



WELCOME



## Public Participation Meeting #2 *Concepts* Agenda

- 5:45 – 6:00 Assemble and sign in
- 6:00 – 6:05 Welcome and ground rules
- 6:05 – 6:10 Goals of this session and next session
- 6:10 – 6:15 Quick recap of Session 1
- Program – written and graphic
  - (8) sites investigated
  - Narrowed (8) to (2)
- 6:15 – 6:25 Criteria in reviewing sites
- Visibility
  - Linkages to downtown- especially pedestrian and bike (vehicular, too)
  - Place making in context with surrounding properties
  - Internal place making
  - Opportunities for public-private use relationships
  - Future expansion opportunities
  - Connection to the pool, tennis courts, playground, and playing field
  - Preliminary costs
  - Other
- 6:25 – 6:45 Design Approaches
- Anderson Fields -1A
  - Anderson Fields - 1B
  - Pilgrim Park
  - Plan diagrams
- 6:45 – 6:55 Preliminary Costs – Barden
- Anderson Fields - 1A
  - Anderson Fields - 1B
  - Pilgrim Park
- 6:55 – 7:55 Open discussion
- 7:55 – 8:00 Session wrap-up and review next steps

Thank you

## Recreation Department Program

Program	Existing	Proposed
Lobby	0	(SHARED)
Multi-Purpose Room	+/-1200sf	(SHARED)
Regulation Gym with bleachers for 250	0	8000sf
Gym Entrance	0	480sf
Tickets/Concession	0	200sf
Fitness Room	0	1000sf
Locker Rooms (assume 2)	0	1300sf
Restrooms (assume 2)	+/-100	(SHARED)
Office (assume 2)	+/-30sf	400sf
Meeting Room	0	(SHARED)
Classroom/Clubroom (assume 2)	0	(SHARED)
Kitchenette	+/-50sf	(SHARED)
Storage	+/-50sf	600sf
Pool Check-in	+/-100sf	375sf*
<b>Total</b>	<b>+/-1530sf</b>	<b>12,355sf</b>
Net to gross (assume 25%)		<u>3,088sf</u>
<b>Total</b>		<b>15,443sf</b>

### Assumptions

- \*New Pool Check-in at 25 Butler St. site only.
- Off-site facilities at Church, Thatcher Brook and Crosset Brook are not included under existing since the Rec. Department does not have control of those spaces.
- Existing outdoor areas at Anderson Field include: (4) tennis courts @ 78'x36' each = +/-11,232sf; baseball field = +/-10000; outdoor basketball @ 94'x50' = +/- 4700sf; picnic areas = +/- 800sf; Kid's play area = +/-2000sf

## Children's Room Program

Program	Existing	Proposed
Lobby	0	(SHARED)
Activities Room	+/-600sf	1000sf
Meeting Room	0	(SHARED)
Kitchenette	0	(SHARED)
Office	0	150sf
Restroom (assume 2)	+/-60sf	200sf
Classroom	0	(SHARED)
Storage	+/-60sf	200sf
<b>Total</b>	<b>+/-720sf</b>	<b>1,550sf</b>
Net to gross (assume 25%)		<u>387sf</u>
<b>Total</b>		<b>1,937sf</b>

### Assumptions

- None

## Senior Center Program

Program	Existing	Proposed
Lobby	0	(SHARED)
Dining (Multi-Purpose)	+/-1200sf	2500sf
Exercise Room	0	(FITNESS / GYM)
Office	+/-100sf	150sf
Meeting Room	0	(SHARED)
Kitchen	+/-500sf	1000sf
Serving Area	+/-200sf	400sf
Food Storage/Pantry	basement (undefined)	900sf
Storage	basement (undefined)	750sf
Cooler/Freezer	+/-80sf	150sf
Freezer	+/-80sf	150sf
Classroom/Activity Room (assume 2)	0	(SHARED)
Sash office	+/-150sf	150sf
Restrooms (assume 2)	+/-200sf	200sf
<b>Total</b>	<b>+/-2,510sf</b>	<b>6,350sf</b>
Net to gross (assume 25%)		<u>1,587sf</u>
<b>Total</b>		<b>7,937sf</b>

### Assumptions

- Basement storage as it exists is not acceptable for food items – dirt floor/rodents

## Shared / Public Spaces

Program	Existing	Proposed
Lobby	-	1400sf
Multi-Purpose Room	-	3000sf
Restrooms (assume 2)	-	400sf
Meeting Room	-	200sf
Classroom/Clubroom (assume 3)	-	1800sf
Kitchenette	-	200sf
<b>Total</b>		<b>7,000sf</b>
Net to gross (assume 25%)		<u>1,750sf</u>
<b>Total</b>		<b>8,750sf</b>

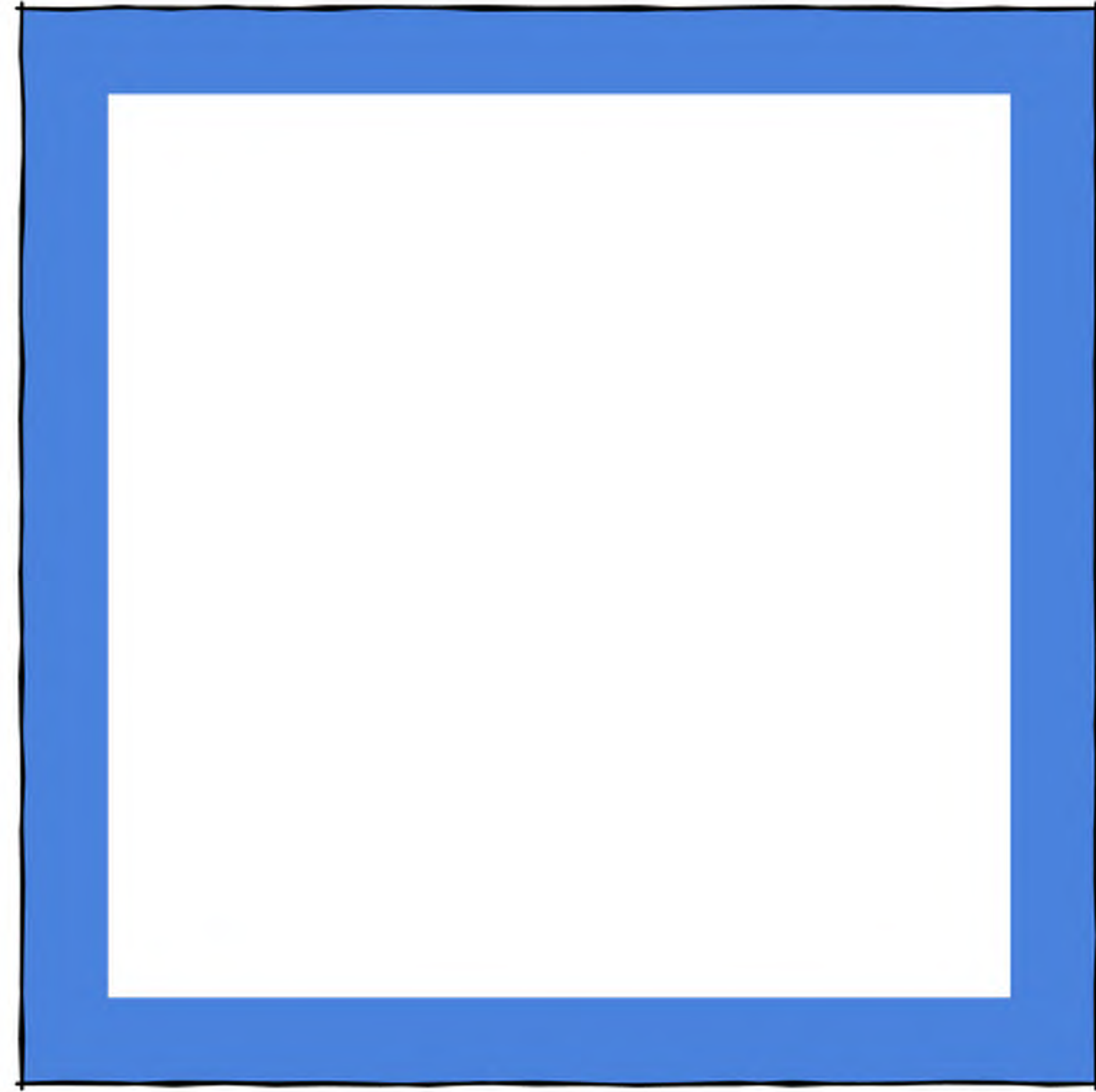
## Summary

Recreation Department Program	15,443sf
Senior Center Program	7,937sf
Children's Room Programs	1,937sf
Shared / Public Spaces	<u>8,750sf</u>
<b>Total</b>	<b>34,067sf</b>

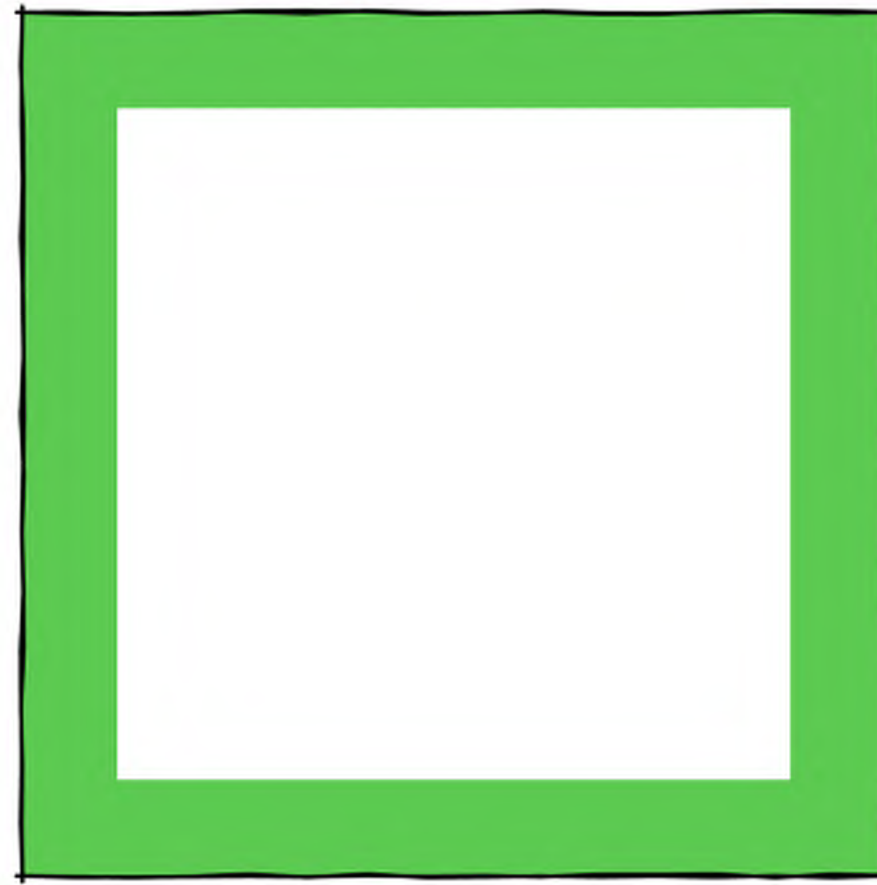
### Assumptions

- Parking for 82-90 cars will take about 27,500sf.

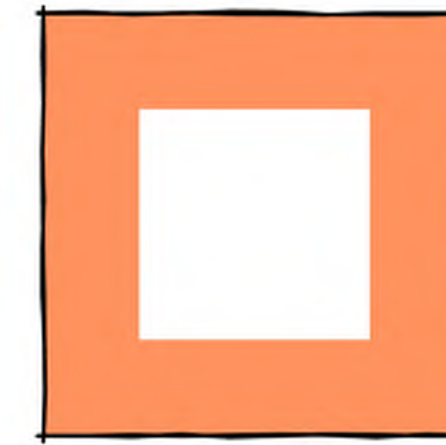




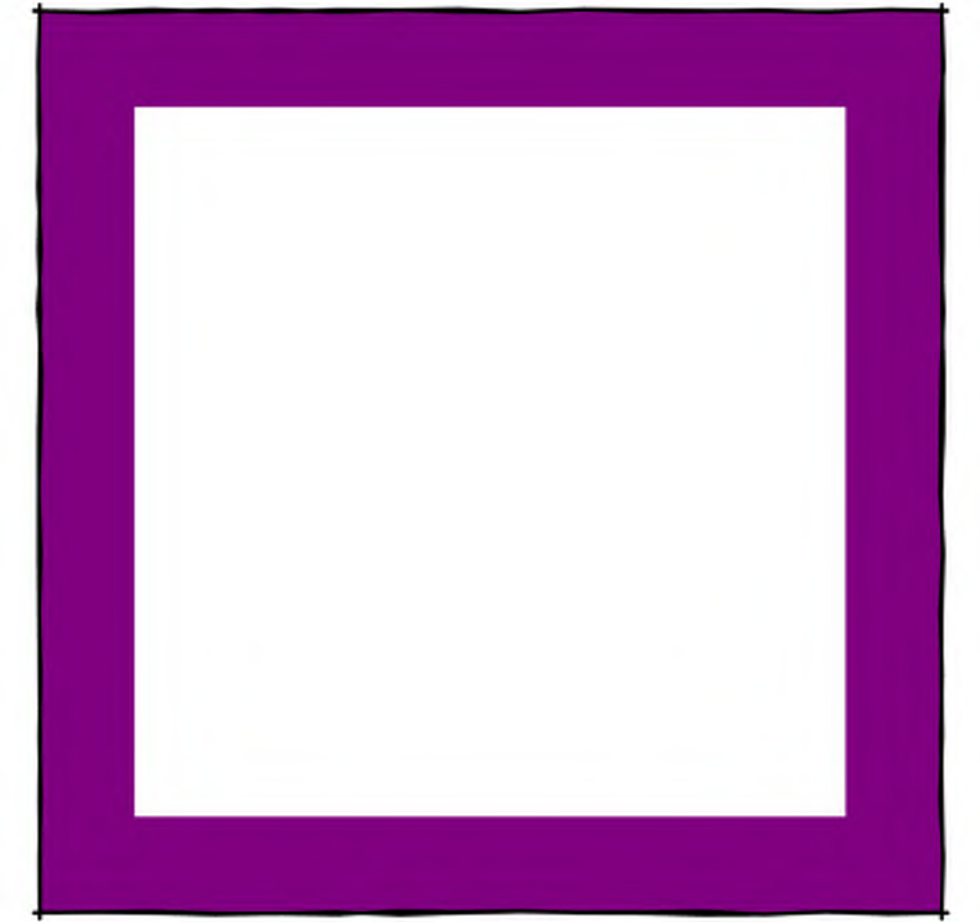
**RECREATION DEPARTMENT**  
15,443 S.F.



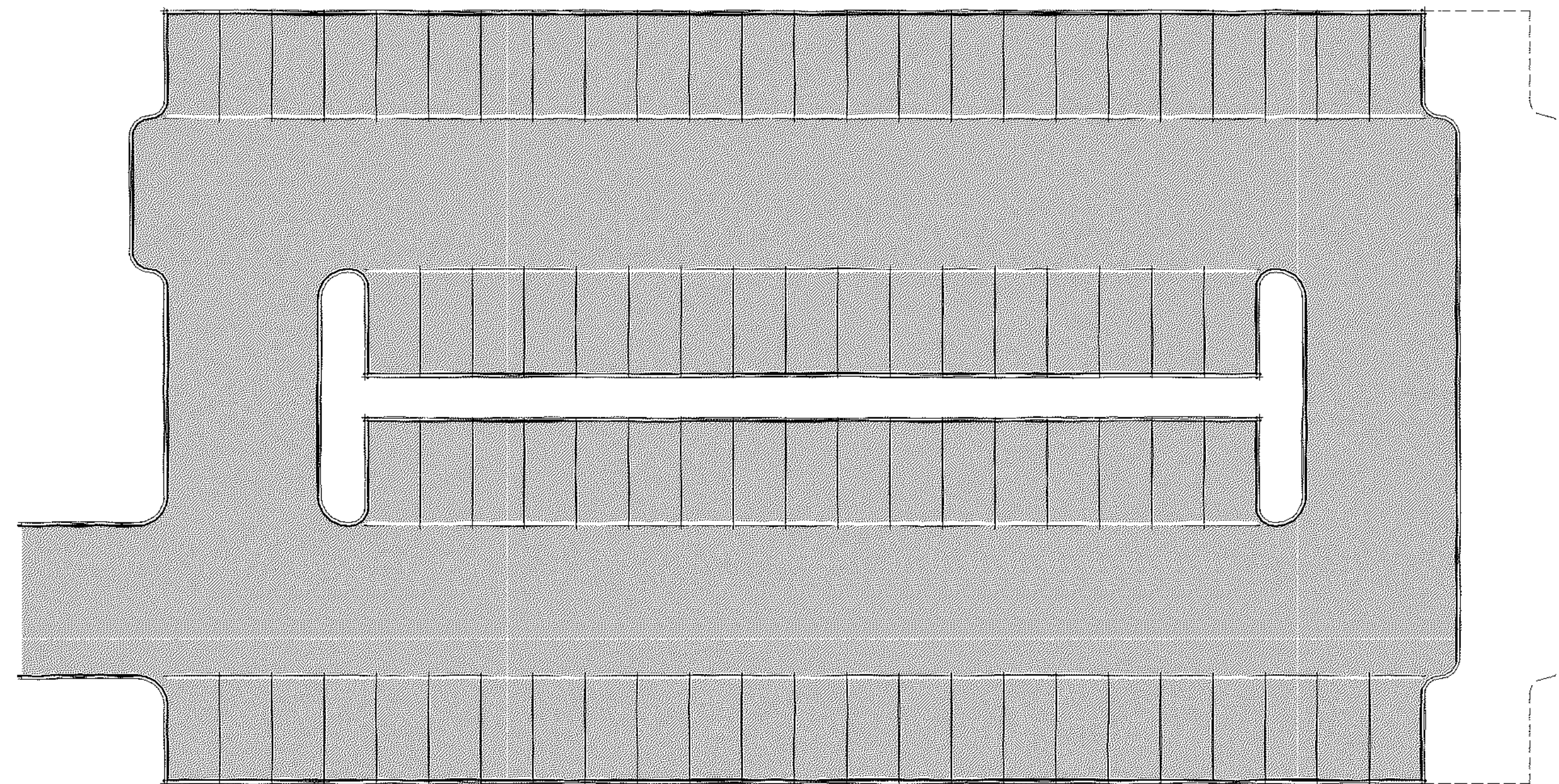
**SENIOR CENTER**  
7,937 S.F.



**CHILDREN'S ROOM**  
1,937 S.F.



**SHARED / PUBLIC SPACE**  
8,750 S.F.



**PARKING (82-90 SPACES)**  
+/-27,500 S.F.





**ANDERSON FIELDS - 1A & 1B**

**47 N. MAIN ST.**

**82 ARMORY AVE.**

**35 FOUNDRY ST.**

**RAILROAD ST.**

**PILGRIM PARK**

**152 S. MAIN ST.**

**546 RIVER RD.**



- Visibility
- Linkages to downtown (pedestrian & vehicular)
- Place making in context with surroundings
- Internal place making
- Opportunities for public-private use relationships
- Future expansion opportunities
- Connection to the pool / tennis courts / other fields
- Preliminary costs
- Other





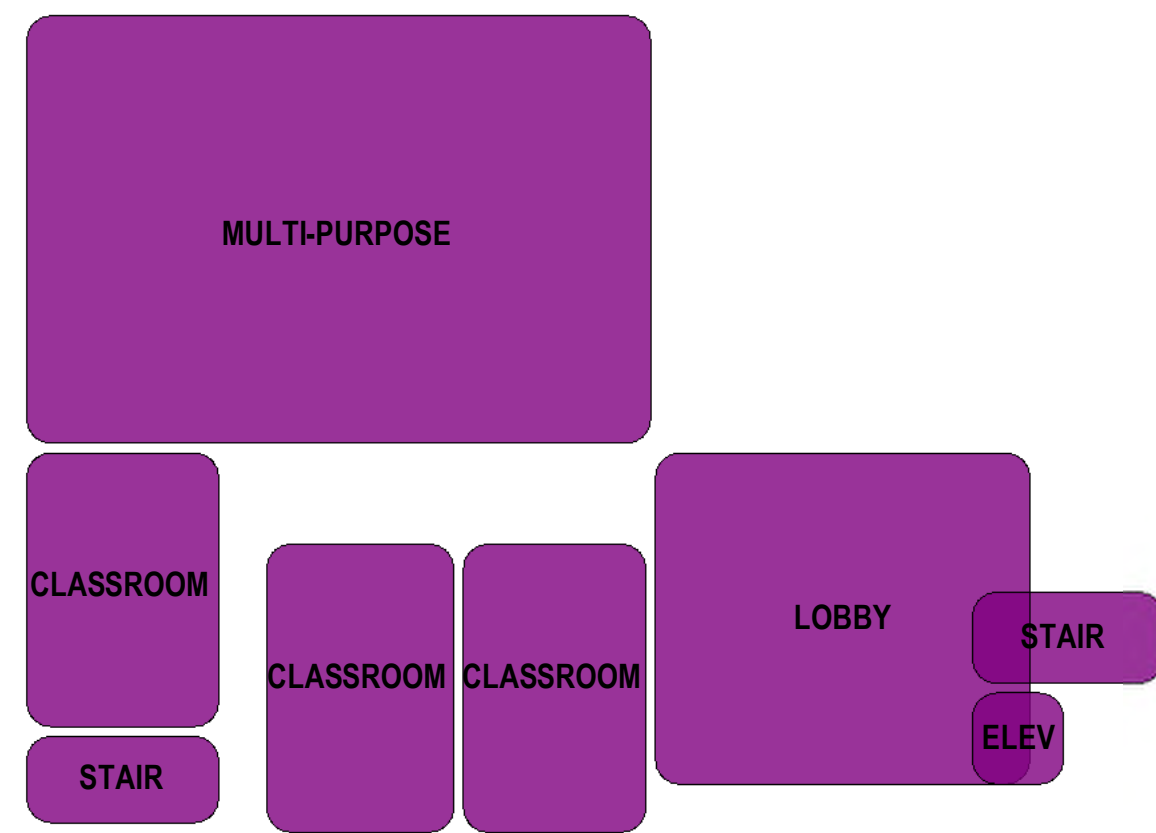




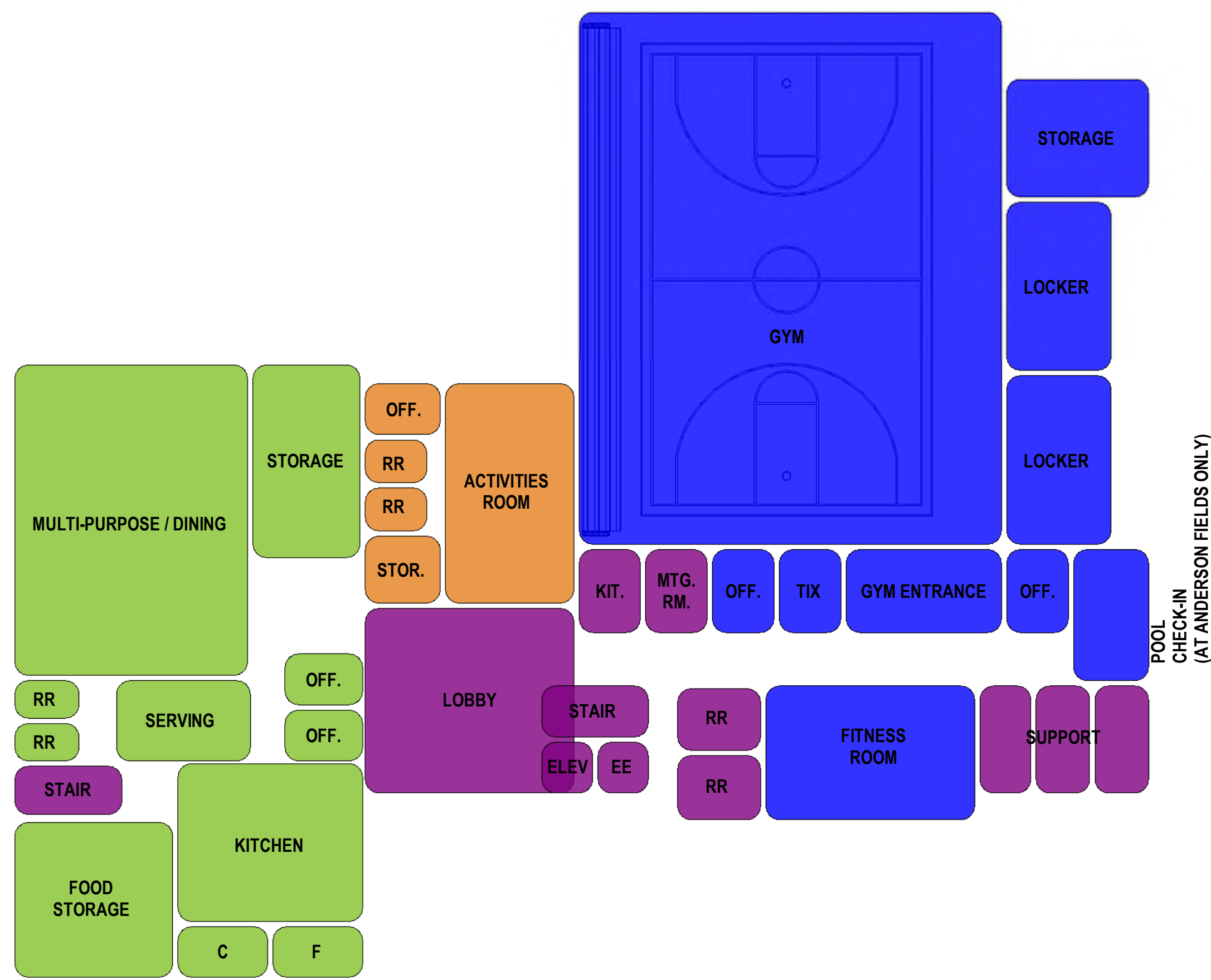






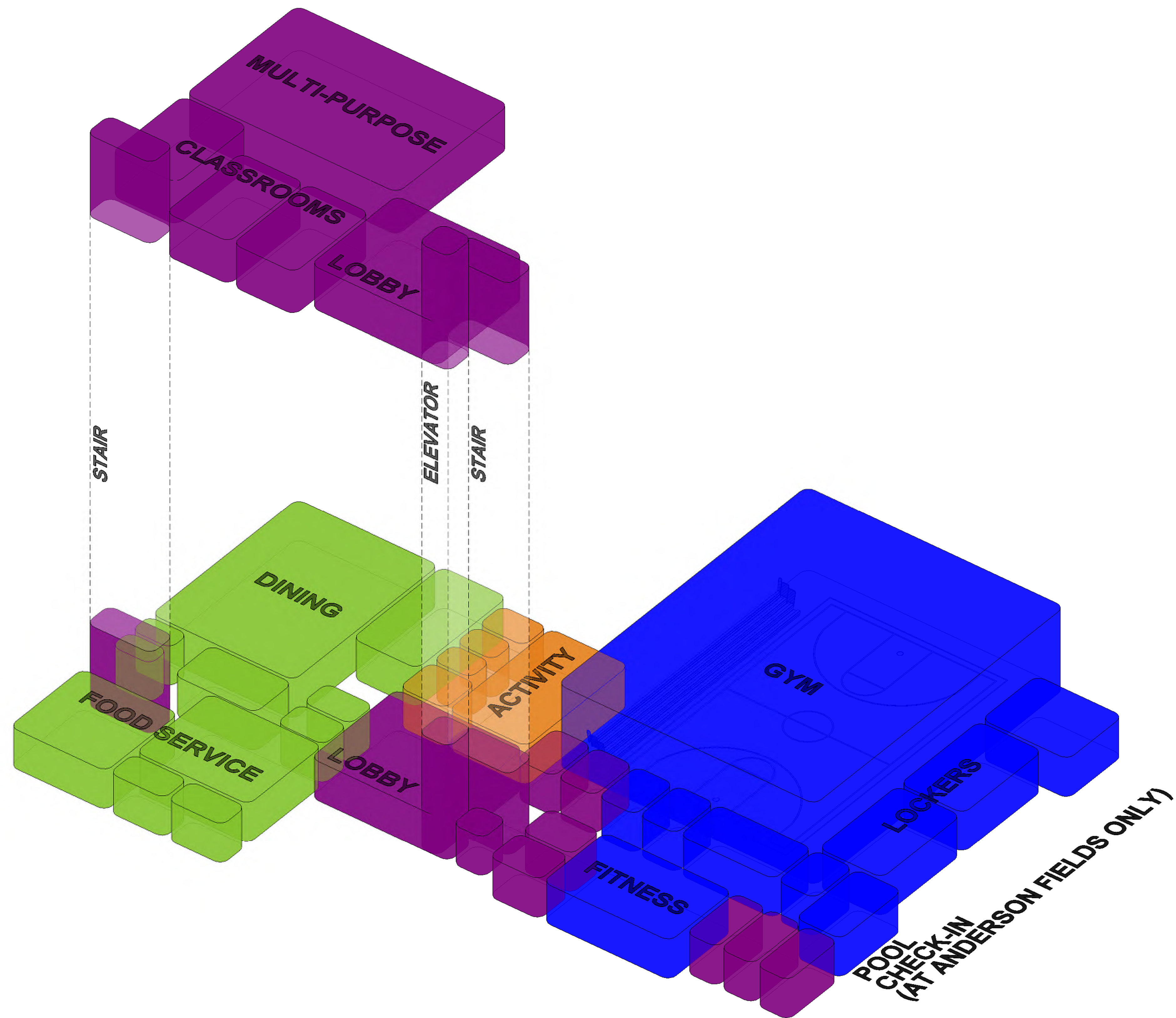


UPPER LEVEL



GROUND LEVEL

- RECREATION DEPARTMENT
- SENIOR CENTER
- CHILDREN'S ROOM
- SHARED / PUBLIC SPACES





# Waterbury Community Center Building - Option #1A - Anderson Fields

17-Dec-19

## PRELIMINARY CONSTRUCTION COST

Demolition and disposal of Pool House, Rec. Bldg & Pavilion	Assume	\$115,263
Recreate picnic pavilion	Assume	\$35,198
Site Acquisition	Assume	\$0
Utilities	Assume	\$391,024
Entry drive improvements	Assume	\$32,022
Parking lots and associated lighting	Assume	\$394,998
New Pedestrian & bike path	Assume	\$57,889
Landscaping and fencing	Assume	\$70,840
Remove ice rink and recreate ice rink and lighting off site	Assume	\$90,323
Terraces/Patios	Assume	\$130,668
New construction of Community Center Building 1st floor	26500 @ 275/SF	\$7,287,500
New construction of Community Center Building 2nd floor	7400 @ \$235/SF	\$1,739,000
GC liability insur., markup, profit, bond and contingency	Assume	\$751,400
15% owner's contingency (design decisions and construction)		\$1,664,446
		<b>\$12,760,751</b>

## SOFT COSTS

Design fees inc. Civil, Arch, Landscape Arch, Structural, Mech, Elect, Fire Prot. @ 6.8%		\$867,731
Printing and misc reimbursables	Assume	\$9,000
Fire prevention permit (\$12,760,751 x.008)	Assume	\$102,086
Town permits		\$0
Stormwater, wastewater, water permits	Assume	\$5,000

**TOTAL PROJECT COST** **\$13,744,568**

## EXCLUDES

- Abatement of any hazardous materials in demolished bldgs.
- Site remediation
- Solar panels and LEED services if desired
- Temporary storage
- FFE
- Legal and accounting services (land swap, bonding related etc.)





# Waterbury Community Center Building - Option #1B - Anderson Fields

17-Dec-19

## PRELIMINARY CONSTRUCTION COST

Total of 1A	Assume	\$12,760,751
Demolition of basketball court	Assume	\$34,784
Recreate outdoor basketball court	Assume	\$56,209
Increase parking count	Assume	\$77,454
Add new parking to accommodate the post office	Assume	\$80,656
New entry drive	Assume	\$121,441
15% owner's contingency (design decisions and construction)		\$55,582
		<b>\$13,186,877</b>

## SOFT COSTS

Design fees inc. Civil, Arch, Landscape Arch, Structural, Mech, Elect, Fire Prot. @ 6.8%		\$896,708
Printing and misc reimbursables	Assume	\$9,000
Fire prevention permit (\$13,186,877 x.008)	Assume	\$105,495
Town permits	Assume	\$0
Stormwater, wastewater, water permits	Assume	\$5,000

**TOTAL PROJECT COST** **\$14,203,080**

## EXCLUDES

- Abatement of any hazardous materials in demolished bldgs.
- Site remediation
- Solar panels and LEED services if desired
- Temporary storage
- FFE
- Legal and accounting services (land swap, bonding related, etc)





# Waterbury Community Center Building - Pilgrim Park

17-Dec-19

## PRELIMINARY CONSTRUCTION COST

Site Acquisition	Assume	\$512,000
Utilities	Assume	\$397,253
Maintain/repair retention pond as required	Assume	\$154,436
New street built to Waterbury standards	Assume	\$183,508
Tie into existing parking lots	Assume	\$27,683
New entry drive, parking and associated lighting	Assume	\$161,868
Parking lot and associated lighting	Assume	\$331,627
New Pedestrian & bike path	Assume	\$124,459
Landscaping and fencing	Assume	\$51,472
New basketball court and lighting	Assume	\$61,579
Terraces/Patios	Assume	\$93,532
New Construction of Community Center Building 1st floor	26500 @ \$275/SF	\$7,287,500
New construction of Community Center Building 2nd floor	7400SF @ \$235/SF	\$1,739,000
GC liability insur., markup, porfit, bond and contingency	Assume	\$751,400
15% owner's contingency (design decisions and construction unknowns)		\$1,781,598
		<b>\$13,658,915</b>

## SOFT COSTS

Design fees inc. Civil, Arch, Landscape Arch, Structural, Mech, Elect, Fire Prot. @ 6.8%		\$928,806
Printing and misc reimbursables	Assume	\$9,000
Fire prevention permit (\$13,658,915 x.008)	Assume	\$109,271
ACT 250 application	Assume	\$25,000
Stormwater, wastewater, water permits	Assume	\$5,000

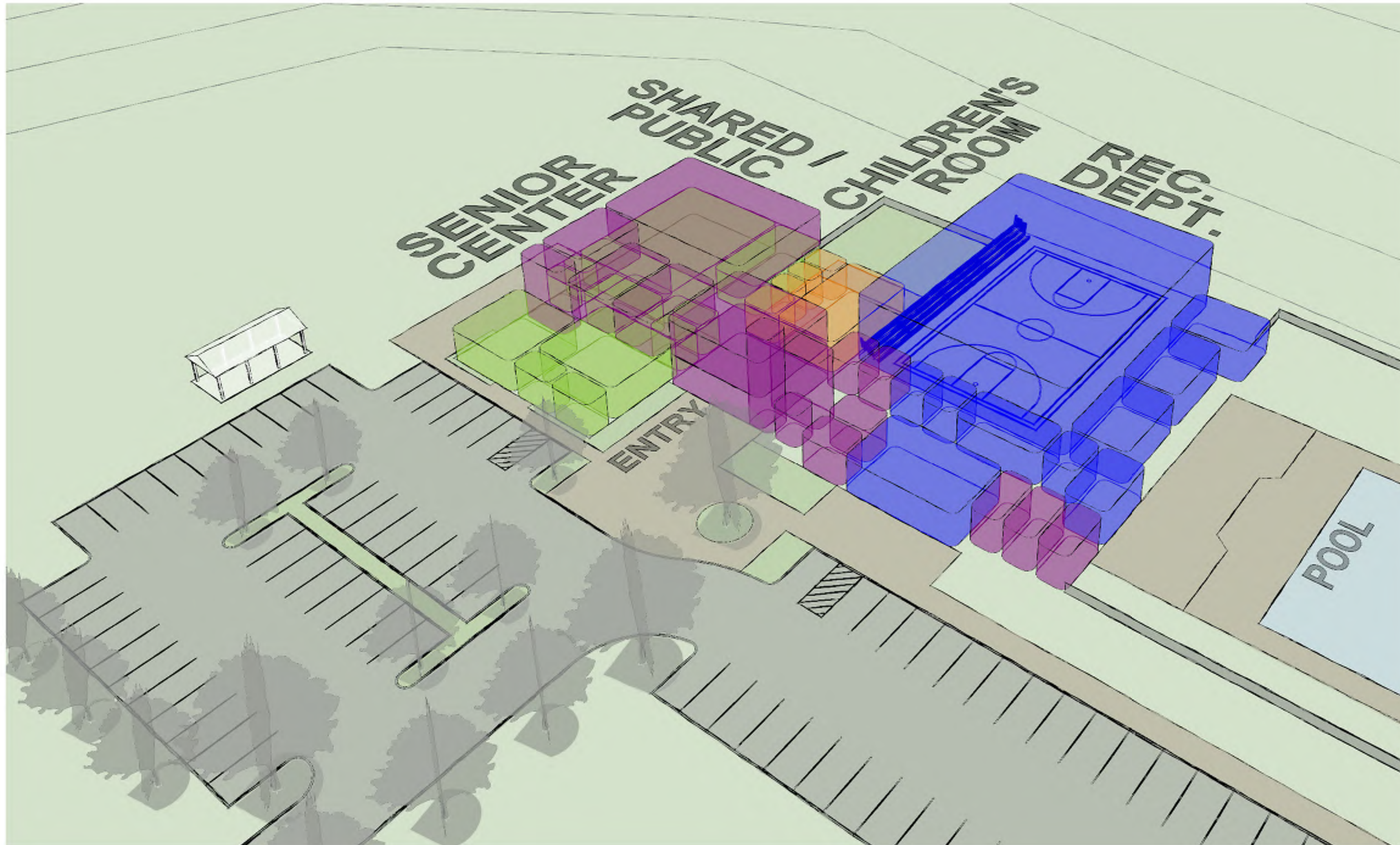
**TOTAL PROJECT COST** **\$14,735,992**

## EXCLUDES

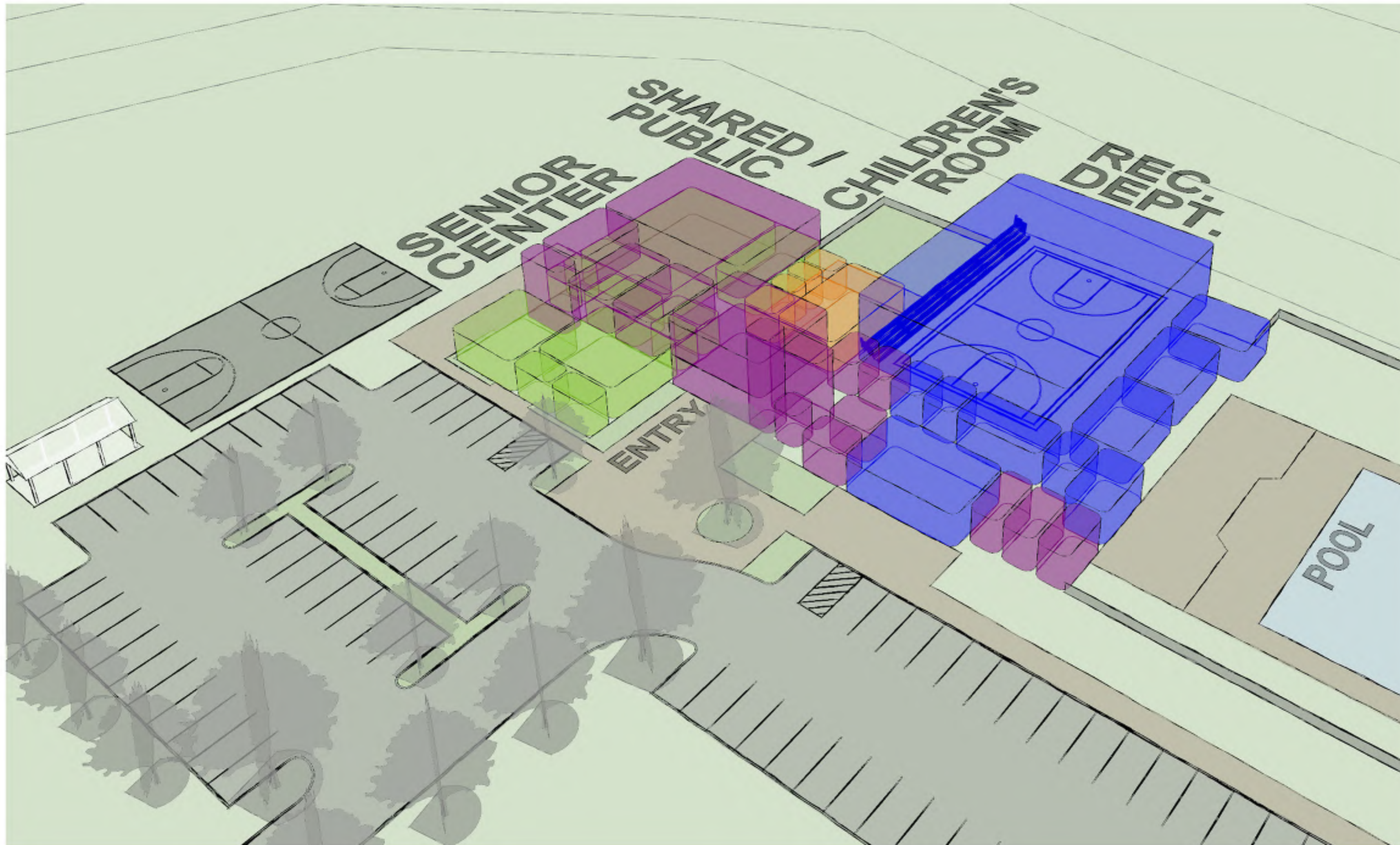
- Site remediation
- Solar panels and LEED services if desired
- Temporary storage
- FFE
- Legal and accounting services (bonding related)







ANDERSON FIELDS - OPTION 1A



ANDERSON FIELDS - OPTION 1B



PILGRIM PARK





# THANK YOU