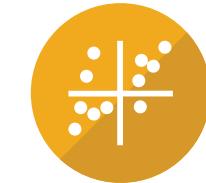


THE
Lymes' Senior Center
SCHEMATIC DESIGN

LYMES' SENIOR CENTER
AGENDA



workshop II
- Review



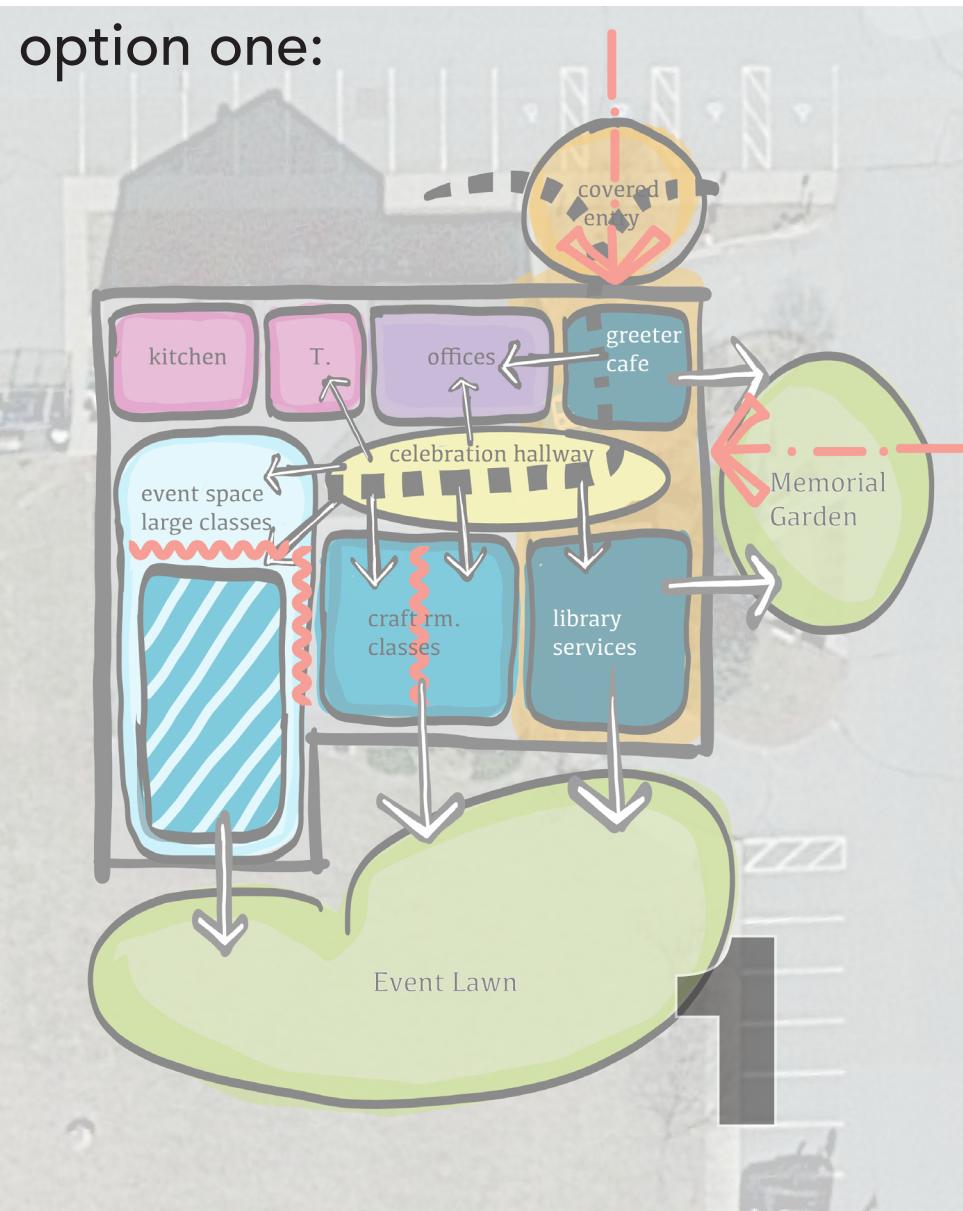
Program



floor plans
- Option 1
- Option 2



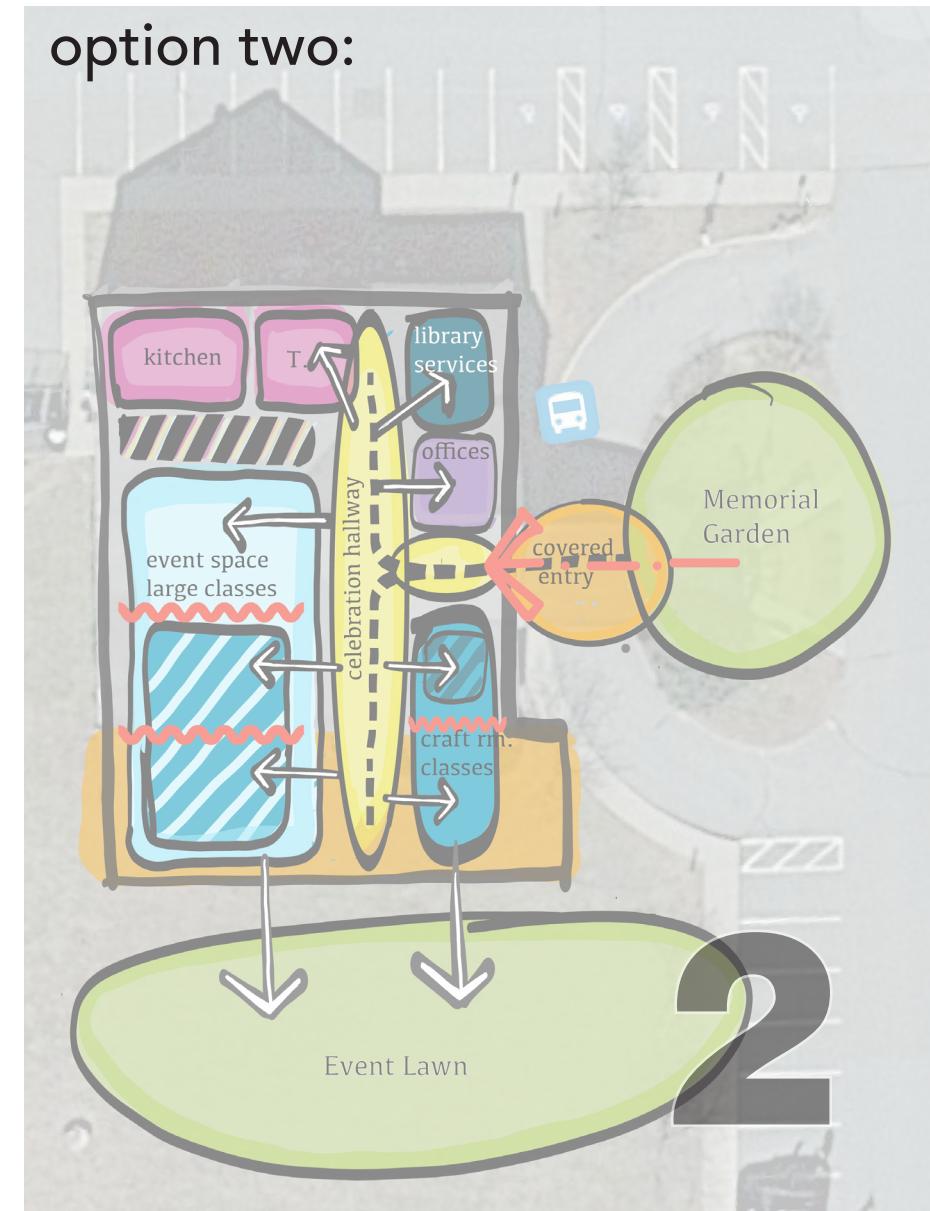
results



1



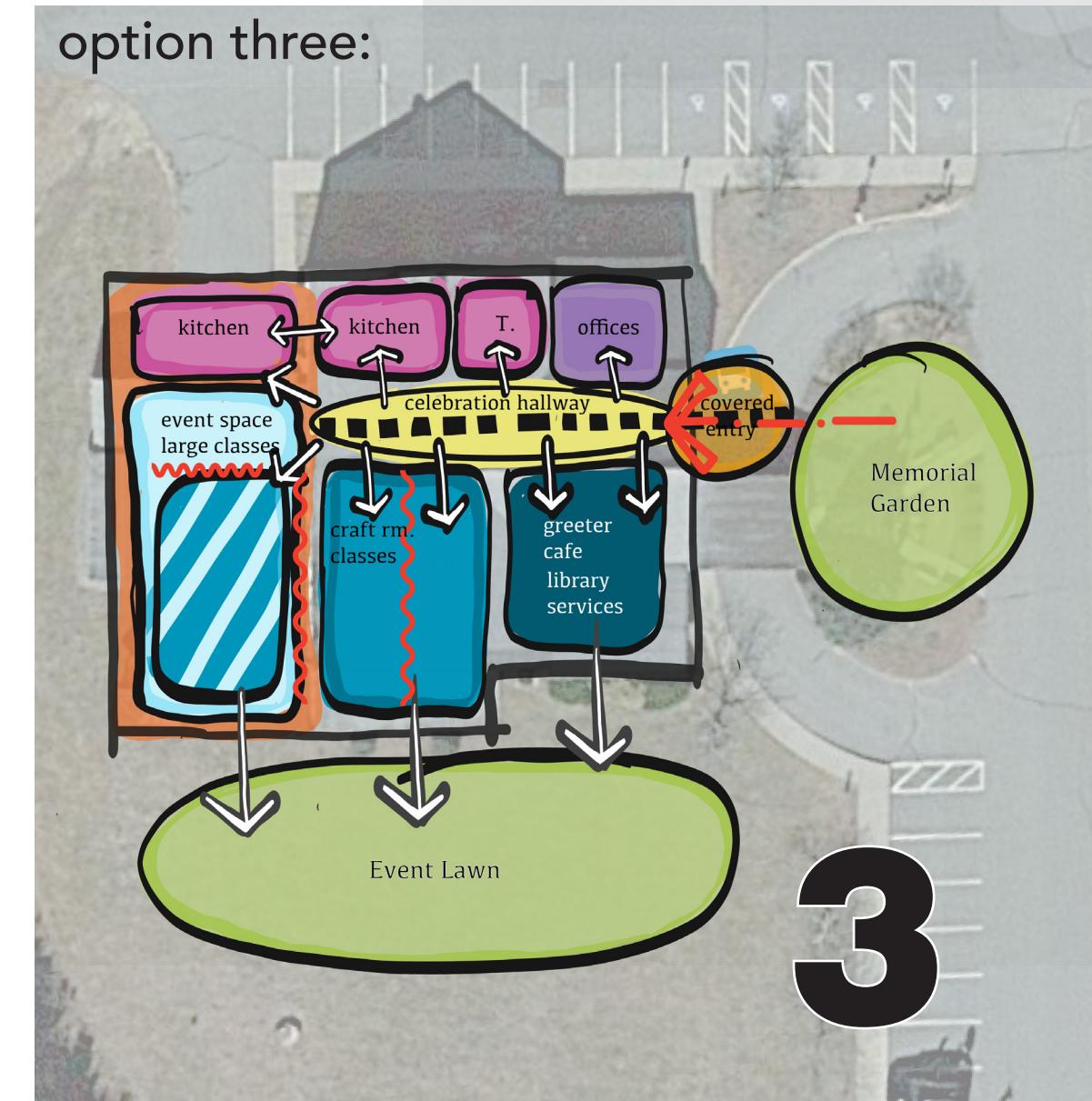
option two:



2



option three:



3

addition

circulation

"loud" space

outside space

"active" space

flex space

"quiet" space

flex walls

support space

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	A2	100	1.20
Library	938	A2	15	62.53	Celebration Hallway Circulation	500	A2	15	33.33
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	B	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	A2	200	2.07
Office 2	116	B	100	1.16	Kitchen Storage	51	A2	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
Mens Bathroom	117	B	100	0.00	Coat Closet	84	B	300	0.28
Womens Bathroom	143	B	100	0.00	Hall	69	B	100	0.69
Jan Clos	14	B	300	0.00	Tables and Chairs	200	S	300	0.67
Mechanical	70		300	0.23	Porch	750	A2	15	50.00
Outside Storage	70		300	0.23	Mens Bathroom	175	B	100	0.00
Total SF	5786			256.94	Womens Bathroom	225	B	100	0.00
					Jan Clos	14	B	300	0.00
					Mechanical	70	S	300	0.23
					Outside Storage	70	S	300	0.23
						10539			544.05

Exercise Programs		General Equipment	Other Storage
People		Copy Machine	VFW
Tap	40	Printer/Scanner	Emergency Management
Ballroom	10	Multi Laptop Storage Rack	Seasonal Storage
Yoga	18		Games - Puzzles
Chair Yoga	18	Full Season Porch	
Low Impact	20-25	Could accommodate Luncheons	Outdoor - Plywood for stage, hoses, rakes, garden
Sit and Fit	15	Bridge Players	Multi Laptop Storage
Wi - 2 tv's	8	Open to Expand Multi - Space	Tables and Chairs

General Equipment	Other Storage
Copy Machine	VFW
Printer/Scanner	Emergency Management
Multi Laptop Storage Rack	Seasonal Storage
	Games - Puzzles
	Outdoor - Plywood for stage, hoses, rakes, garden
	Multi Laptop Storage
	Tables and Chairs
	Exercise equipment, weights, bands

Program

Notes:

Multi Crafts

Art Classes need crit board + Storage + Sink

Lectures tv/or screen - projector

Haircuts Need sink

all Movies

Bridge would need card tables

care clinic 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 spaces

Movie Nu 30-40

Cards - could go in Library, Café -

Library - Double amount of shelving space

Nurse Office

vaccine refridgerator on generator

Storage for Donations

Chair for BP + Vaccine shots

Sink - lockable med cab

Lyme's Senior Center

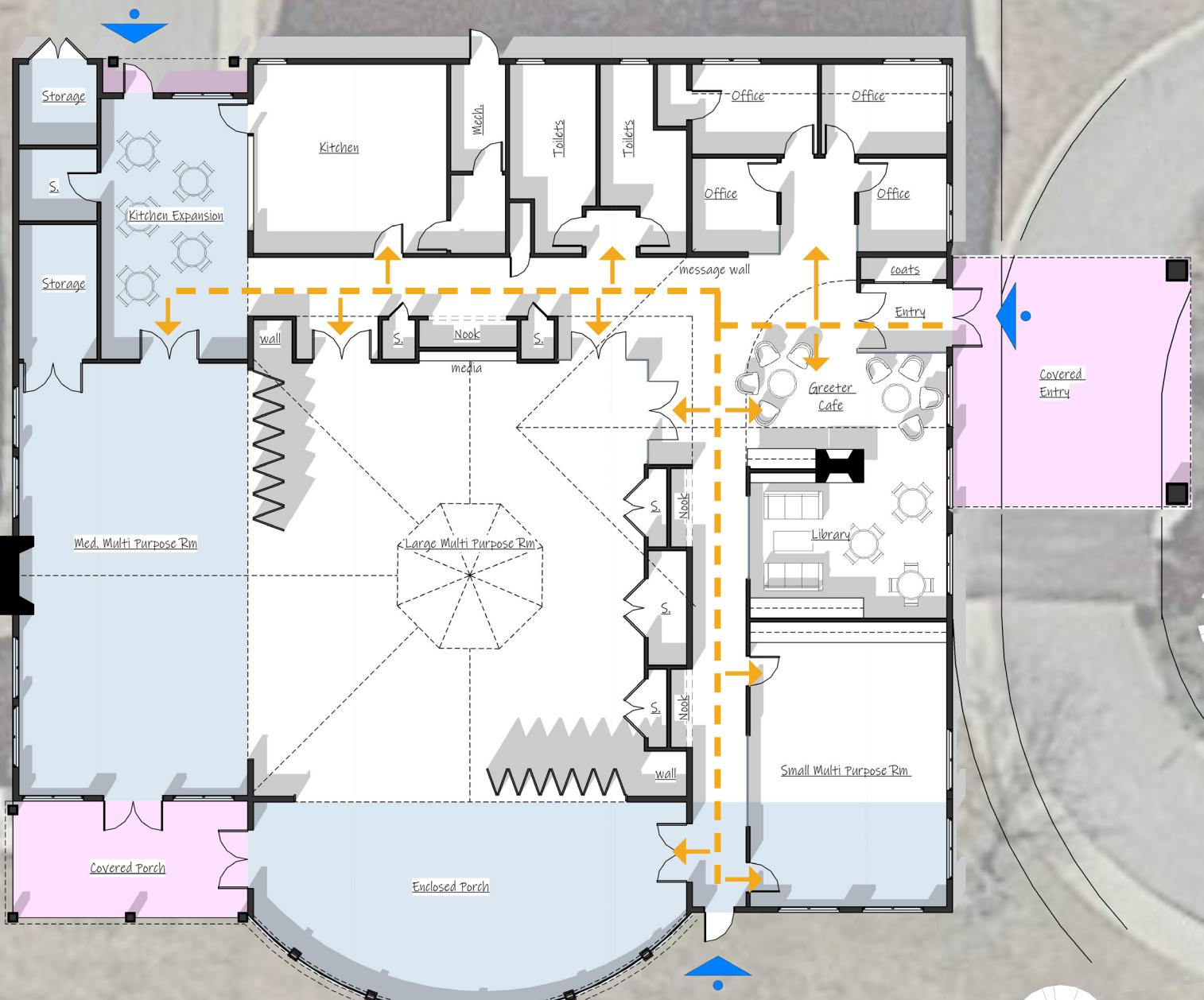


floor plan option one

moving around

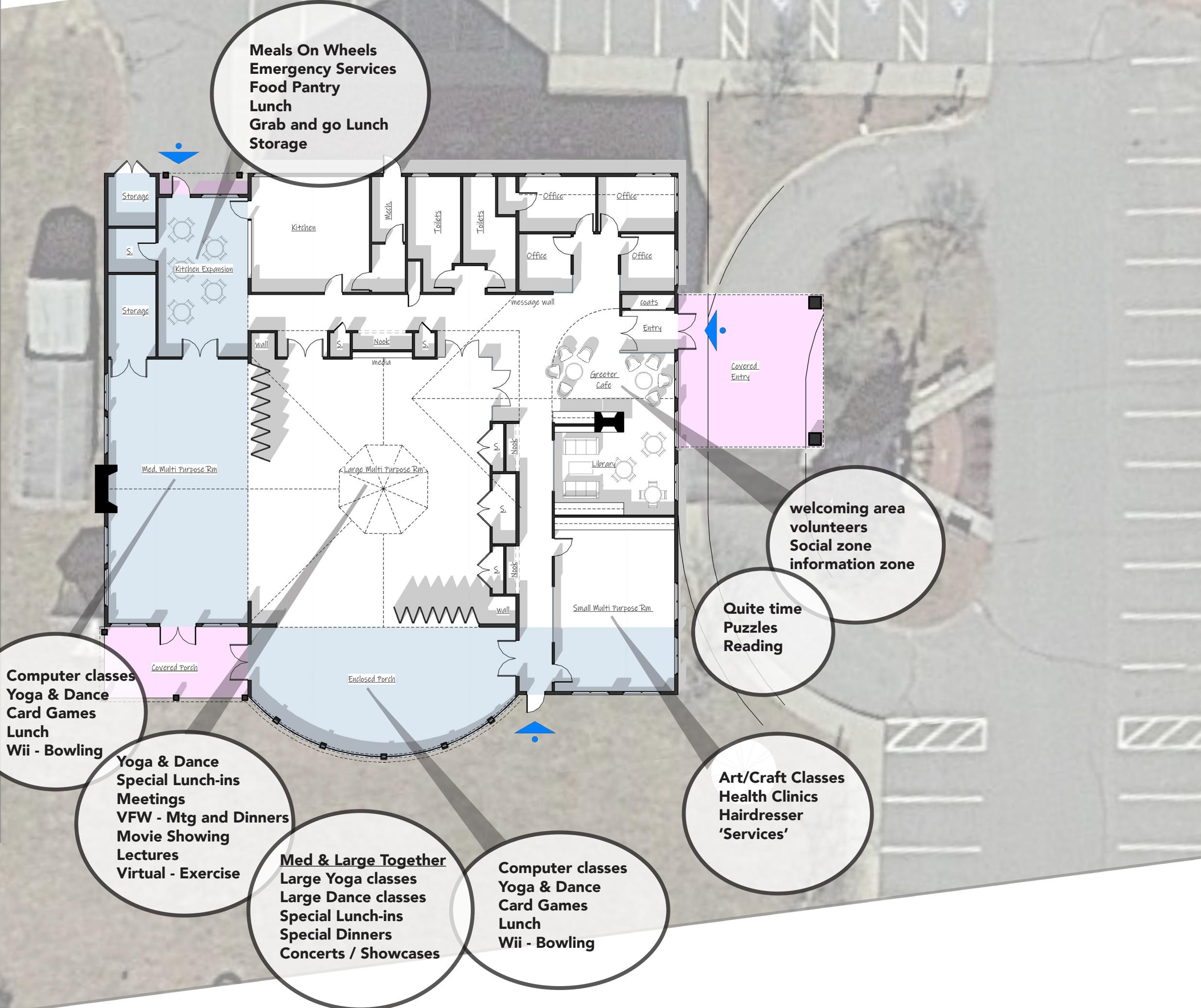
how will the circulation work
within the building

- 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

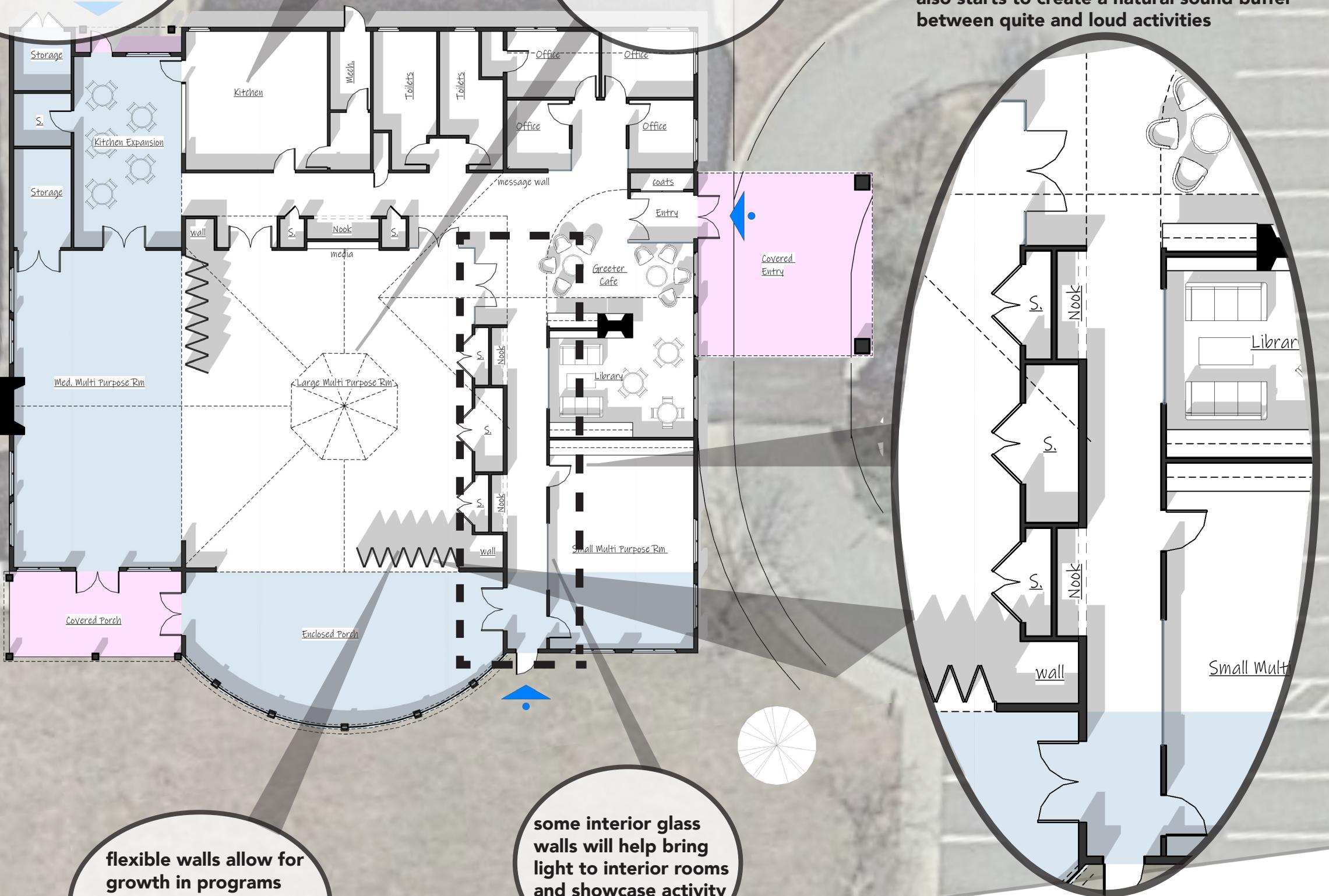
Lymes' Senior Center



floor plan option one

design features

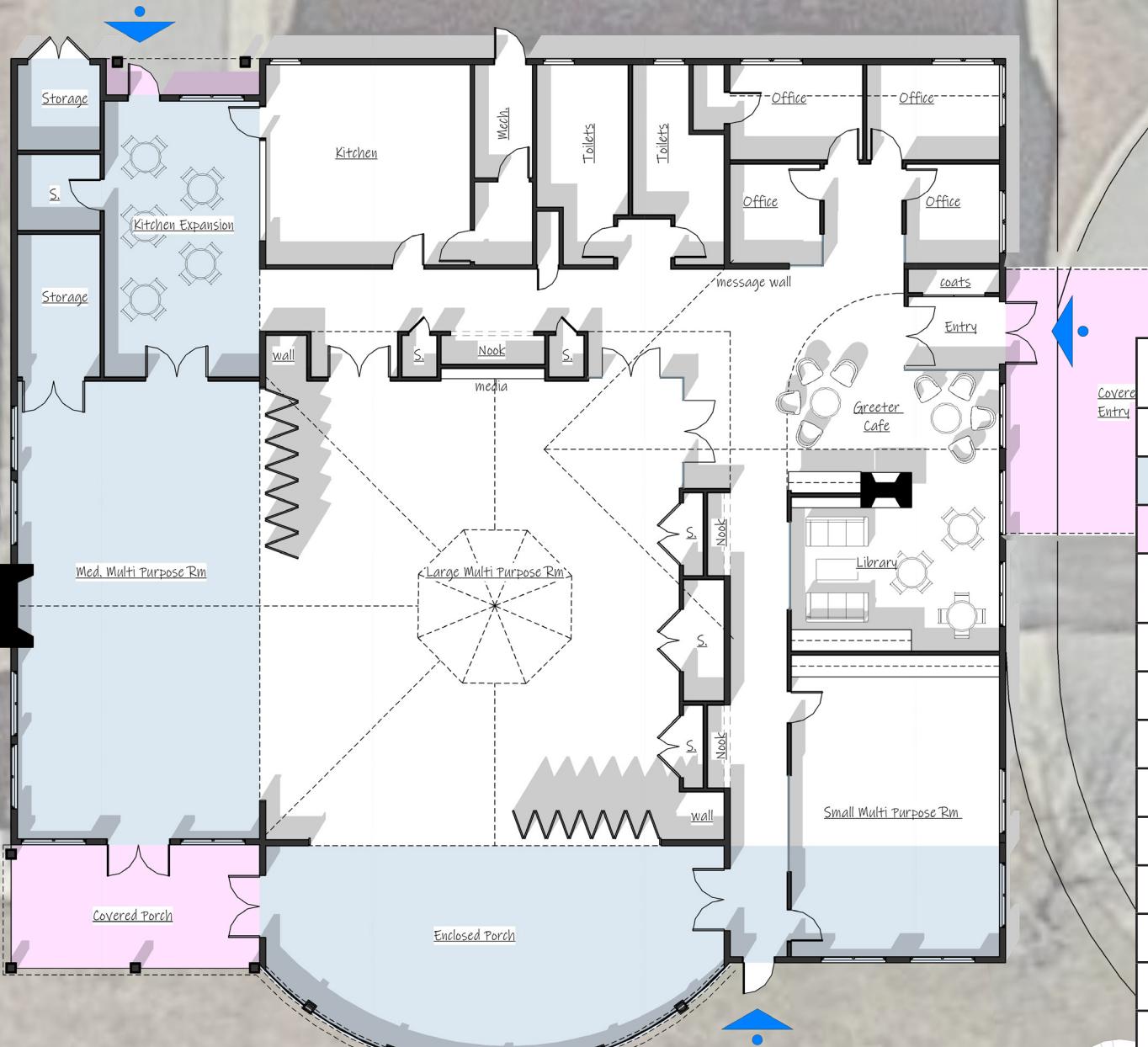
how does the design impact
how we use the space and
create efficiency...



- **New Heated Space**
- **New Outdoor Space**
- **Existing Space**

Lymes' Senior Center





floor plan

option one

the numbers...

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

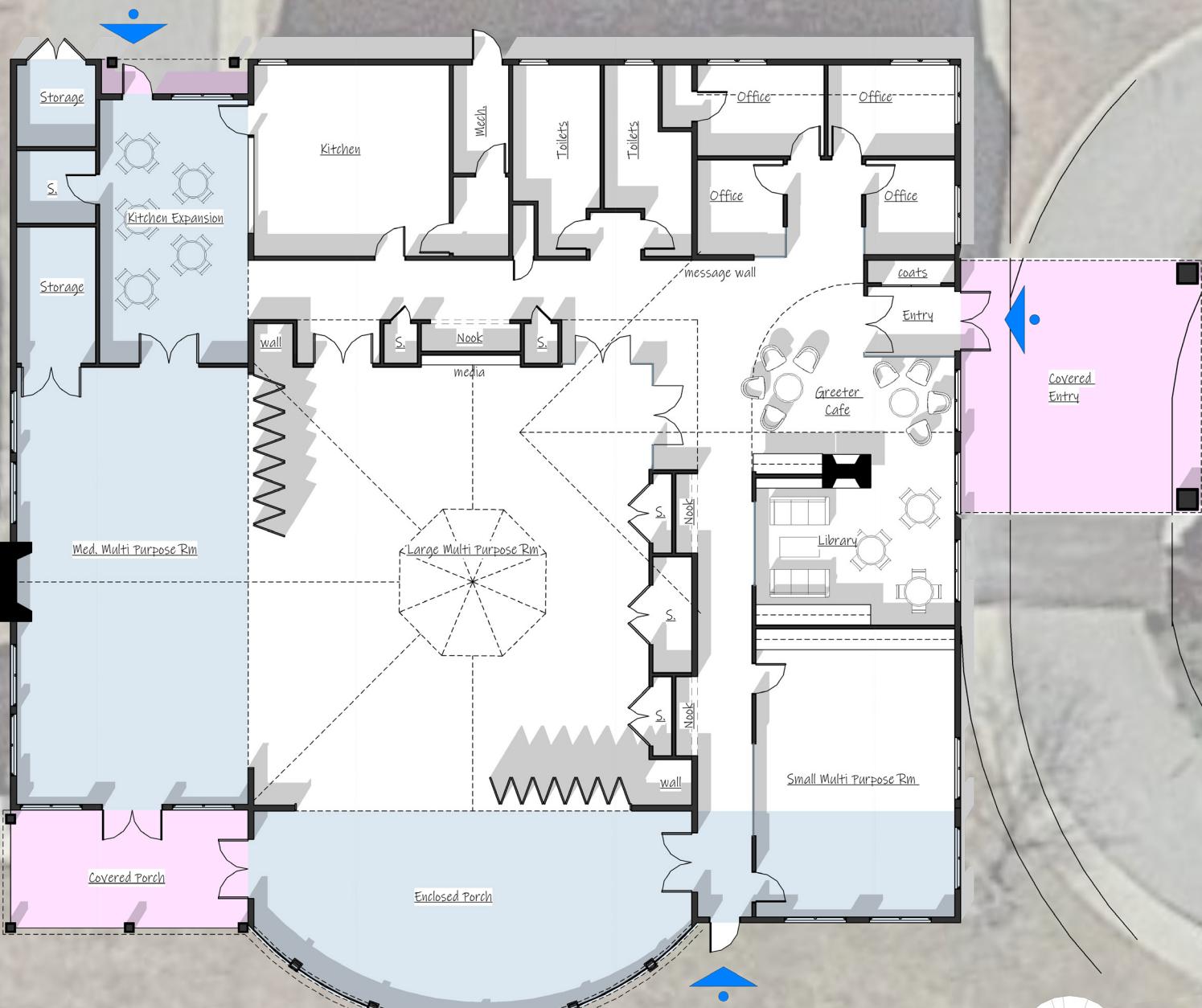
Scope	SQFT	\$/SQFT or %	APPROX. BUDGET (\$)
Existing Building Renovated	~ 4,575 sqft	\$175/sqft	800,625.00
New Heated & Cooled Space	~ 3,000 sqft	\$300/sqft	900,000.00
New Unheated Space	~ 1,000 sqft	\$100/sqft	100,000.00
Adding Fire Sprinklers & Water Storage Tanks	~ 8,575 sqft (total building sqft)		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
Municipal 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

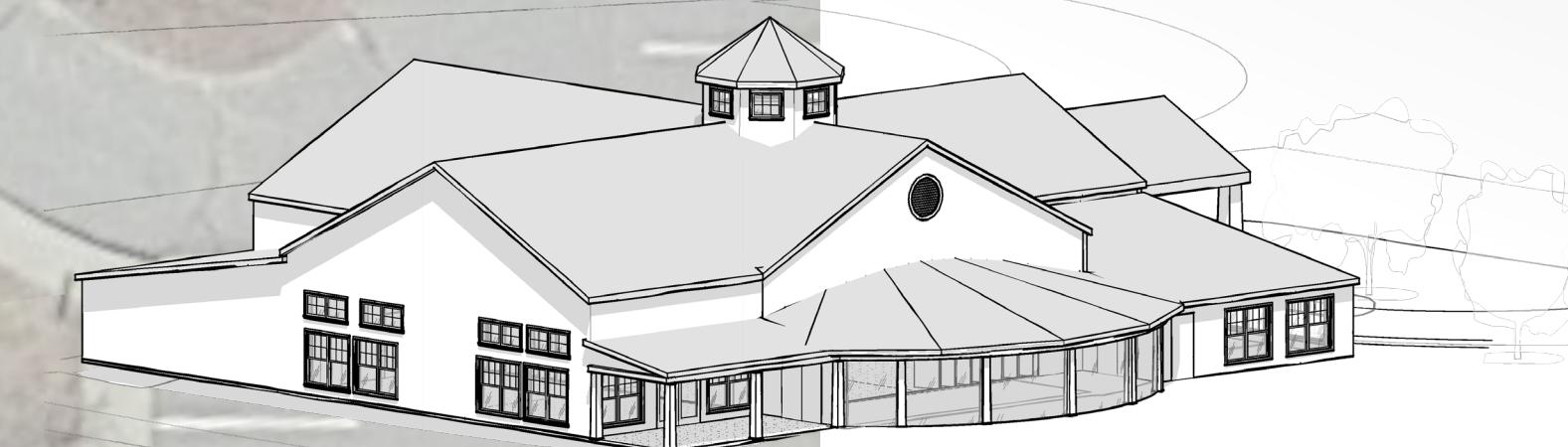


floor plan

option one



South-East Perspective



South-West Perspective

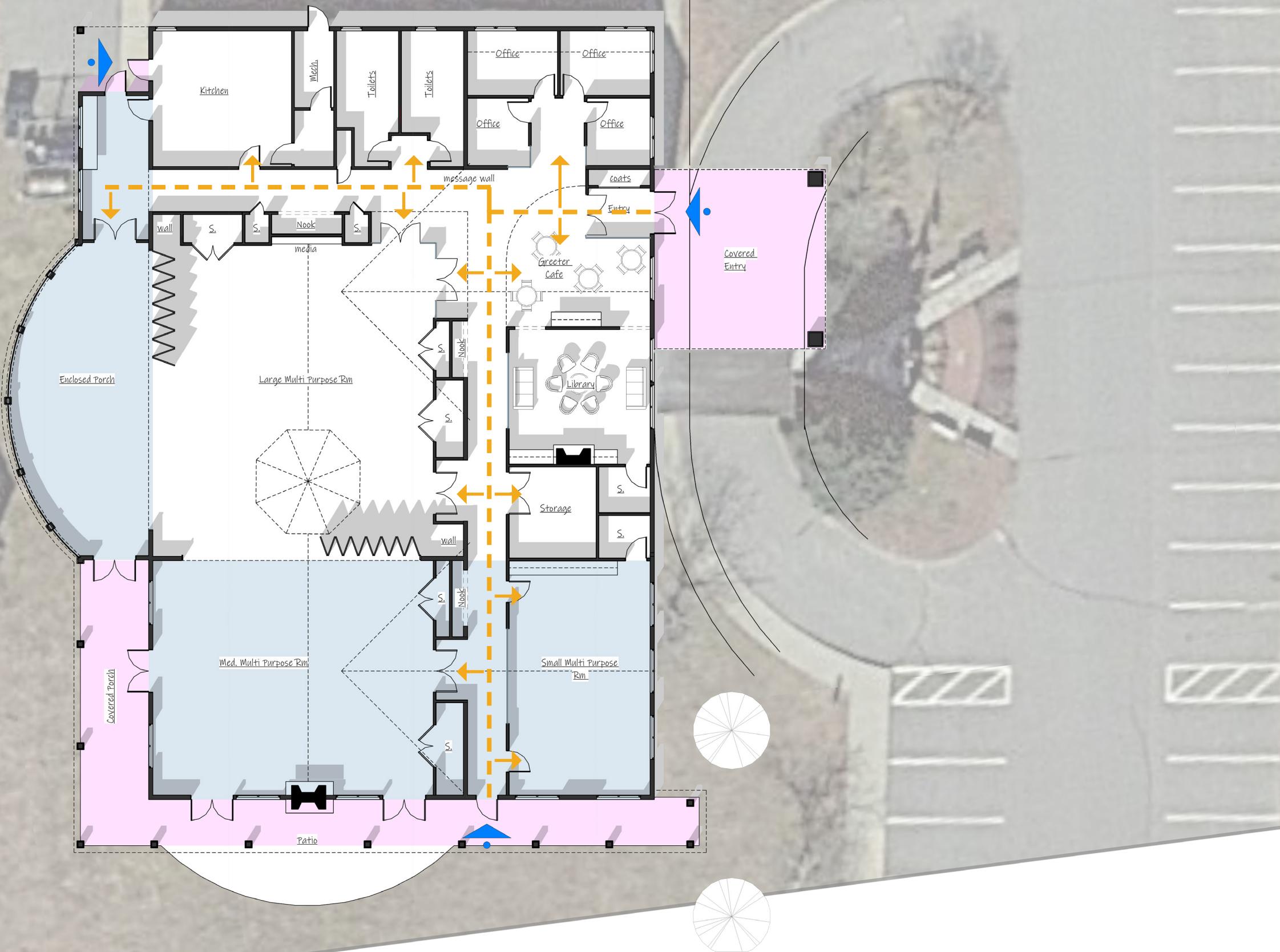


floor plan option two

moving around

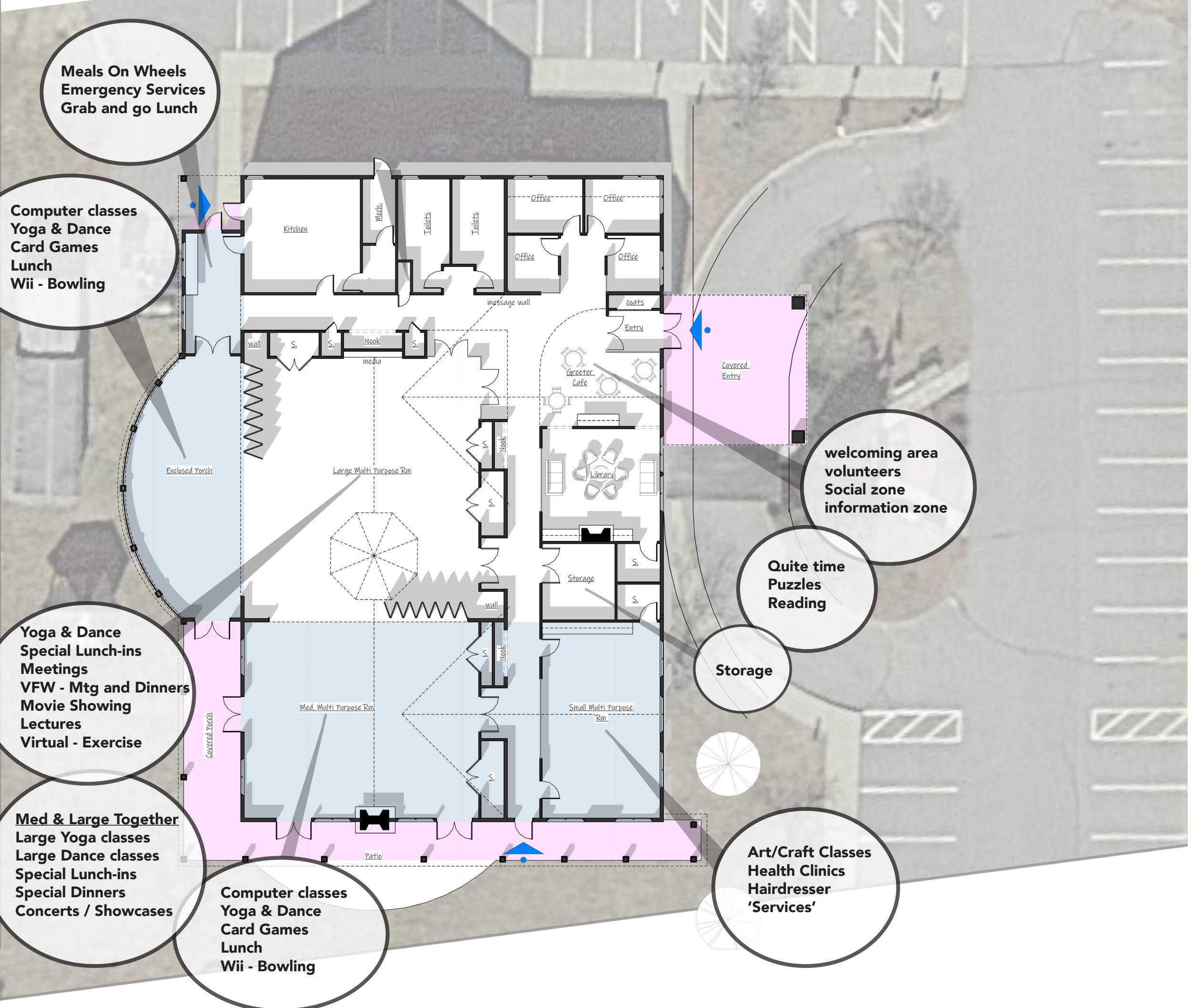
how will the circulation work
within the building

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



Lymes' Senior Center





floor plan

option two

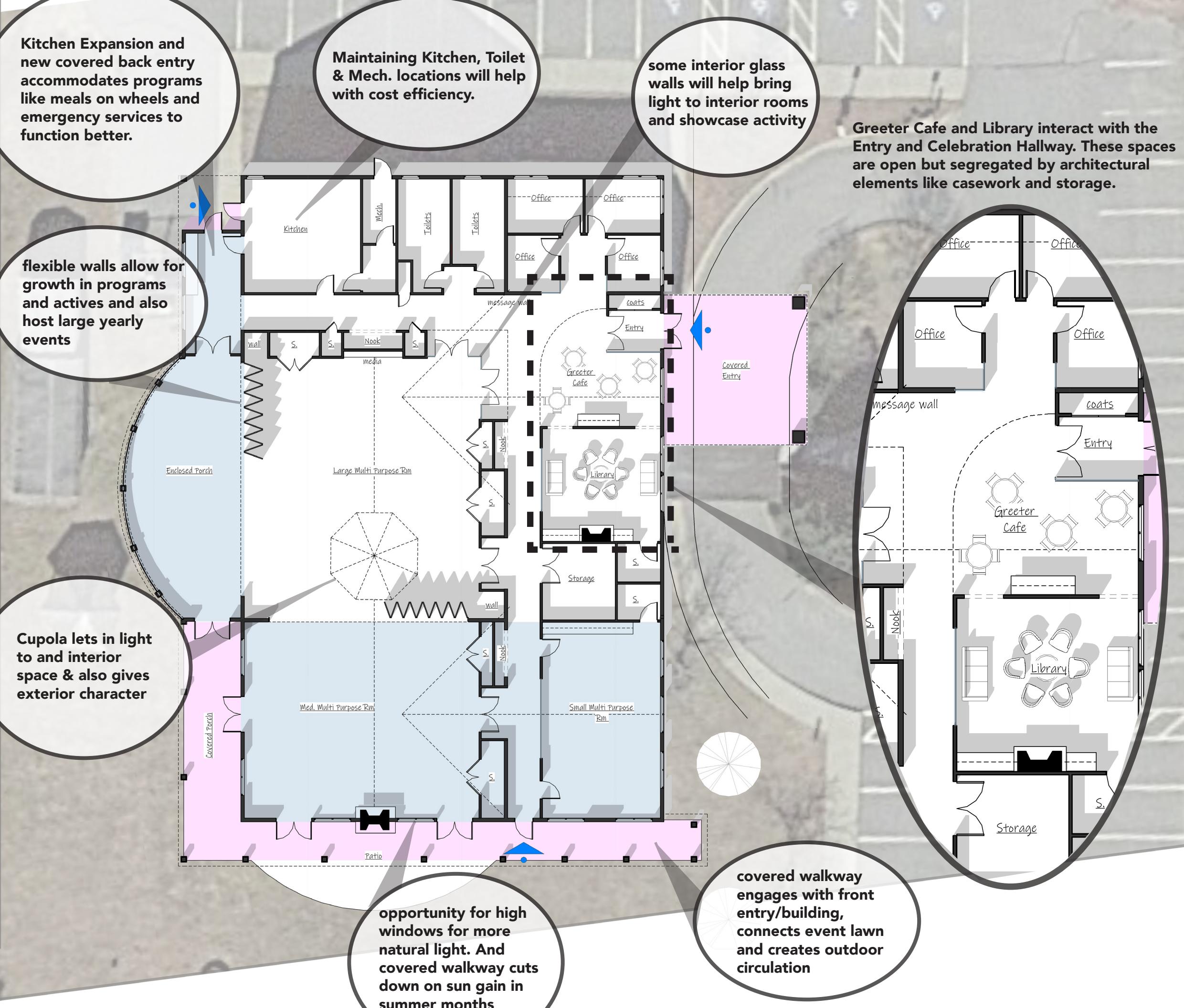
using the space

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

-  New Heated Space
 -  New Outdoor Space
 -  Existing Space

Lymes' Senior Center





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



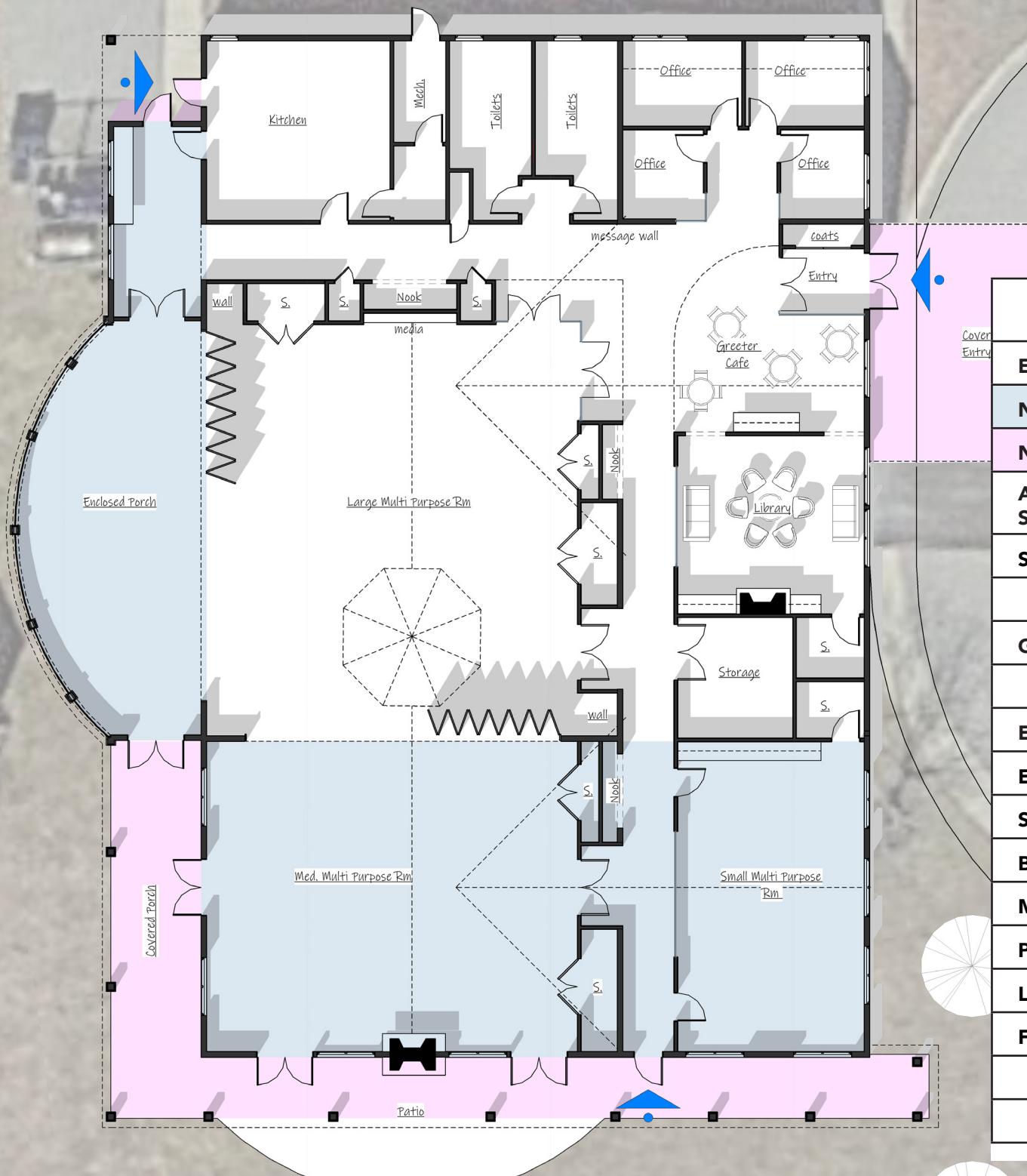
POA Point One Architects

floor plan option two

the numbers...

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

~3.8M

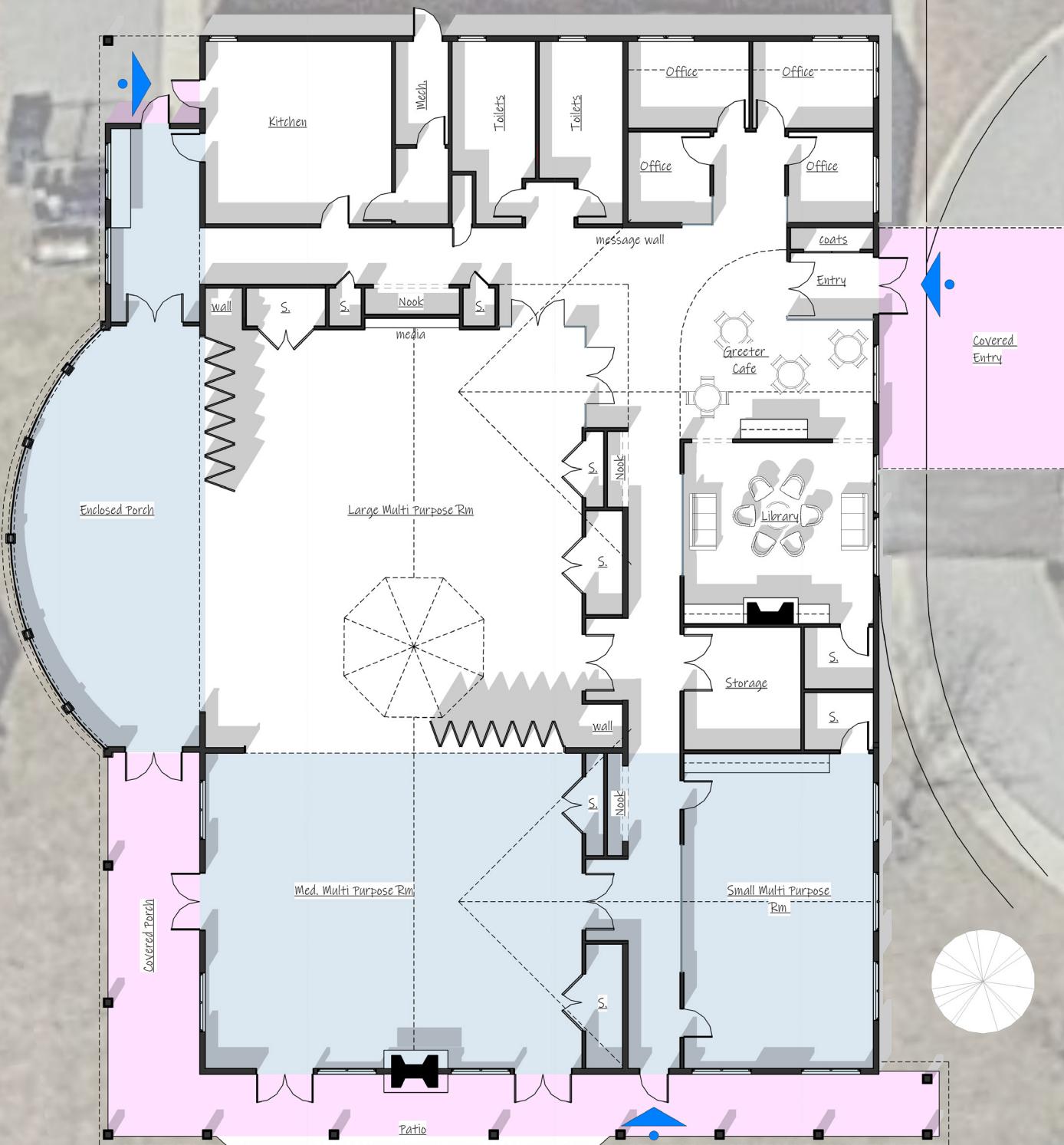


Scope	SQFT	\$/SQFT or %	APPROX. BUDGET (\$)
Existing Building Renovated	~ 4,575 sqft	\$175/sqft	800,625.00
New Heated & Cooled Space	~ 3,500 sqft	\$300/sqft	1,050,000.00
New Unheated Space	~ 1,825 sqft	\$100/sqft	182,500.00
Adding Fire Sprinklers & Water Storage Tanks	~ 9,900 sqft (total building sqft)		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
Total Construction Cost = 2,826,843.75			
Engineering and Architectural Fees			10% of Project Cost
Estimating Contingency			15% of Project Cost
Special Inspections			30,000.00
Builders Risk (If Required)			2.5% of Project Cost
Municipal Fees			5,000.00
Performance Bond			1% of Project Cost
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



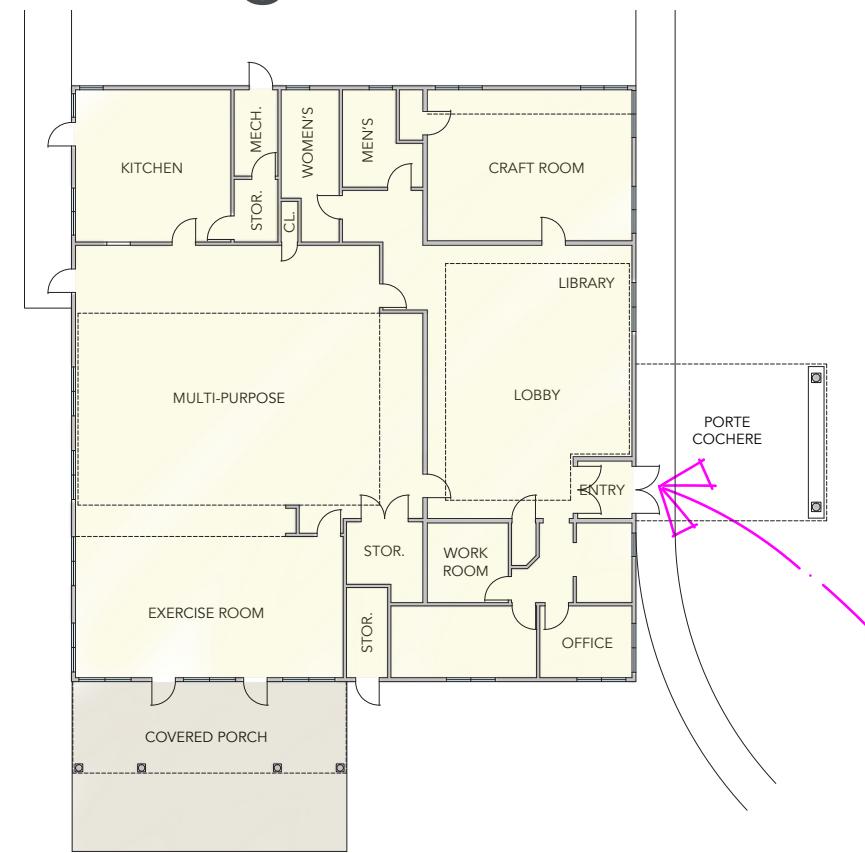
POA Point One Architects

Program Comparison

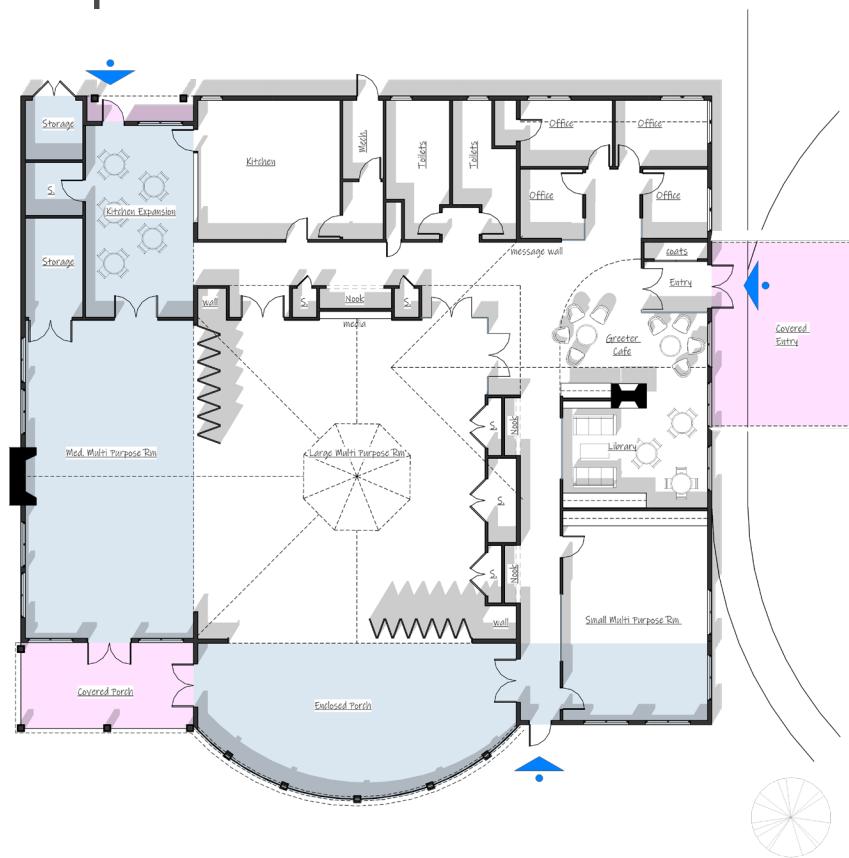
Lymes' Senior Center

	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

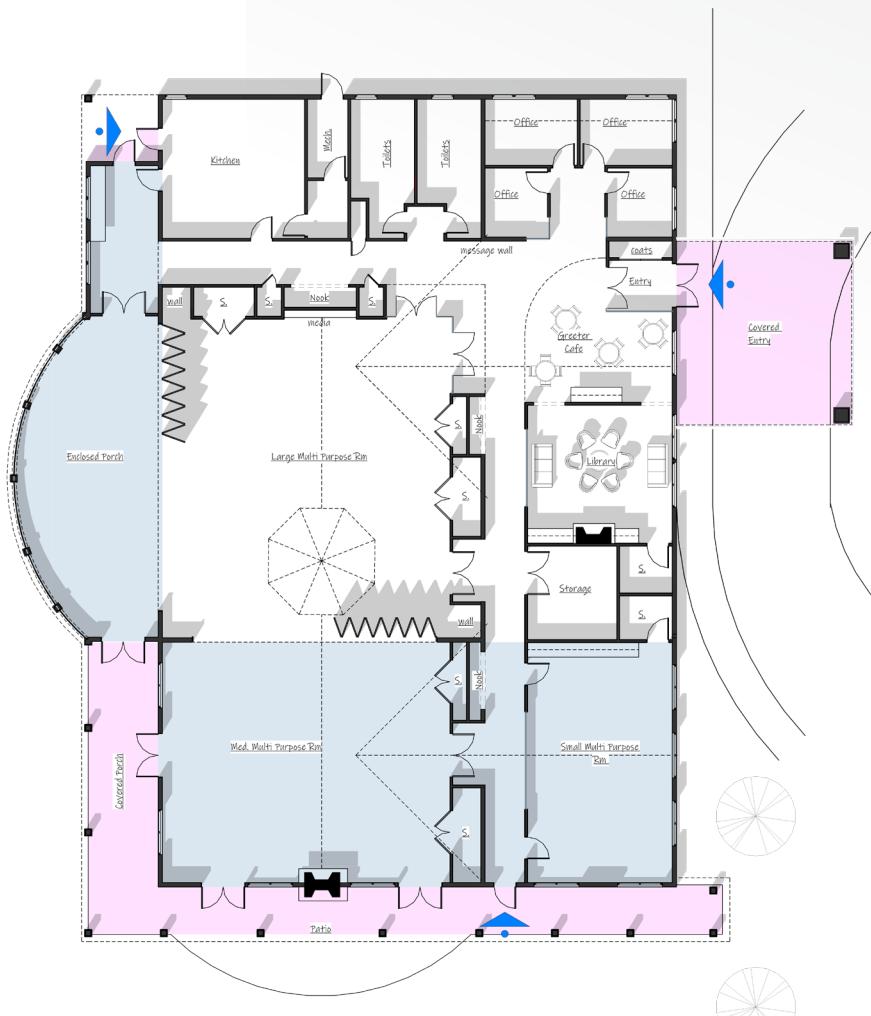
existing



option one



option two



option one



option two



Thank you!



 Point One Architects