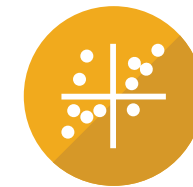


THE
Lymes' Senior Center
**MASTER PLAN
DESIGN OPTIONS**

LYMES' SENIOR CENTER
AGENDA



workshop II
- Review



Program

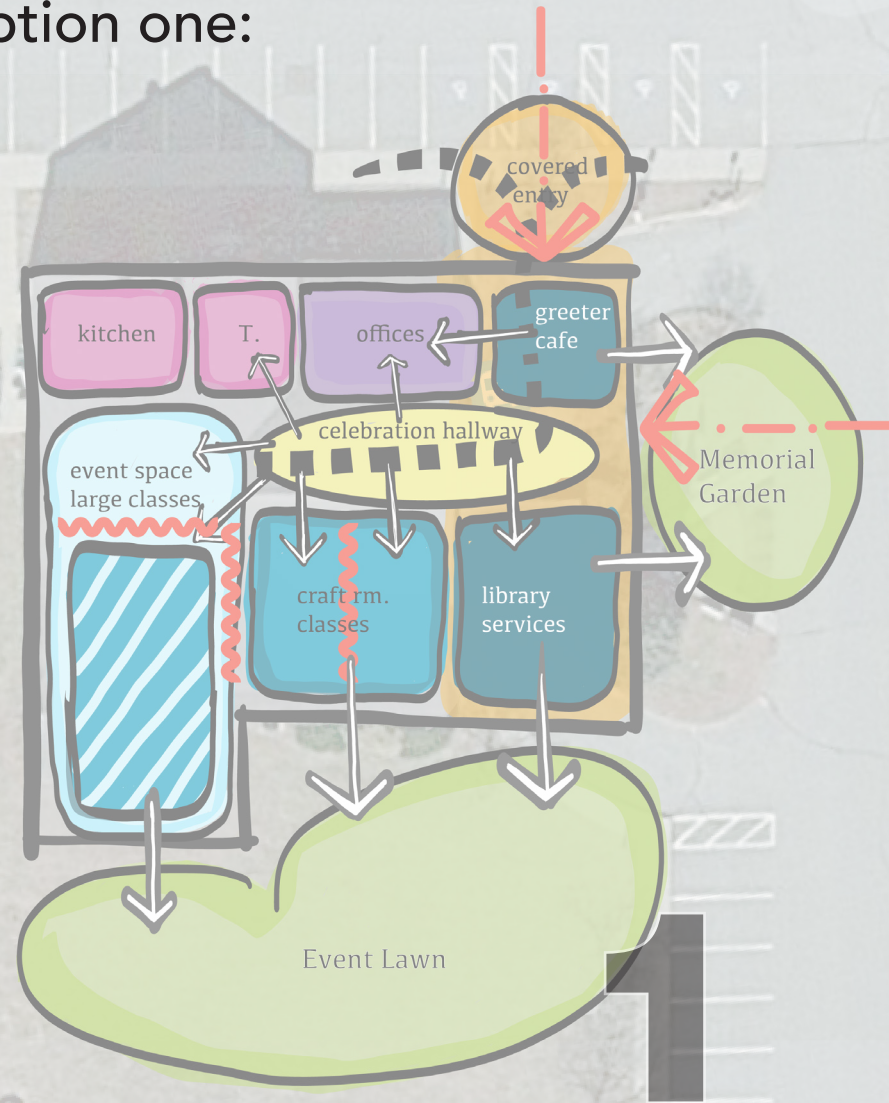


floor plans
- Option 1
- Option 2

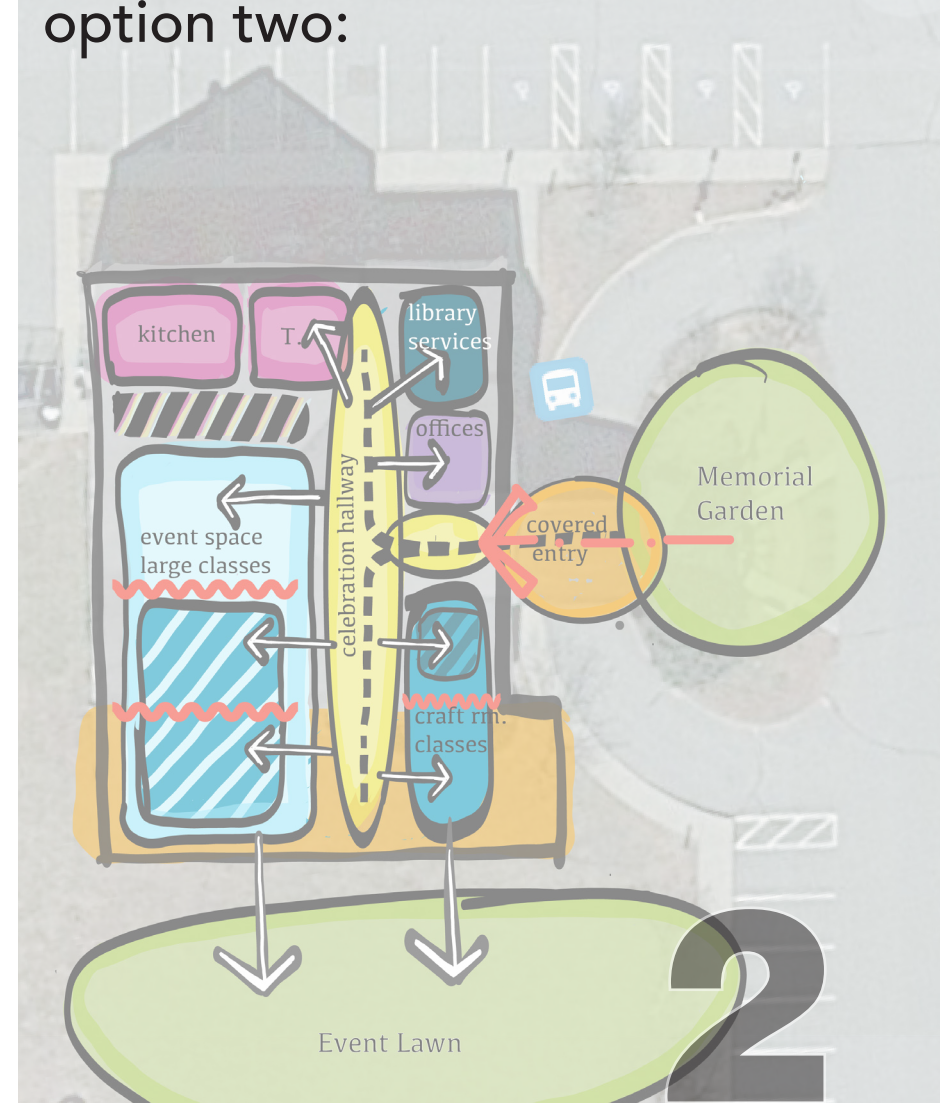


results

option one:



option two:



option three:

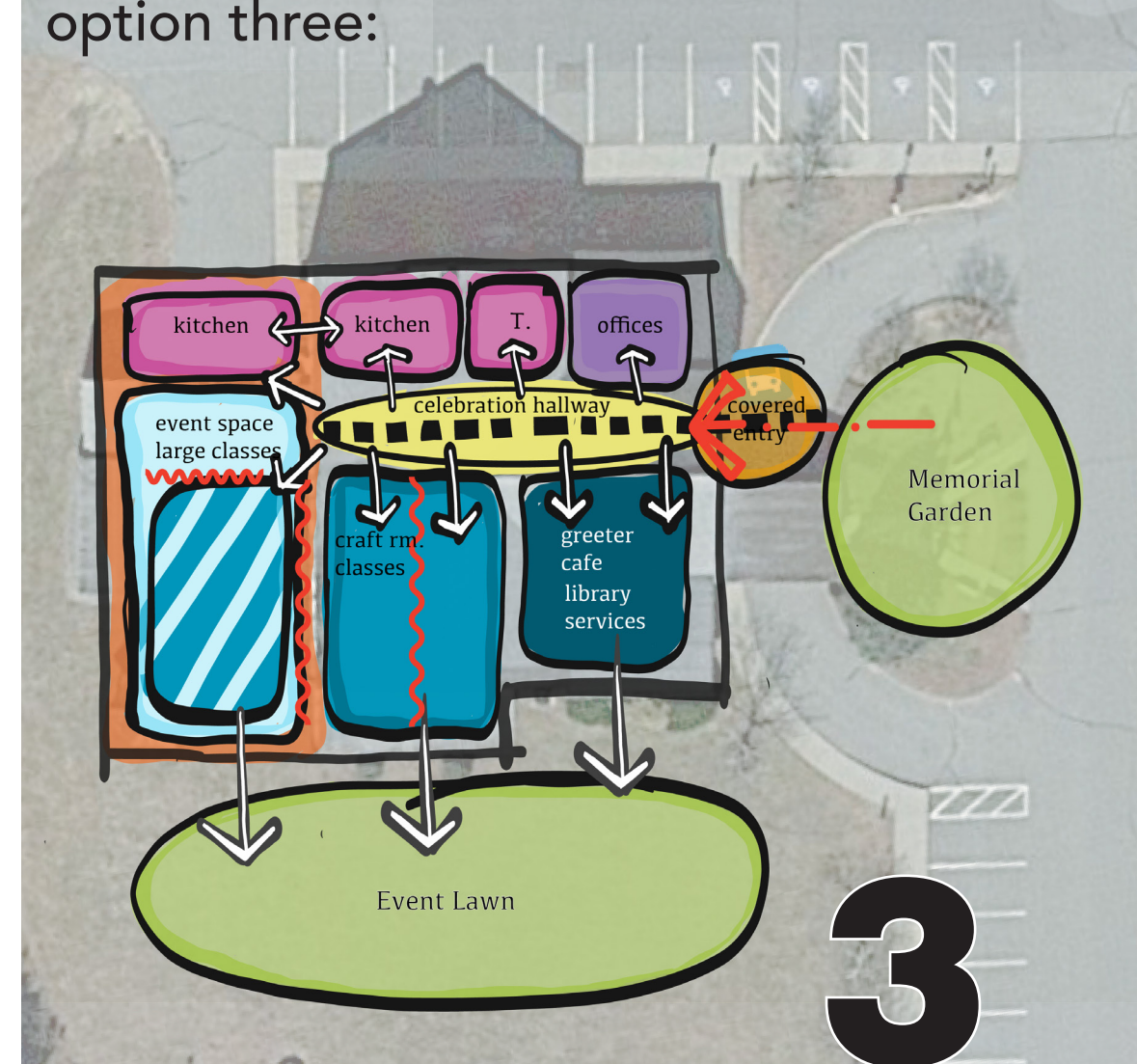


diagram all options

- addition
- "loud" space
- "active" space
- "quiet" space
- support space
- circulation
- outside space
- flex space
- flex walls
- entry

Lymes' Senior Center

Lyme’s Senior Center Space & Occupant Loads

Existing Space	Exg Size	Use Grp.	OL Mul	Occupant Load	Proposed Spaces	Future Size	Use Grp.	OL Mult.	Occ. Load
Entrance Vestibule	62	A2	100	0.62	Entrance Vestibule	120	B	100	1.20
Library	938	A2	15	62.53	Celebration Hallway Circulation	500	B	0	0.00
Crafts Room	539	B	100	5.39	Library-Café_Greeter	938	A2	15	62.53
Crafts Storage	24	B	300	0.08	Multi -Crafts Room 2 x exist	1000	A2	15	66.67
Multi Acitivities Room	2261	A2	15	150.73	Crafts Storage	24	B	300	0.08
Kitchen	413	K	100	4.13	Multi Acitivities Room	2261	A2	15	150.73
Kitchen Storage	51		300	0.17	New Multi - Addition	2500	A2	15	166.67
Directors Office	188	B	100	1.88	Kitchen	413	K	200	2.07
Office 2	116	B	100	1.16	Kitchen Storage	51	S	300	0.17
Nurse Office	122	B	100	1.22	Kitchen Expansion	450	A2	200	2.25
Coat Closet	84	B	300	0.28	Directors Office	150	B	100	1.50
Hall	69	B	100	0.69	Office 2	150	B	100	1.50
Tables and Chairs	96		300	0.32	Flex Office 3	150	B	100	1.50
Porch	409	A2	15	27.27	Nurse Office - exam	175	B	100	1.75
					Coat Closet	84	B	300	0.28
Mens Bathroom	117	B	0	0.00	Hall	69	B	100	0.69
Womens Bathroom	143	B	0	0.00	Tables and Chairs	200	S	300	0.67
Jan Clos	14	B	300	0.00	Porch	750	A2	15	50.00
Mechanical	70		300	0.23					
Outside Storage	70		300	0.23	Mens Bathroom	175	B	0	0.00
					Womens Bathroom	225	B	0	0.00
Total SF	5786			256.94	Jan Clos	14	B	300	0.00
					Mechanical	70	S	300	0.23
					Outside Storage	70	S	300	0.23
						10539			510.72
					Occupant Load increase				253.78
					Additional Parking Spaces Required Per Zoning Regs				63.44
					1 car per 4 occupants	4			

Exercise Programs	General Equipment	Other Storage
People	Copy Machine	VFW
Tap	Printer/Scanner	Emergency Management
Ballroom	Multi Laptop Storage Rack	Seasonal Storage
Yoga		Games - Puzzles
Chair Yoga	Full Season Porch	Outdoor - Plywood for stage, hoses, rakes, garden
Low Impact High Int	Could accommodate Luncheons	Multi Laptop Storage
Sit and Fit	Bridge Players	Tables and Chairs
Wi - 2 tv's	Open to Expand Multi - Space	Exercise equipment, weights, bands

Program

Notes:

- Multi Crafts
- Art Classes

need crit board + Storage + Sink
- Education Lectures

tv/or screen - projector
- Haircuts

Need sink
- Small Movies
- Bridge

would need card tables
- Foot care clinc

Need sink

Primary Multi Room

Fire Marshall - Max 165

Current space holds about 100 - 125 Comforably

Need space for entertainment visible to all.

Could open to full season porch and other Multi space

Movie Night 30-40

Cards - could go in Library, Café - Bridge Players like quiet perhaps full season porch or smaller multi

Library - Double amount of shelving space

Nurse Office

vaccine refridgerator on generator

Storage for Donations

Chair for BP + Vaccine shots

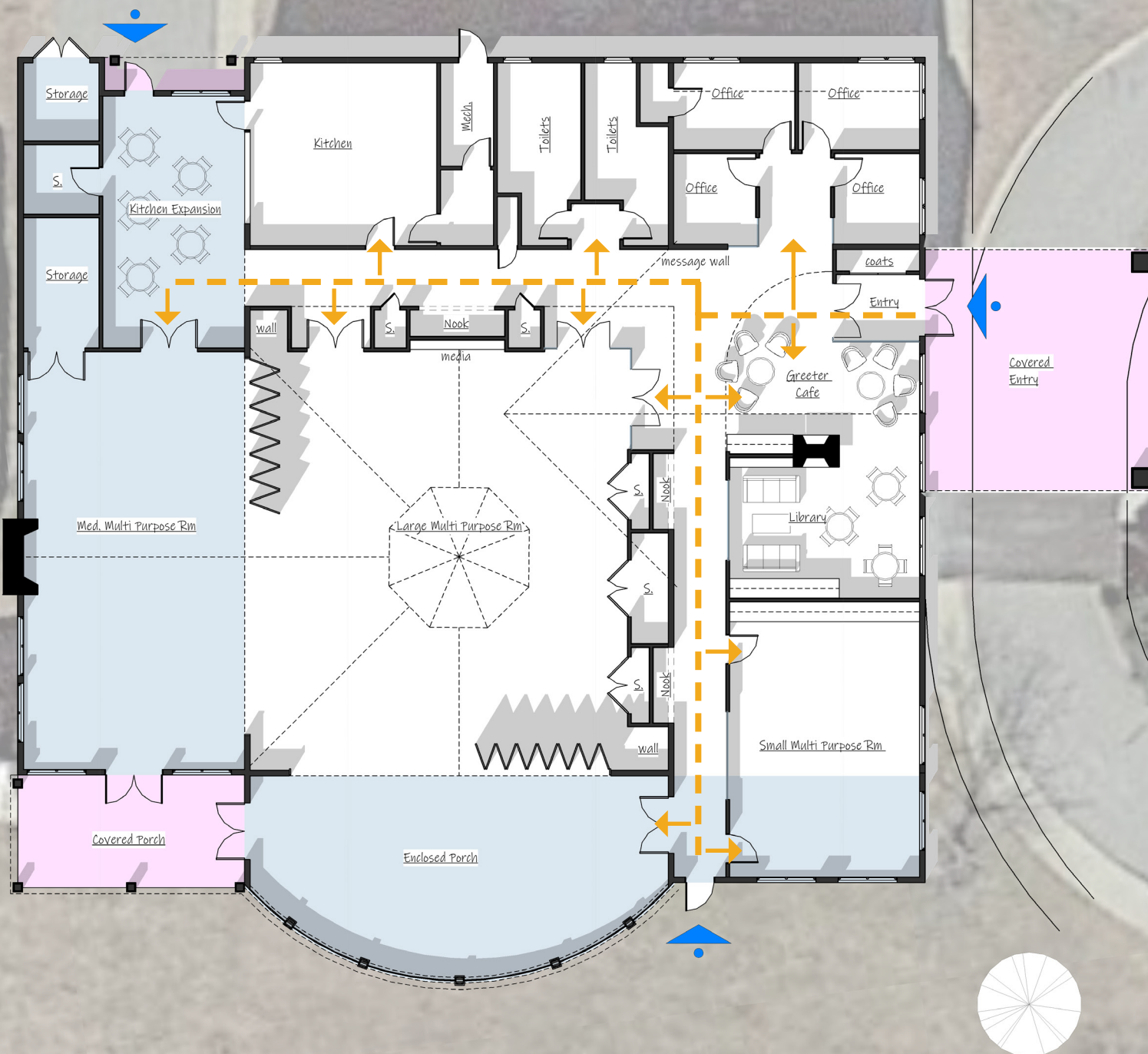
Sink - lockable med cab

floor plan option one

moving around

how will the circulation work
within the building

-  Circulation Path
-  New Heated Space
-  New Outdoor Space
-  Existing Space



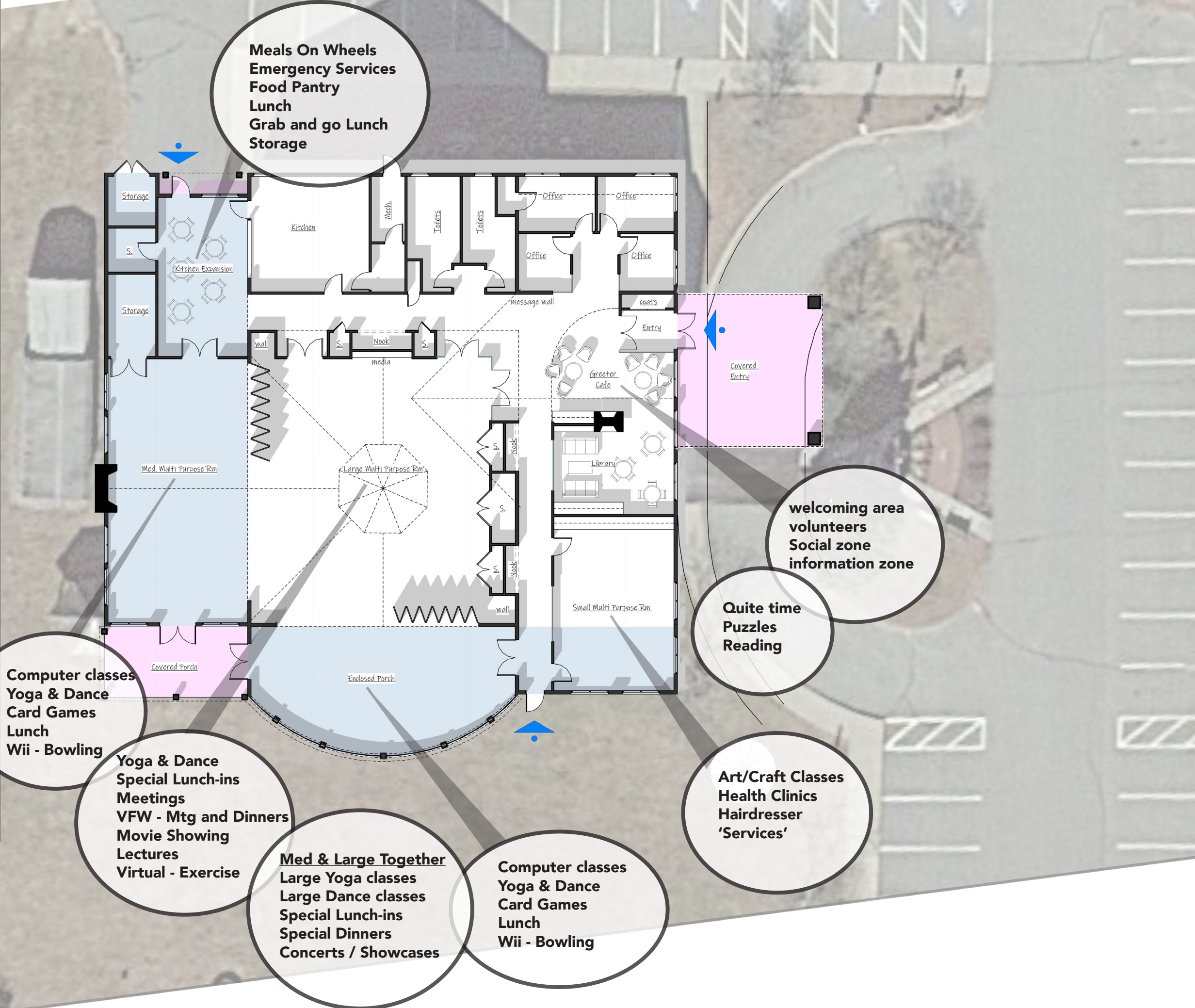
Lymes' Senior Center 

floor plan option one

using the space

how do the Lymes' senior programs and activities fit into the space...

- New Heated Space
- New Outdoor Space
- Existing Space



Lymes' Senior Center 

Kitchen Expansion and new covered back entry accommodates programs like meals on wheels and emergency services to function better. Also gives room for more flex spaces

Maintaining Kitchen, Toilet & Mech. locations will help with cost efficiency.

Cupola lets in light to and interior space & also gives exterior character

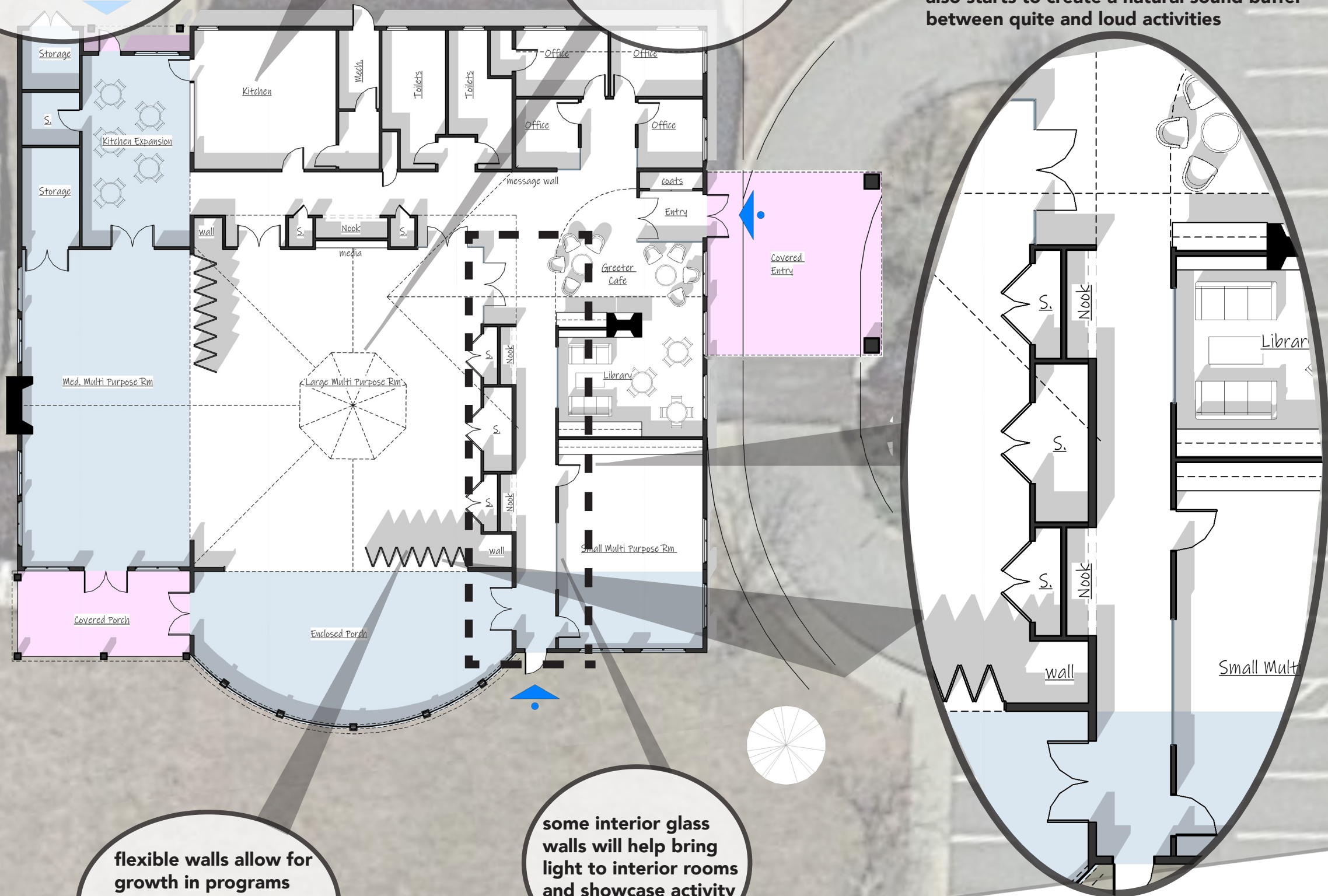
Celebration hallway, Celebrates mementos in 'nooks' and also activity within rooms with interior windows. Integrating storage also starts to create a natural sound buffer between quite and loud activities

floor plan option one

design features

how does the design impact
how we use the space and
create efficiency...

-  New Heated Space
-  New Outdoor Space
-  Existing Space



flexible walls allow for growth in programs and actives and also host large yearly events

some interior glass walls will help bring light to interior rooms and showcase activity

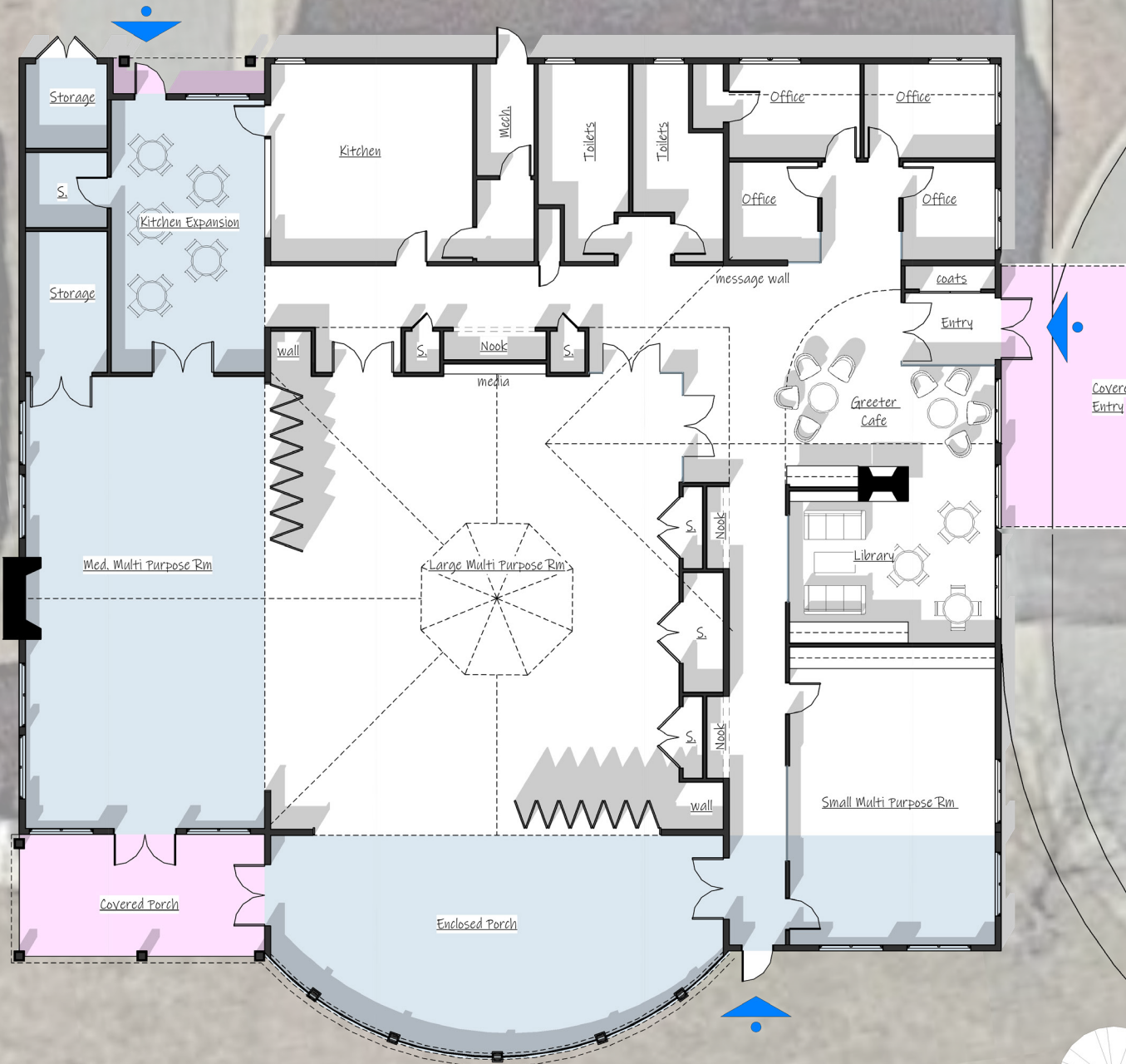
Lymes' Senior Center 

floor plan option one

the numbers...

breakdown of areas of
renovations, and additions
integrated into a budget
exercise...

~3.4M



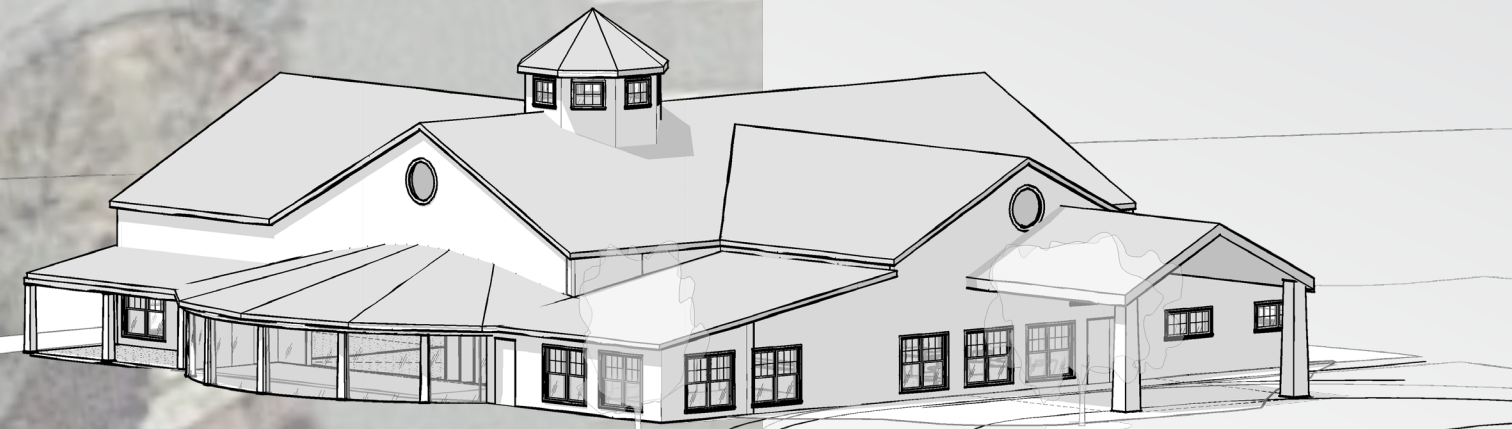
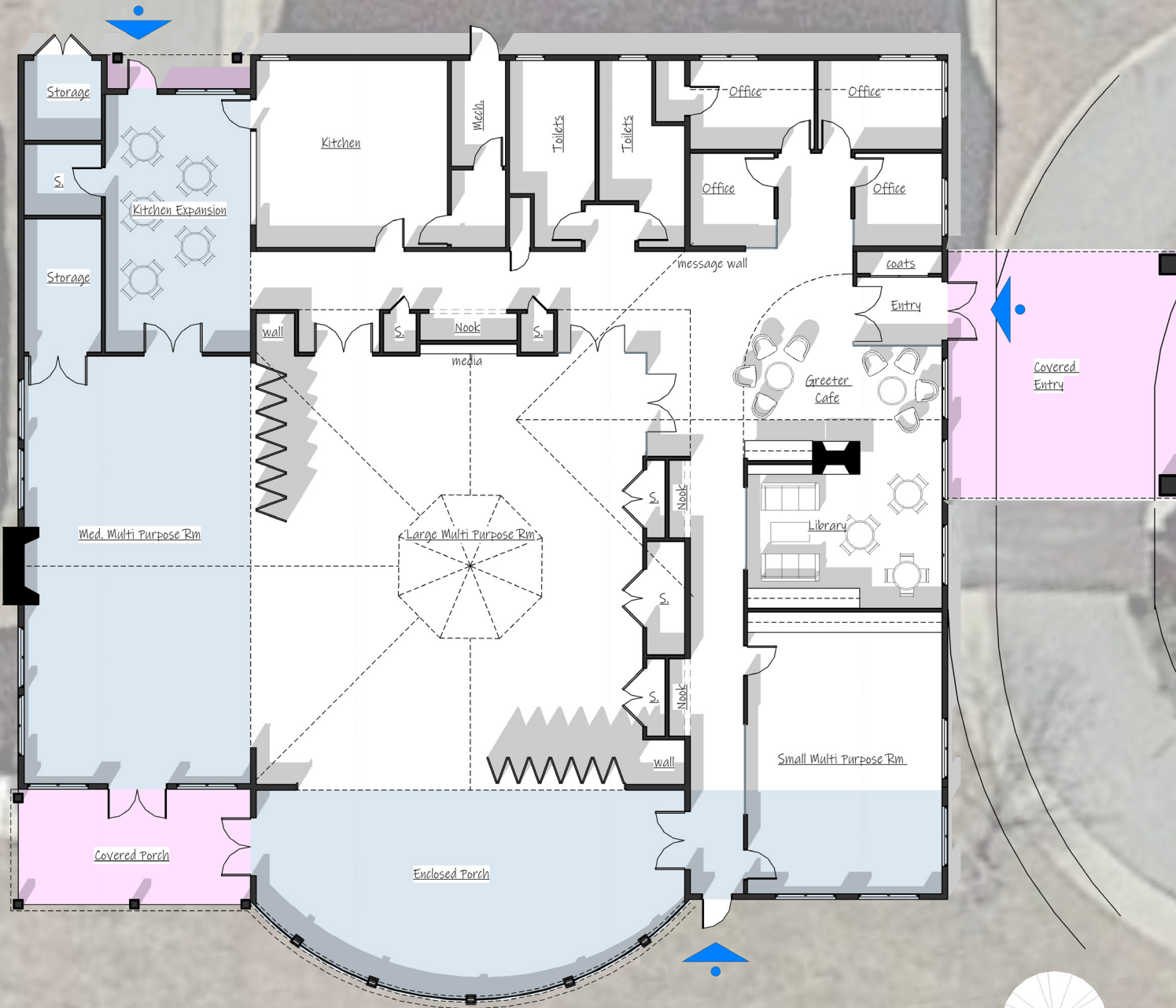
Scope	SQFT	\$/SQFT or %	APPROX. BUDGET (\$)
Existing Building Renovated	~ 4,575 sqft	\$175/sqft	800,625.00
New Heated & Cooled Space	~ 3,000 sqft	\$300/sqft	900,000.00
New Unheated Space	~ 1,000 sqft	\$100/sqft	100,000.00
Adding Fire Sprinklers & Water Storage Tanks	~ 8,575 sqft (total building sqft)		125,000.00
Site Work			300,000.00
Subtotal Construction Cost = 2,225,625.00			
G.C. fee, overhead, insurance, profit		15% of Project Cost	333,843.75
Total Construction Cost = 2,559,468.75			
Engineering and Architectural Fees		10% of Project Cost	255,946.88
Estimating Contingency		15% of Project Cost	333,843.75
Special Inspections			30,000.00
Builders Risk (If Required)		2.5% of Project Cost	63,986.75
Municiple Fees			5,000.00
Performance Bond		1% of Project Cost	25,594.69
Legal			10,000
FF&E			100,000
Approximate Indirect Fees = 821,372.03			
Approximate Total Project Cost = 3,383,810.78			

Lymes' Senior Center

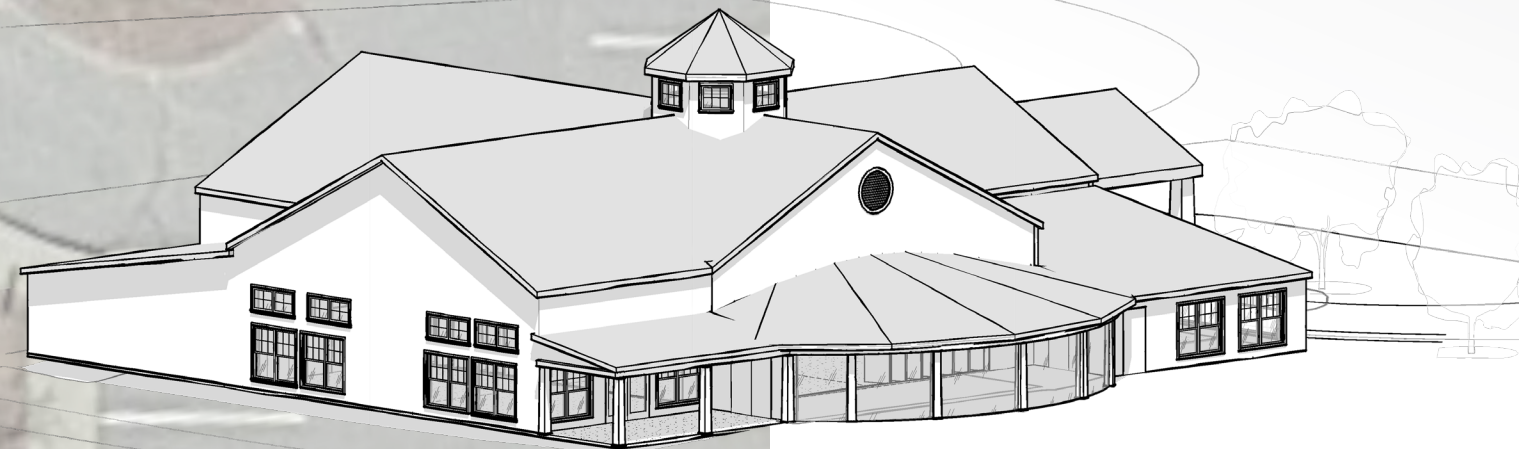


floor plan

option one



South-East Perspective



South-West Perspective

Lymes' Senior Center

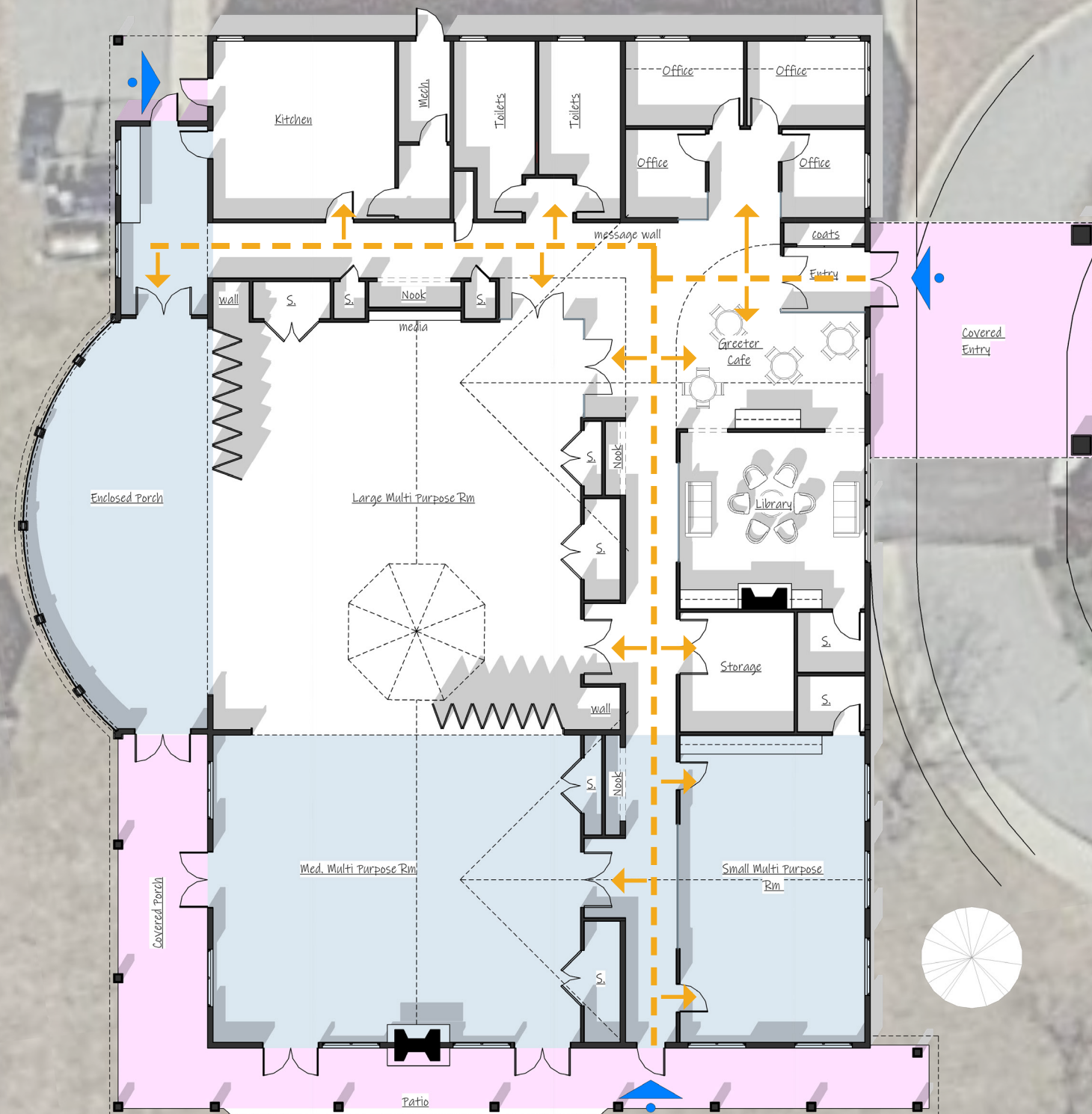


floor plan option two

moving around

how will the circulation work
within the building

- Circulation Path
- New Heated Space
- New Outdoor Space
- Existing Space



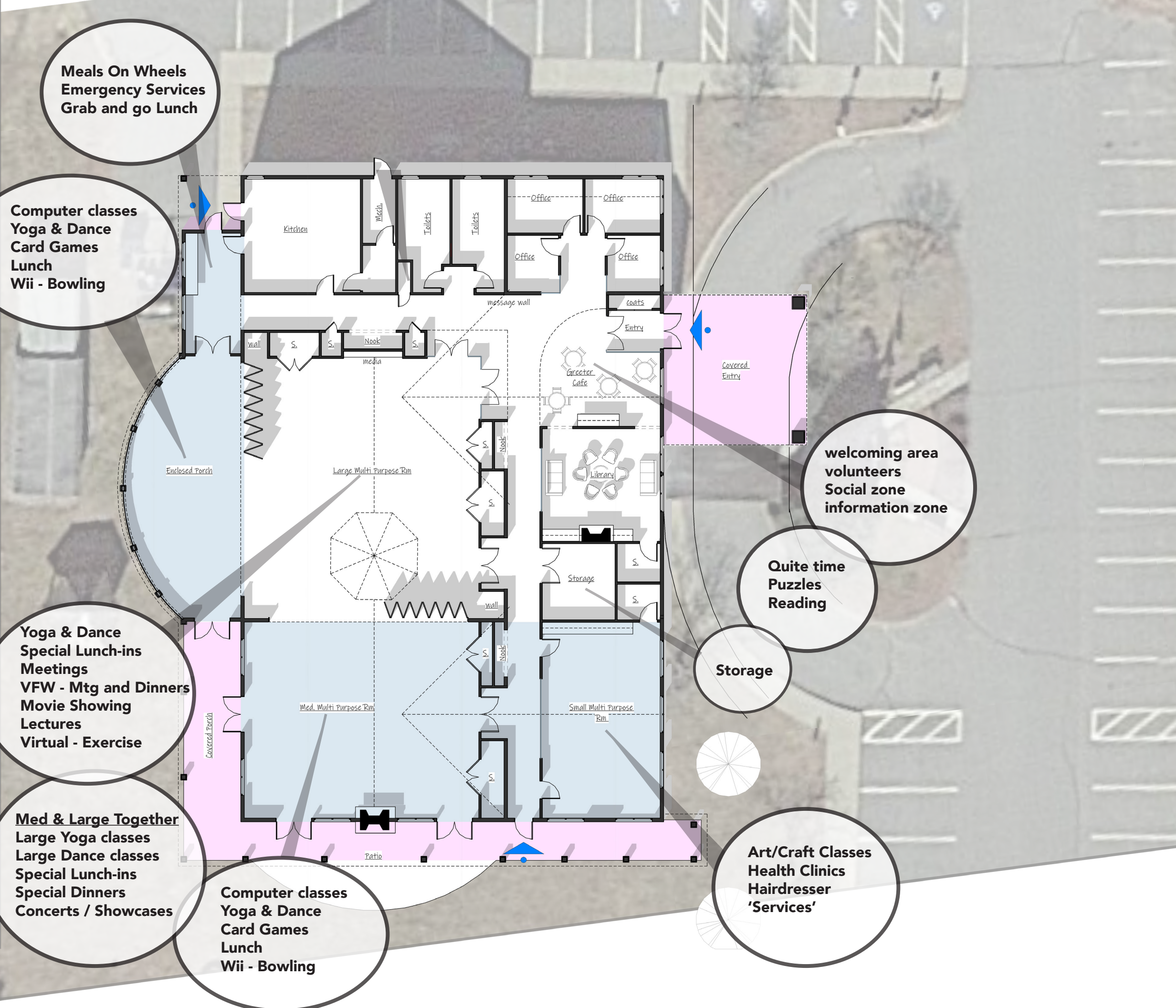
Lymes' Senior Center



- New Heated Space
- New Outdoor Space
- Existing Space



Point One Architects



Kitchen Expansion and new covered back entry accommodates programs like meals on wheels and emergency services to function better.

Maintaining Kitchen, Toilet & Mech. locations will help with cost efficiency.

some interior glass walls will help bring light to interior rooms and showcase activity

Greeter Cafe and Library interact with the Entry and Celebration Hallway. These spaces are open but segregated by architectural elements like casework and storage.

flexible walls allow for growth in programs and actives and also host large yearly events

Cupola lets in light to and interior space & also gives exterior character

opportunity for high windows for more natural light. And covered walkway cuts down on sun gain in summer months

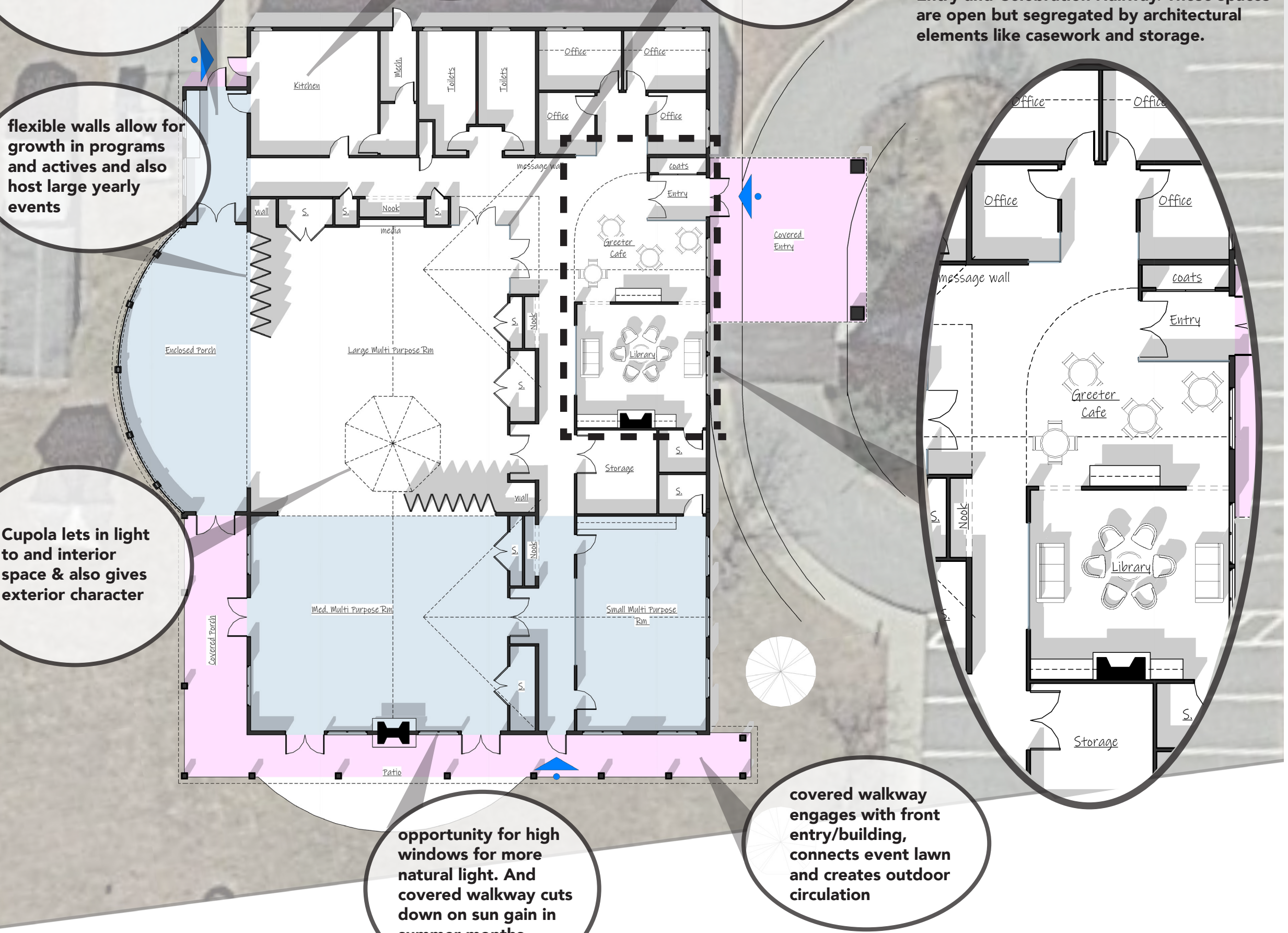
covered walkway engages with front entry/building, connects event lawn and creates outdoor circulation

floor plan option two

design features

how does the design impact how we use the space and create efficiency...

-  New Heated Space
-  New Outdoor Space
-  Existing Space



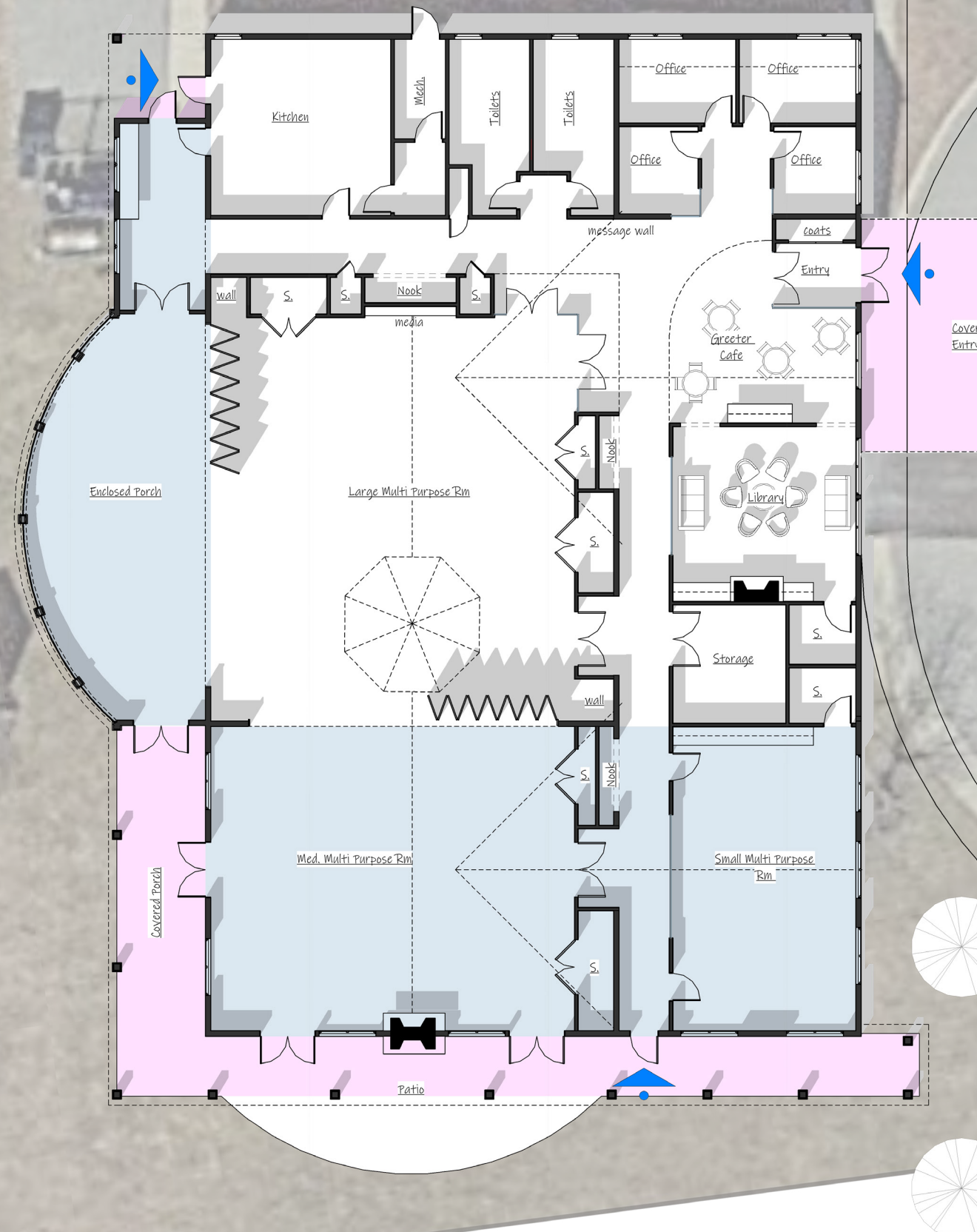
Lymes' Senior Center 

floor plan option two

the numbers...

breakdown of areas of renovations, and additions integrated into a budget exercise...

~3.8M

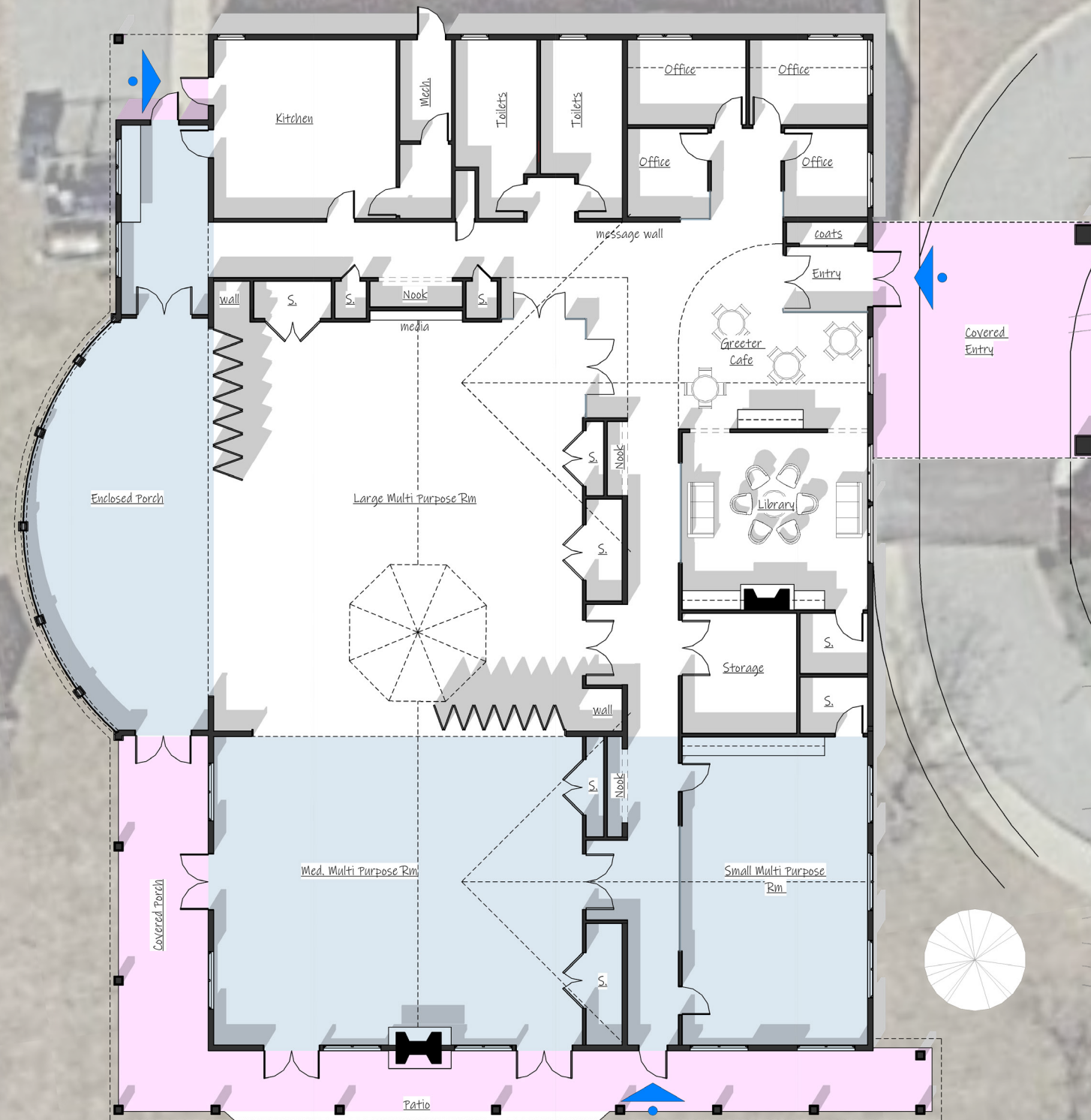


Scope	SQFT	\$/SQFT or %	APPROX. BUDGET (\$)
Existing Building Renovated	~ 4,575 sqft	\$175/sqft	800,625.00
New Heated & Cooled Space	~ 3,500 sqft	\$300/sqft	1,050,000.00
New Unheated Space	~ 1,825 sqft	\$100/sqft	182,500.00
Adding Fire Sprinklers & Water Storage Tanks	~ 9,900 sqft (total building sqft)		125,000.00
Site Work			300,000.00
Subtotal Construction Cost = 2,458,125.00			
G.C. Fee, overhead, insurance, profit		15% of Project Cost	368,718.75
Total Construction Cost = 2,826,843.75			
Engineering and Architectural Fees		10% of Project Cost	282,684.38
Estimating Contingency		15% of Project Cost	368,718.75
Special Inspections			30,000.00
Builders Risk (If Required)		2.5% of Project Cost	70,671.09
Municiple Fees			5,000.00
Performance Bond		1% of Project Cost	28,268.44
Legal			10,000
FF&E			100,000
Approximate Indirect Fees = 895,342.66			
Approximate Total Project Cost = 3,722,186.41			

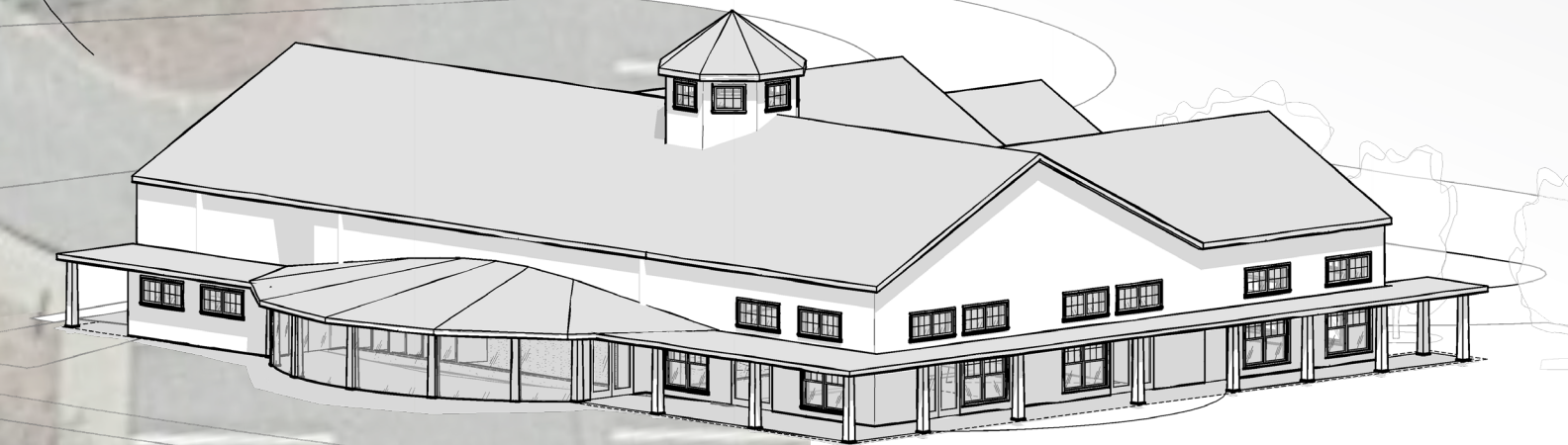
Lymes' Senior Center

floor plan

option two



South-East Perspective



South-West Perspective

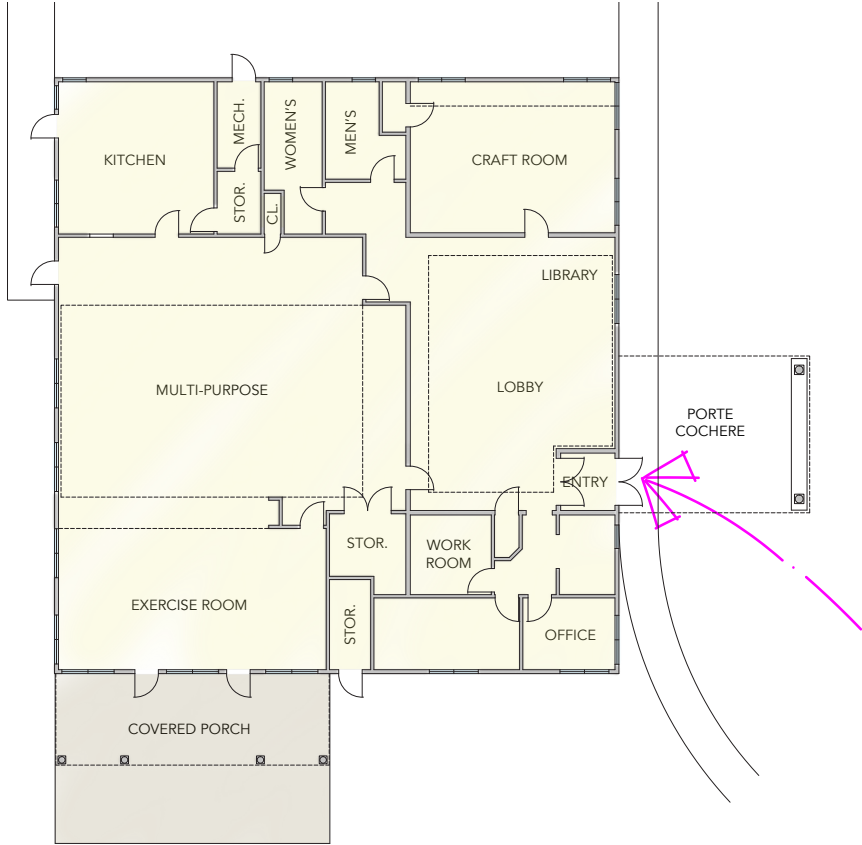
Lymes' Senior Center



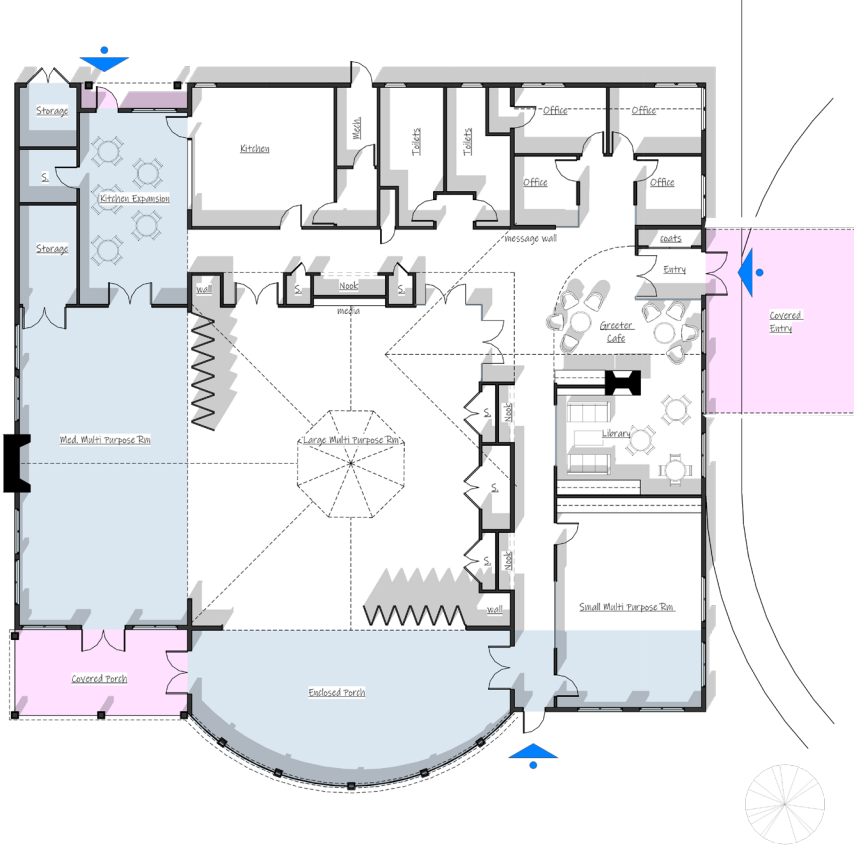
Lymes' Senior Center			
	Existing	Option 1	Option 2
Covered Drop Off	485 sf	905 sf	950 sf
Lobby	938 sf	689 sf	713 sf
Craft Room	539 sf		
Closet / Storage	250 sf	273 sf	276 sf
Offices	426 sf	460 sf	460 sf
Kitchen	410 sf	834 sf	410 sf
Large Multi-Purpose Room	2261 sf	1866 sf	1866 sf
Patio	350 sf		
Covered Porch	409 sf	293 sf	937 sf
Enclosed Porch		851 sf	778 sf
Medium Multi-Purpose Room		1034 sf	1374 sf
Small Multi-Purpose Room		625 sf	710 sf

Program Comparison

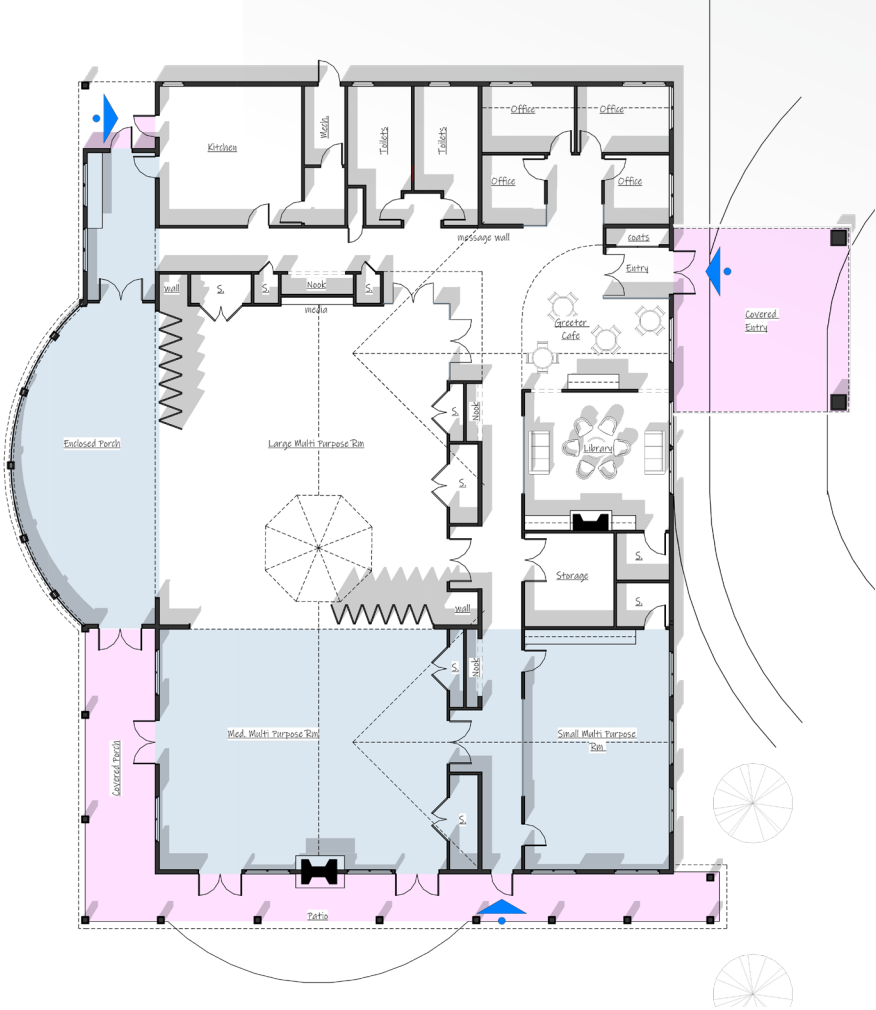
existing



option one



option two



option one



option two



Thank you!

