two sets of rooms for camp programs (for two age groups)
- office area for part-time/seasonal staff, near Youth Lounge
- reception in Youth Lounge for check-in
- phone access to all rooms
- loading access to storage

Space Adjacency Diagrams | Leisure Services Department

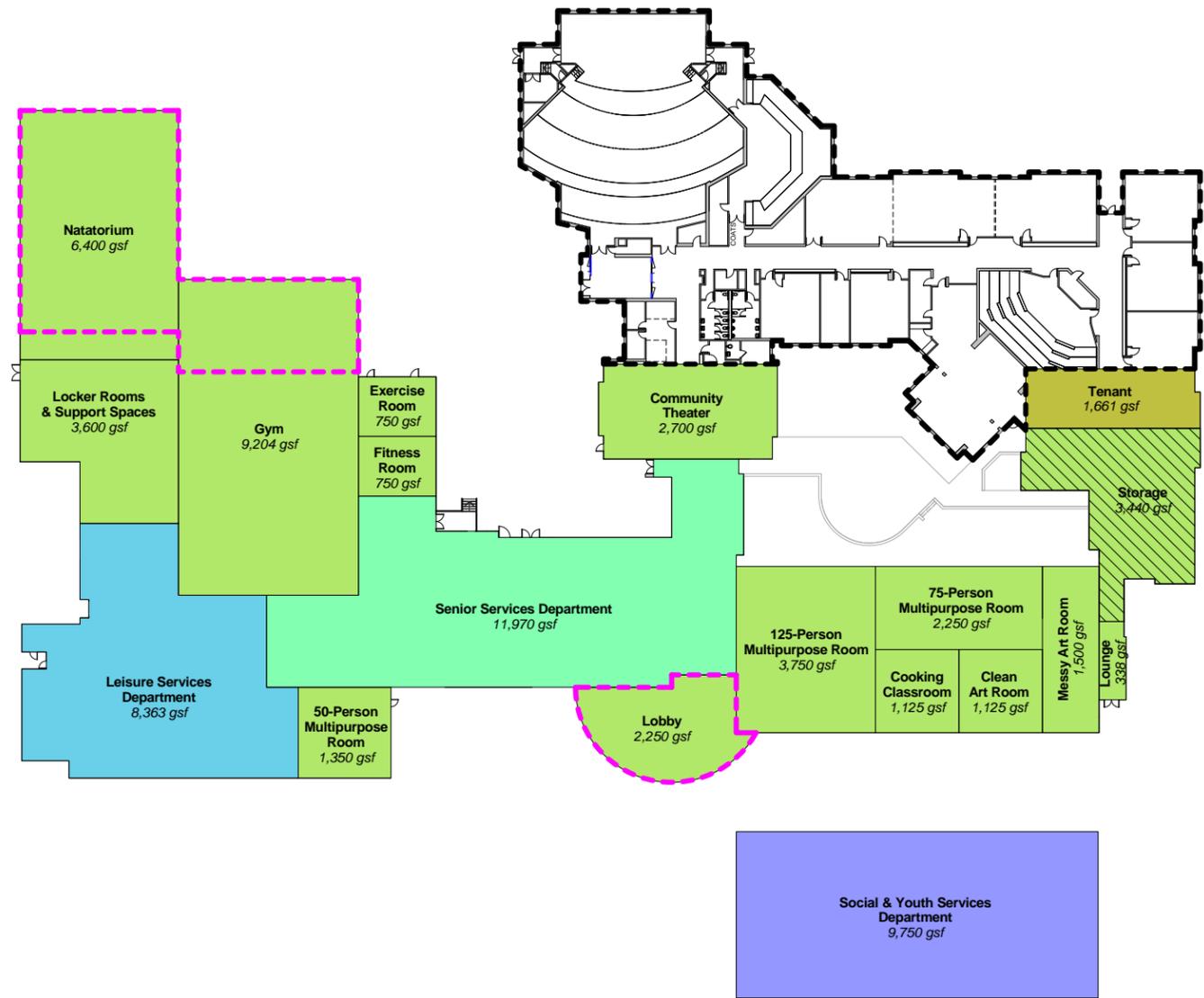


- lobby at entrance to department
- Conference Room at rear
- increase storage area size

- Lounge & Library and Senior Computer Lab are quieter programs
- Wii Room and Pool Room are noisy programs
- provide Driver Work/Scheduling Area near department entrance

Space Adjacency Diagrams | Senior Services Department

- Social & Youth Services ■
- Leisure Services ■
- Senior Services ■
- Shared ■
- Tenant ■
- New Construction

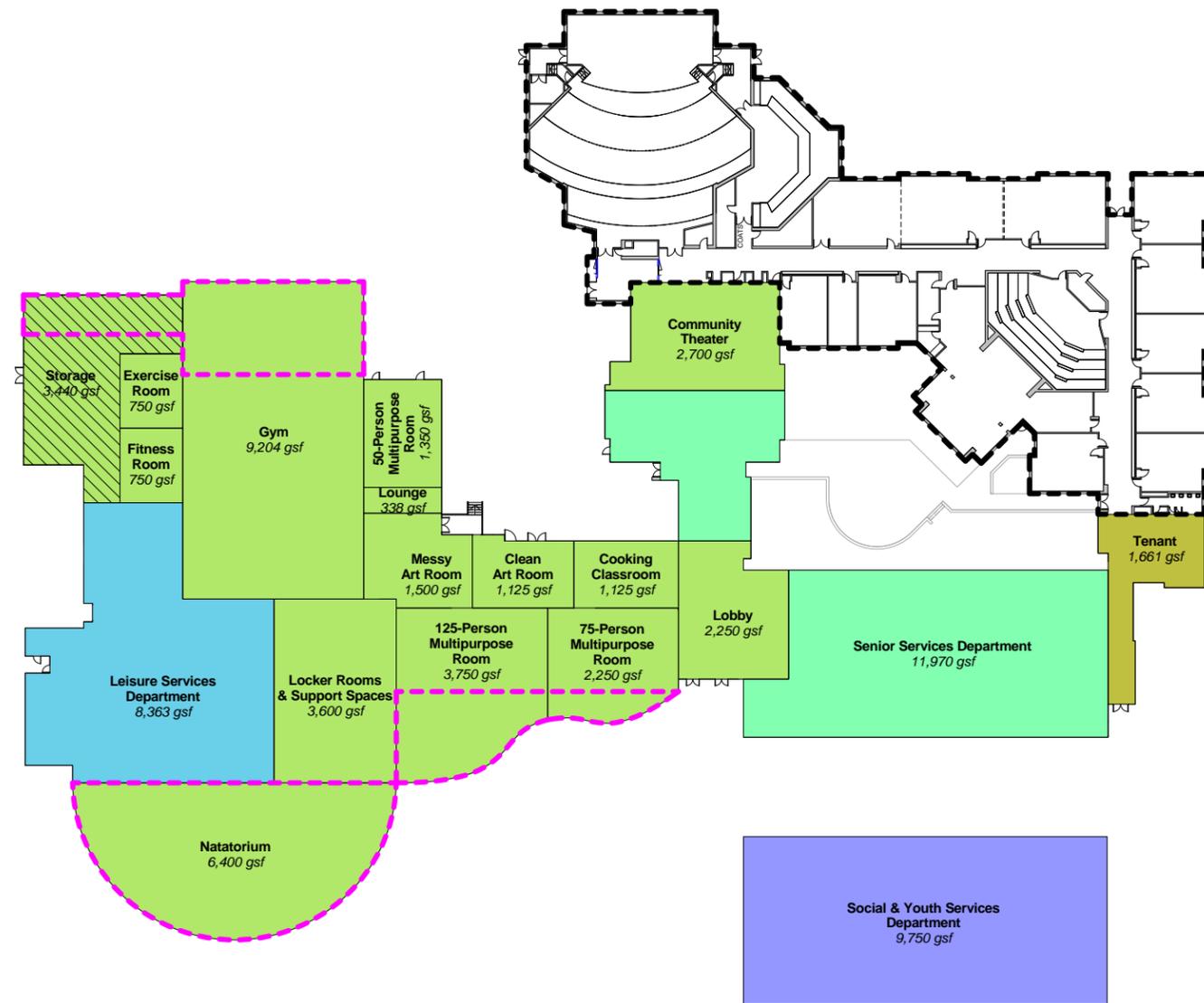


LAYOUT A

61,647.70 (renovation)
 + 10,627.05 (addition)
 72,275 gsf (total)

Building Planning Options - Existing Building | Layout A

- Social & Youth Services ■
- Leisure Services ■
- Senior Services ■
- Shared ■
- Tenant ■
- New Construction

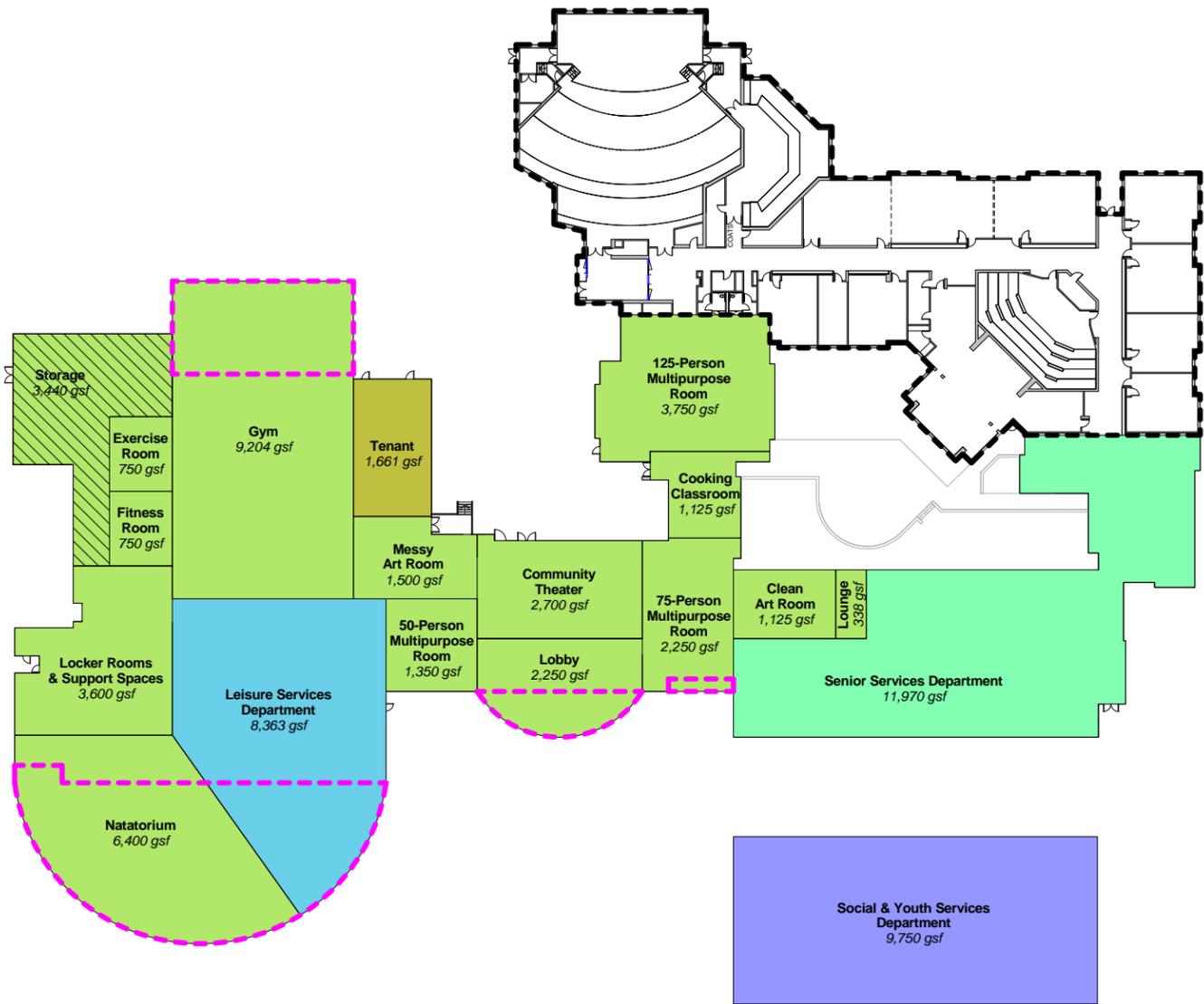


LAYOUT B

59,981.57 (renovation)
 + 12,293.18 (addition)
 72,275 gsf (total)

Building Planning Options - Existing Building | Layout B

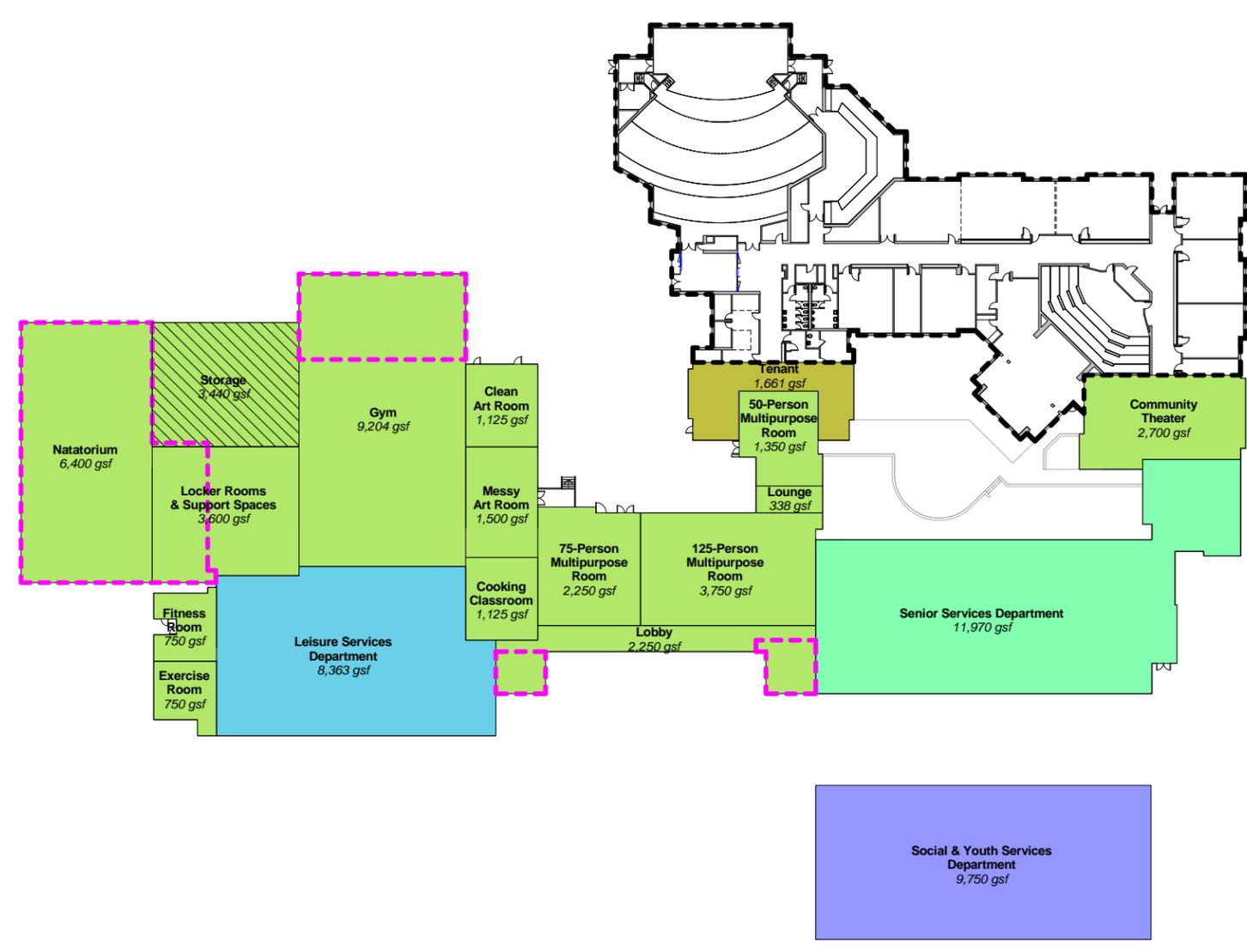
- Social & Youth Services ■
- Leisure Services ■
- Senior Services ■
- Shared ■
- Tenant ■
- New Construction



LAYOUT C

61,193.26 (renovation)
 + 11,081.49 (addition)
 72,275 gsf (total)

- Social & Youth Services ■
- Leisure Services ■
- Senior Services ■
- Shared ■
- Tenant ■
- New Construction



LAYOUT D

60,734.45 (renovation)
 + 11,540.30 (addition)
 72,275 gsf (total)

Building Planning Options - Existing Building | Layout C

Building Planning Options - Existing Building | Layout D

BUILDING RECOMMENDATIONS AND OPTIONS

Design Workshop - Space Adjacency Diagrams

Building Planning Options

i. Renovation and Addition

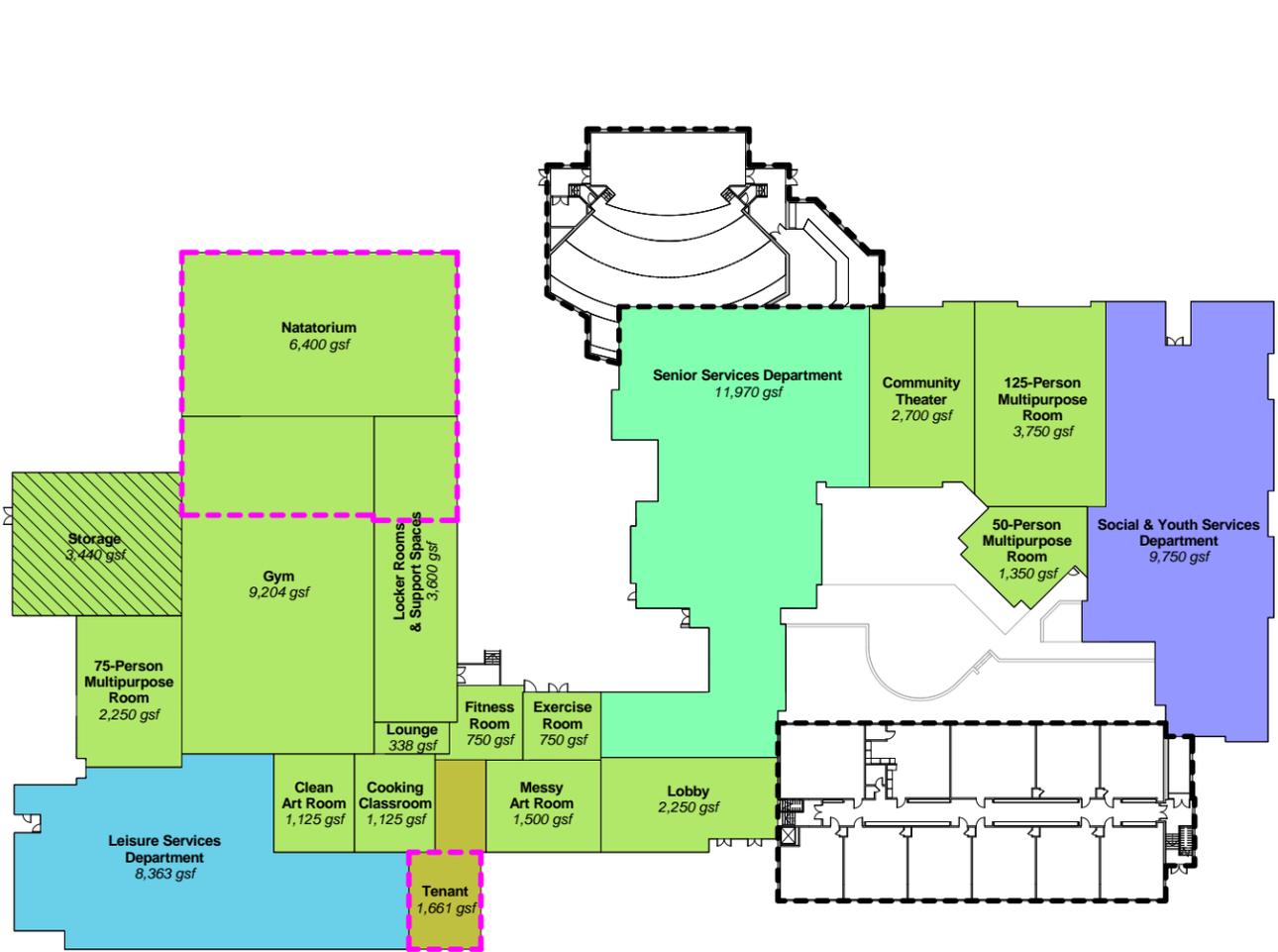
ii. New Construction

iii. Partially Renovated with New Addition

Estimated Conceptual Building Cost

Study to Combine:

Alvin and Beatrice Wood Human Services Facility and Prosser Library



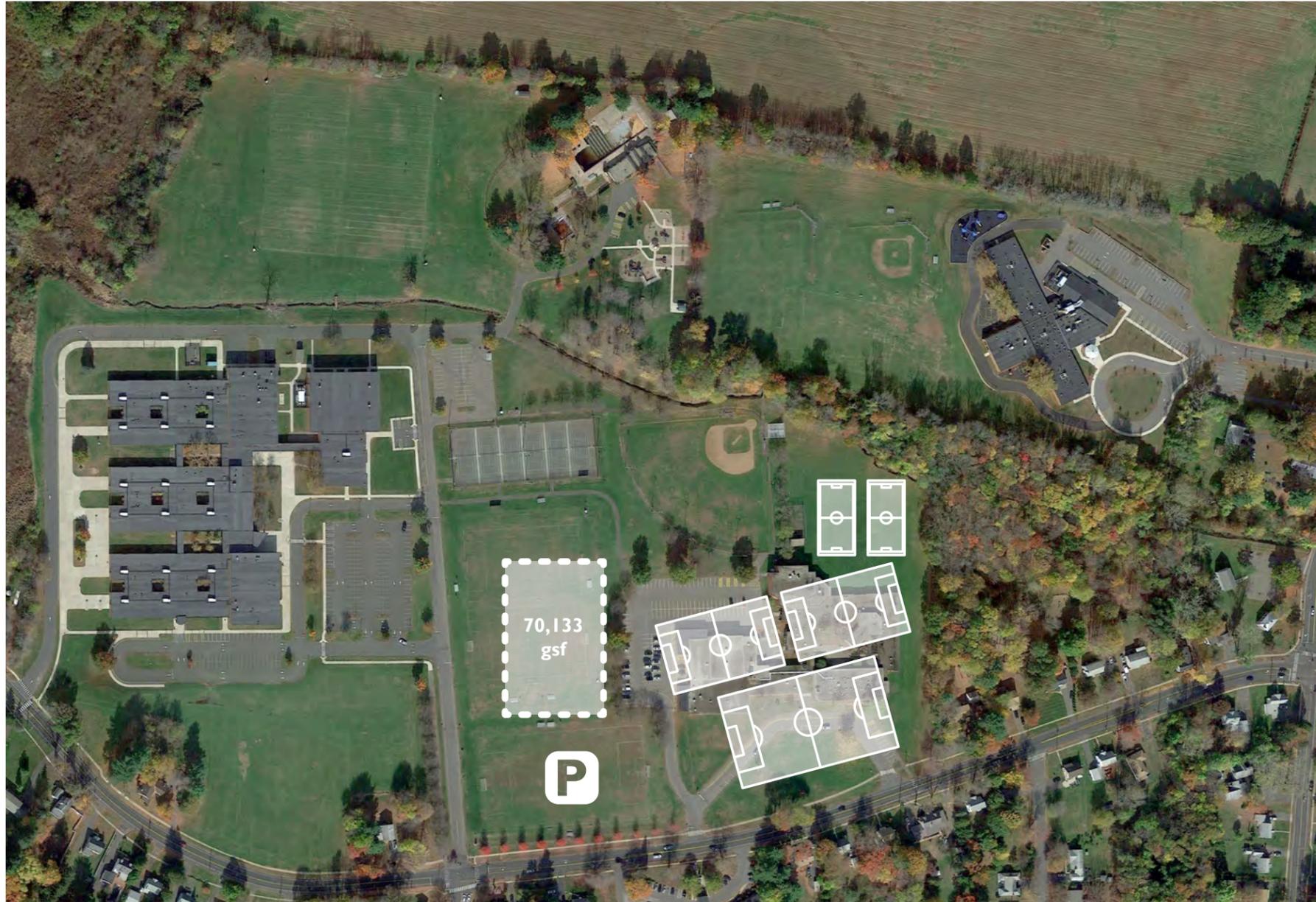
LAYOUT E

60,962.32 (renovation)

+ 11,312.43 (addition)

72,275 gsf (total)

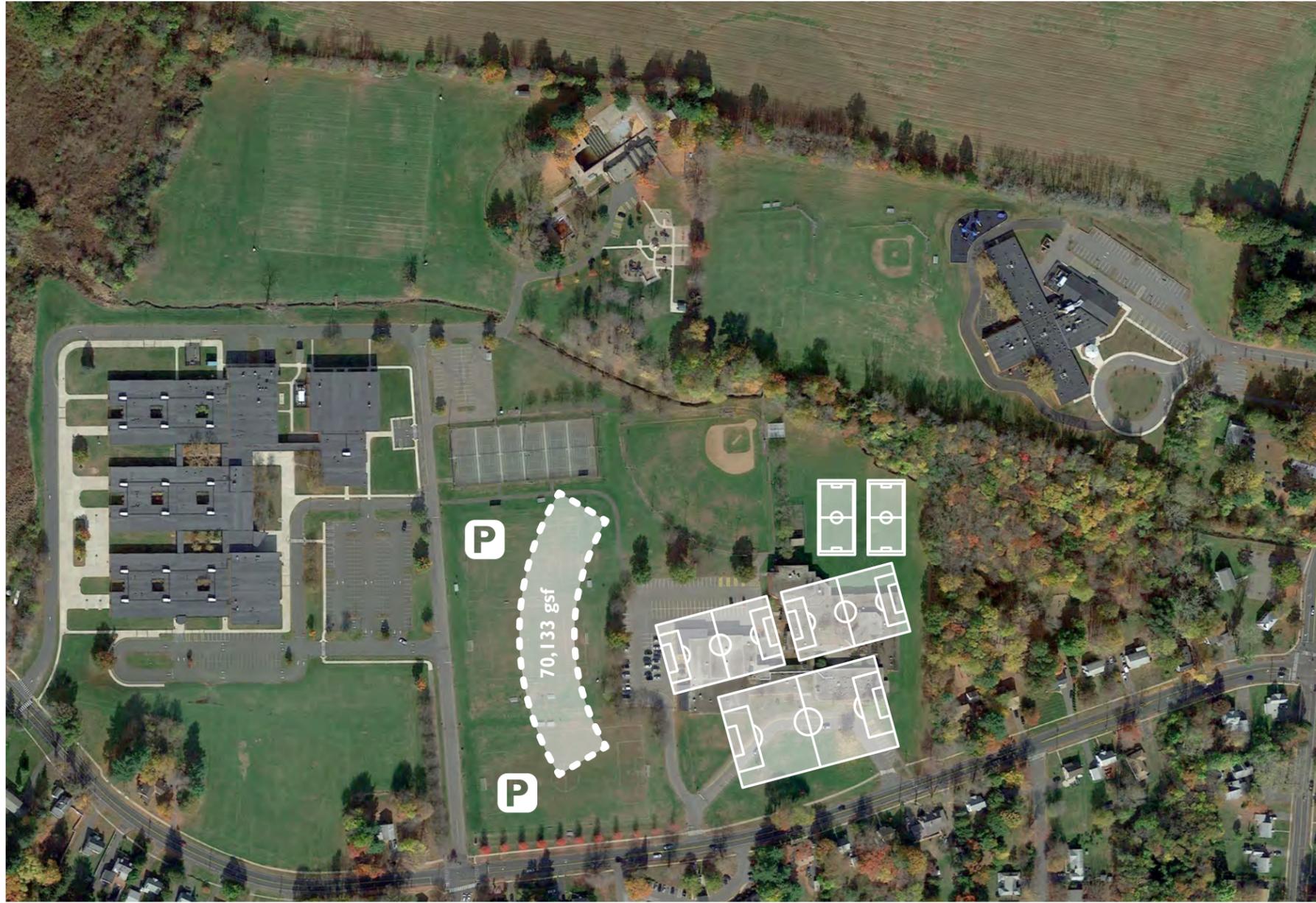
Building Planning Options - Existing Building | Layout E



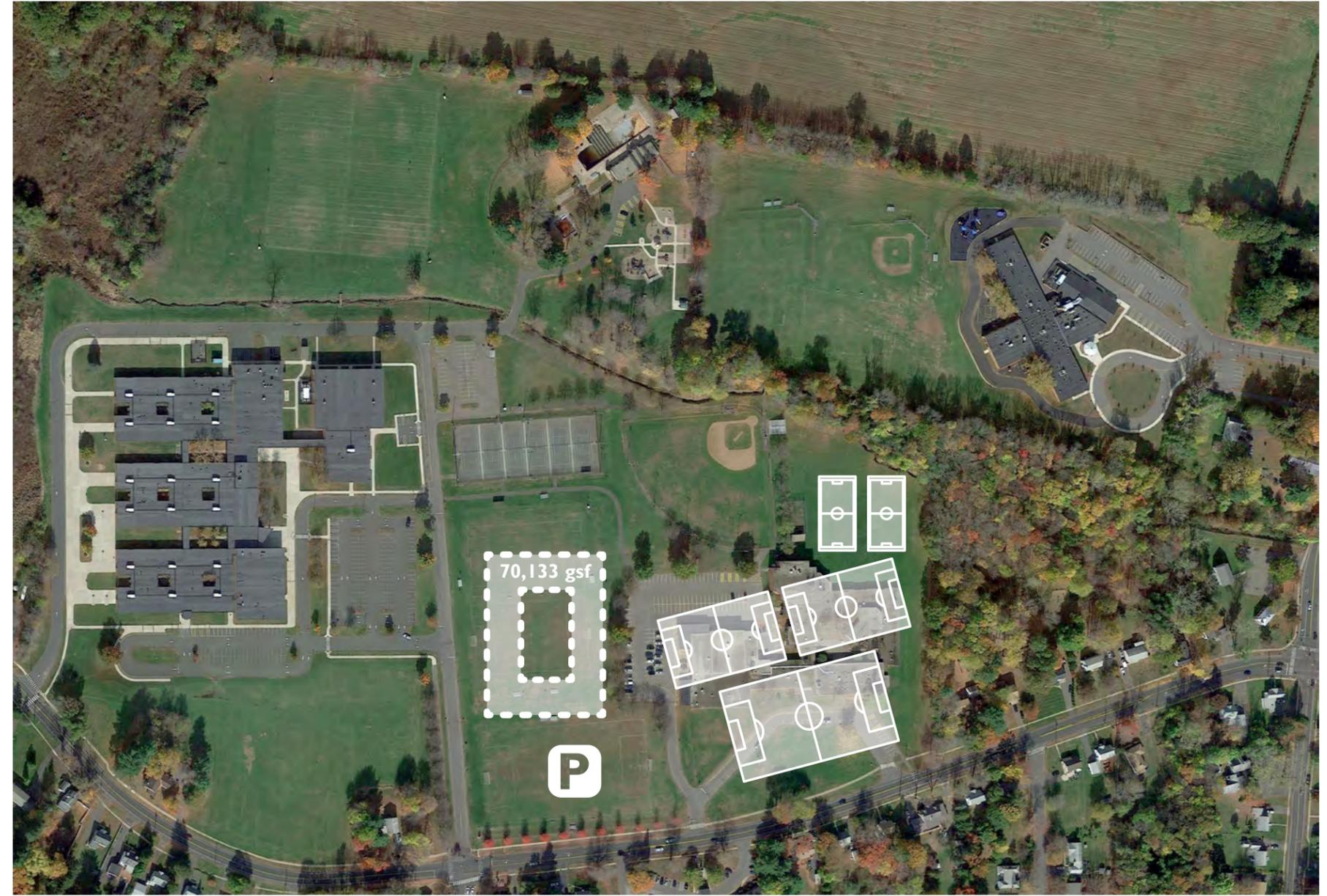
Building Planning Options - New Building | *Rectangle*



Building Planning Options - New Building | *Three-Prong*



Building Planning Options - New Building | *Curved Bar*



Building Planning Options - New Building | *Courtyard*

BUILDING RECOMMENDATIONS AND OPTIONS

Design Workshop - Space Adjacency Diagrams

Building Planning Options

i. Renovation and Addition

ii. New Construction

iii. Partially Renovated with New Addition

Estimated Conceptual Building Cost

Study to Combine:

Alvin and Beatrice Wood Human Services Facility and Prosser Library

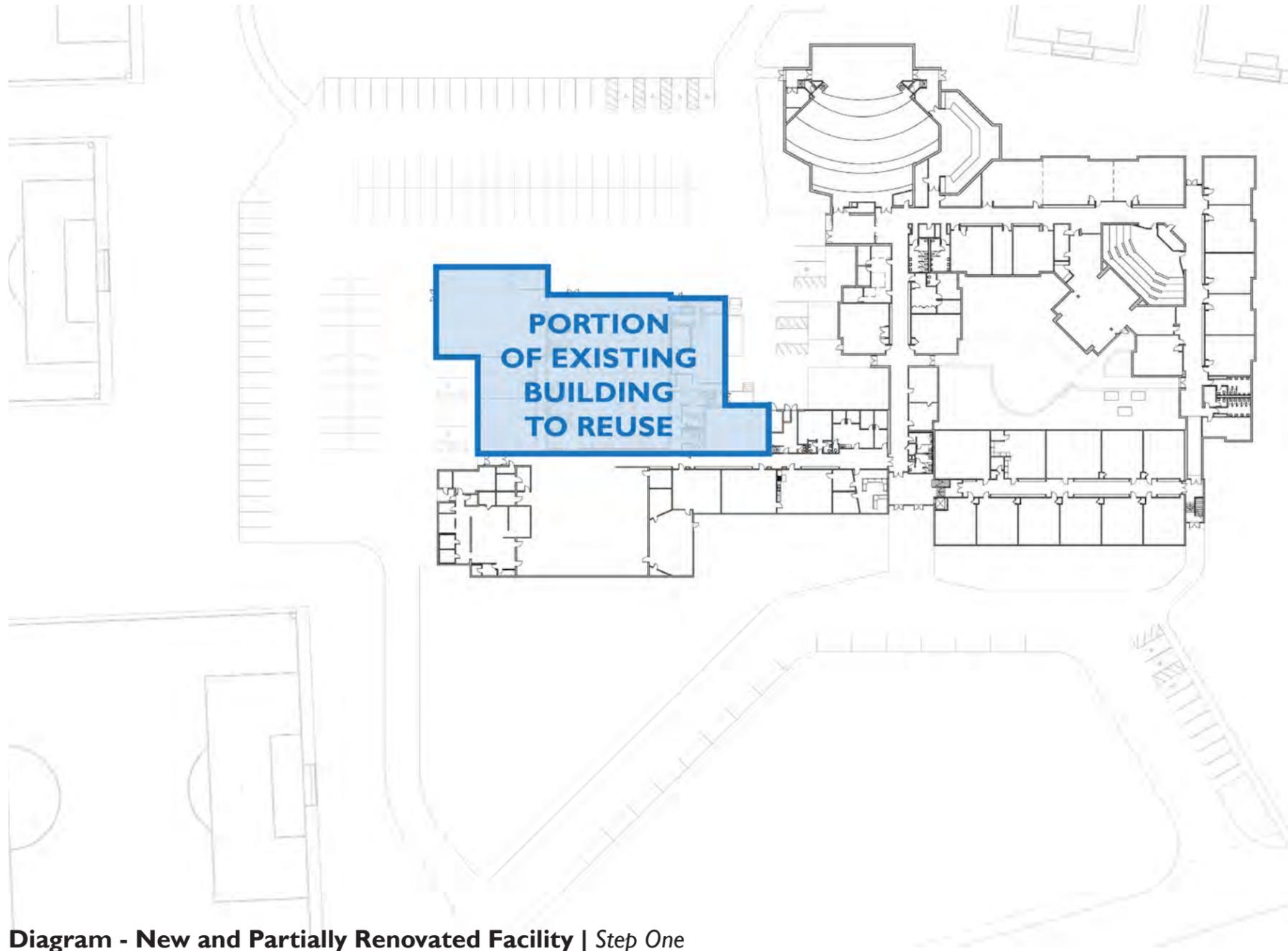


Diagram - New and Partially Renovated Facility | Step One

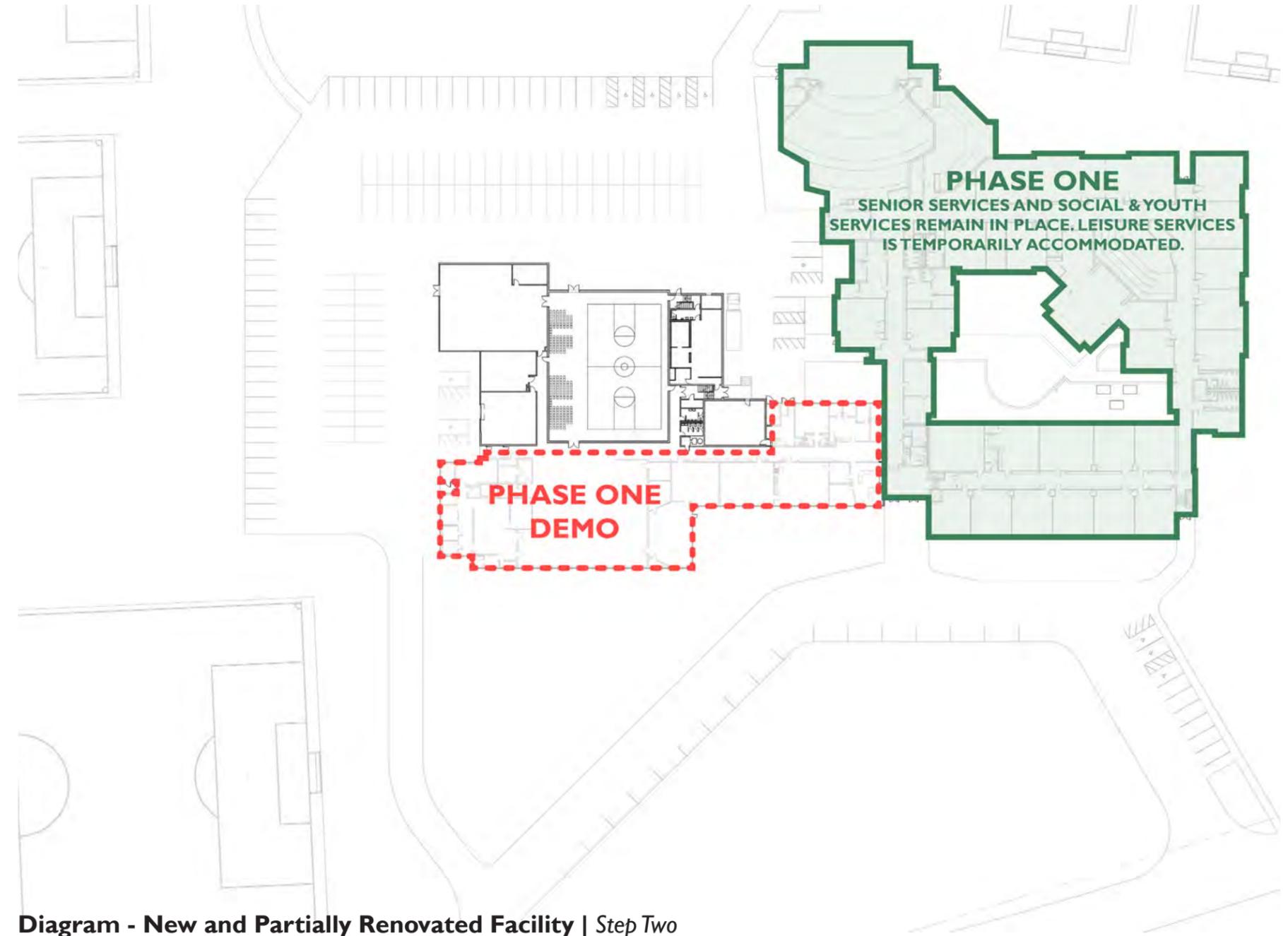


Diagram - New and Partially Renovated Facility | Step Two

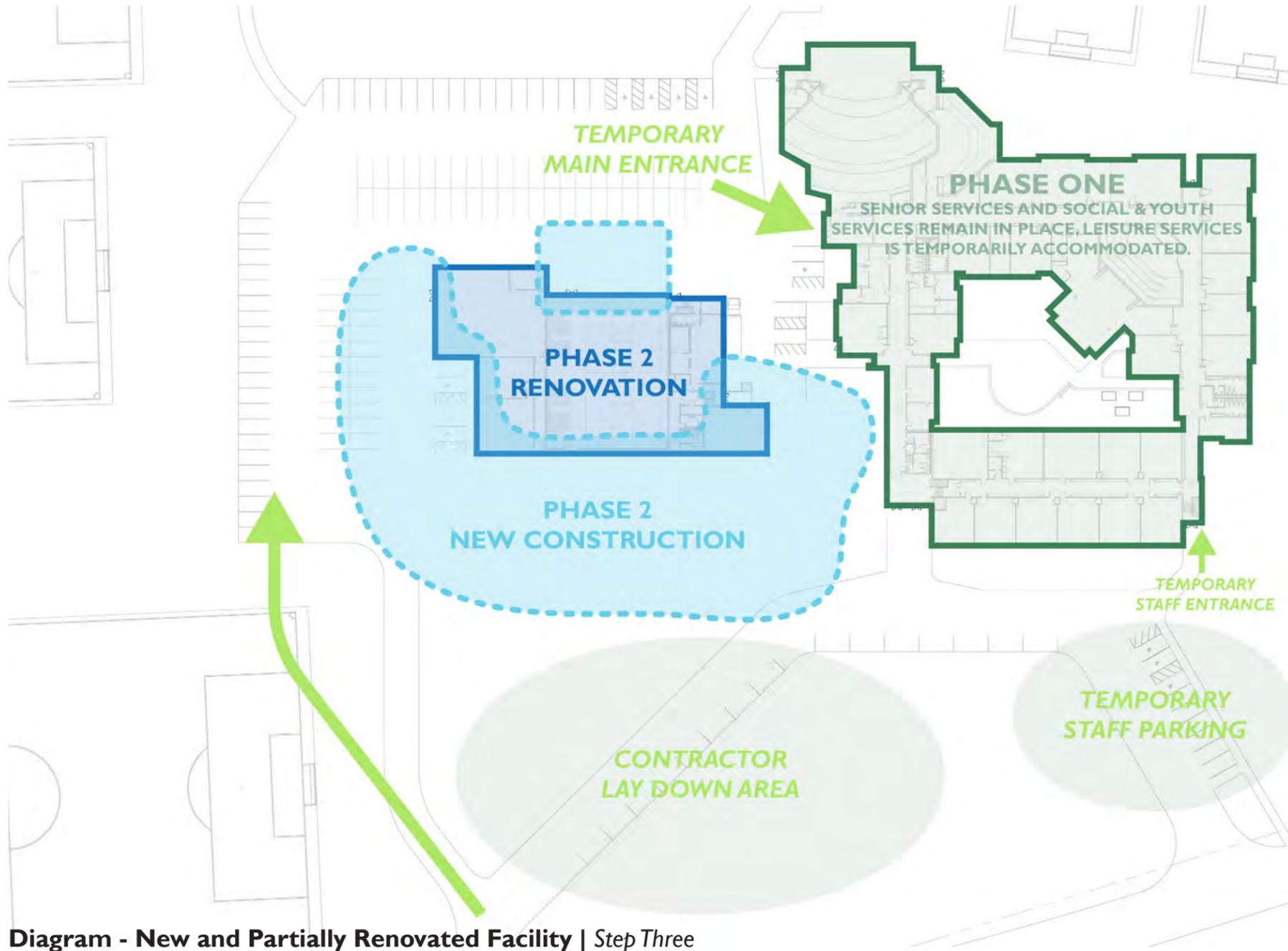


Diagram - New and Partially Renovated Facility | Step Three

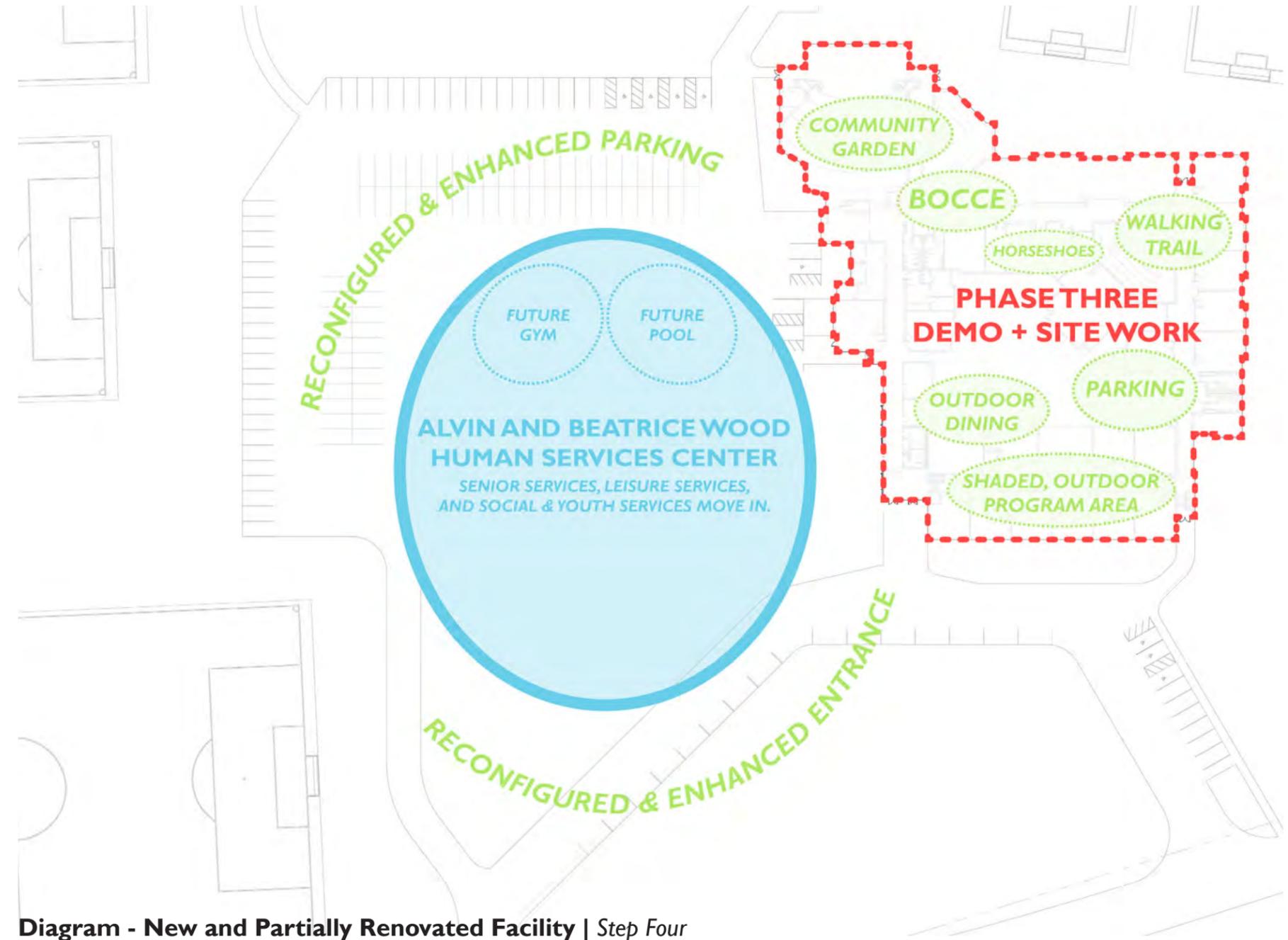


Diagram - New and Partially Renovated Facility | Step Four

BUILDING RECOMMENDATIONS AND OPTIONS

Design Workshop - Space Adjacency Diagrams

Building Planning Options

i. Renovation and Addition

ii. New Construction

iii. Partially Renovated with New Addition

Estimated Conceptual Building Cost

Study to Combine:

Alvin and Beatrice Wood Human Services Facility and Prosser Library

ESTIMATED CONCEPTUAL BUILDING COST

	<u>TOTAL PROJECT COST</u>
Renovation Of And Addition To Existing Building <i>without</i> Swimming Pool <i>(55,957 gsf, \$25M to \$26M Construction Cost)</i>	\$32.8M
Renovation Of And Addition To Existing Building <i>with</i> Swimming Pool <i>(65,957 gsf, \$27M to \$28M Construction Cost)</i>	\$35.3M
New Building <i>without</i> Swimming Pool <i>(53,815 gsf, \$24 to \$25M Construction Cost)</i>	\$30.7M
New Building <i>with</i> Swimming Pool <i>(63,815 gsf, \$28M to \$29M Construction Cost)</i>	\$35.6M
ESTIMATED DEFERRED MAINTENANCE FOR 330 PARK AVENUE <i>(Not including architectural revisions or code upgrades)</i>	\$15M to \$17M

Note: Sustainable features (Green Building Certification) not included in project cost.
Add \$350k to \$450k for geothermal, \$1.5m to \$1.7m for photovoltaics.

ESTIMATED CONCEPTUAL BUILDING COST

	<u>TOTAL PROJECT COST</u>
Partial Renovation with New Addition <i>without</i> Swimming Pool <i>(52,419 gsf, \$19M to \$20M Construction Cost)</i>	\$25.1M
Partial Renovation with New Addition <i>with</i> Swimming Pool <i>(62,419 gsf, \$23M to \$24M Construction Cost)</i>	\$29.3M

BUILDING RECOMMENDATIONS AND OPTIONS

Design Workshop - Space Adjacency Diagrams

Building Planning Options

i. Renovation and Addition

ii. New Construction

iii. Partially Renovated with New Addition

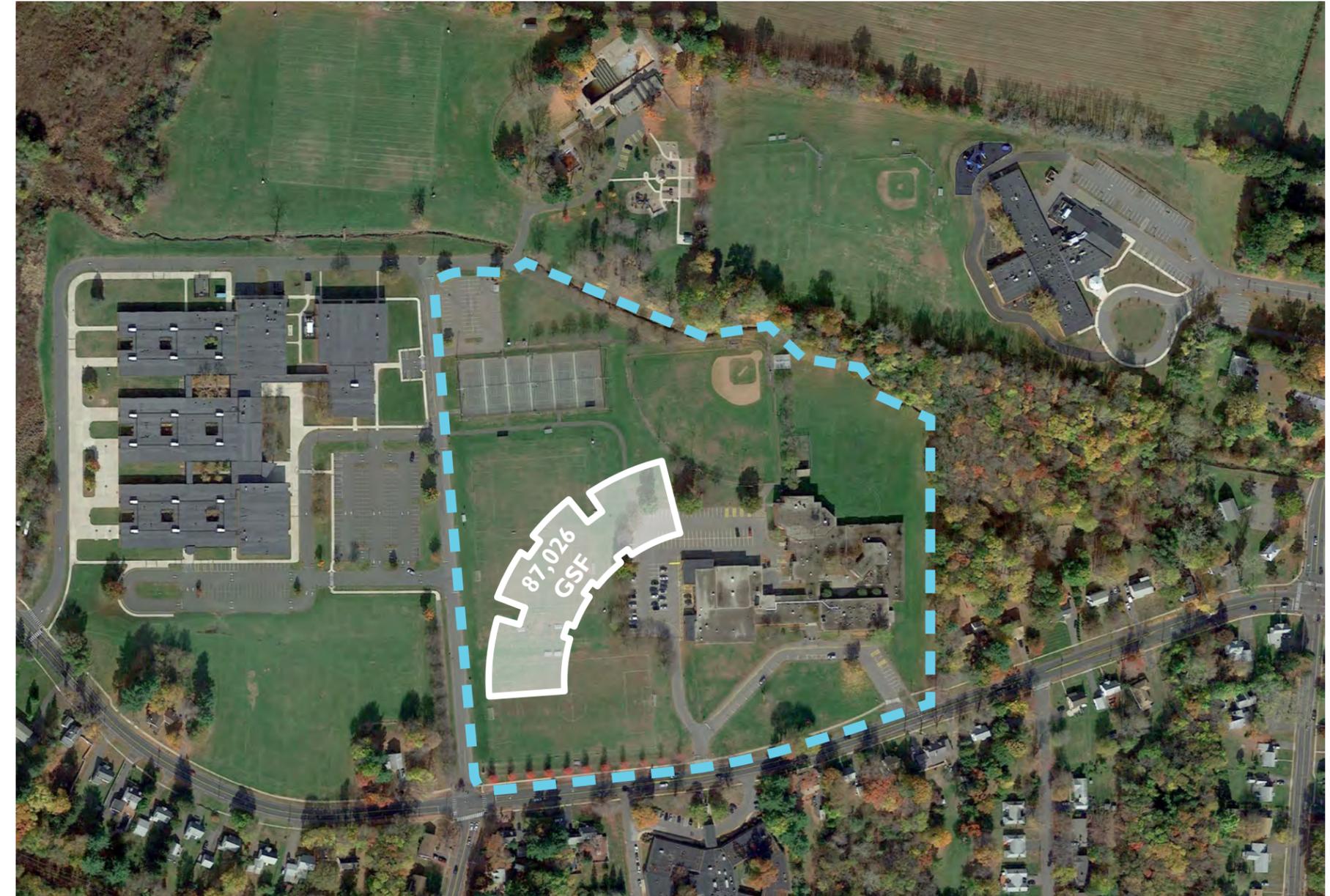
Estimated Conceptual Building Cost

Study to Combine:

Alvin and Beatrice Wood Human Services Facility and Prosser Library

COMMUNITY BENEFITS

- Opportunity for Collaborative Programs
- Visibility of and Adjacency to Programs and Services Provided by Other Departments
- Expanded Ability to Develop Programs that Require Special Facilities:
 - Human Services Facility Program Assets to Library Clientele:
 - Art Rooms (Clean & Messy)
 - Community Cafe
 - Cooking Classroom
 - Needlecraft Room
 - Library Program Assets to Human Services Facility Clientele:
 - Business Center
 - Children's Area
 - Dedicated Technology Staff
 - Maker Space
 - Media Space
 - Public Access Computers
 - Teen Area
- 330 Park Avenue Site is directly adjacent to (3) Schools



Site Diagram | Combined Human Services & Library Facility

DRAFT PROGRAM
1614 Town of Bloomfield, CT - 330 Park Avenue - Human Services Facility

HUMAN SERVICES FACILITY - LIBRARY - NEW BUILDING

4/28/2016

	<i>nsf</i>	<i>notes</i>	<i>gross multiplier</i>	<i>gross square feet</i>
PROSSER LIBRARY				
3/28 Conceptual Program	27,107			
Modifications	(300)			
4/25 Conceptual Program	26,807			
4/25 Conceptual Program	26,807			
Café: 12 seats	(360)	<i>to be shared</i>		
Meeting/Board Room: 24 seats	(600)	<i>to be shared</i>		
Staff Lounge: 8 seats	(250)	<i>to be shared</i>		
Community Room: 160 seats	1,280	<i>sf added to existing 1,600</i>		
	26,877	<i>+70 sf overall change</i>	1.35	36,284
HUMAN SERVICES FACILITY				
3/28 Conceptual Program	35,381	<i>all categories except gym</i>		
Modifications	(4,513)			
4/25 Conceptual Program	30,868			
4/25 Conceptual Program	30,868			
Senior Computer Lab	(420)	<i>to be shared</i>		
Community Theater: 100 seats	(1,800)	<i>to be shared</i>		
Staff Lounge	25	<i>sf added to existing 225</i>		
	28,673	<i>-2,195 sf overall change</i>	1.4	40,142
Conceptual Program - Gym (new)	10,600		1.0	10,600
	39,273			50,742
COMBINED TOTAL:	66,150	<i>net square feet</i>		87,026 <i>gross square feet</i>

ESTIMATED CONCEPTUAL BUILDING COST

TOTAL PROJECT COST

New Building for Human Services Facility & Library
 at 330 Park Avenue Site
 (87,026 gsf, \$37M to \$38M Construction Cost) **\$47.9M**

Individual Building Project Costs

New Prosser Public Library
 TKSP Town Hall Site Option I **\$19.7M**

New Alvin and Beatrice Wood Human Services Facility **\$30.7M**

Combined Total **\$50.4M**

\$50.4M - \$47.9M = \$2.5M = 5% total estimated cost savings

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