

Lymes' Senior Center

BUILDING RENOVATION
PUBLIC INFORMATION DECK

JUNE 2023





Overview

Building Committee

For Old Lyme:

Jeri Baker – Chair

Arthur "Skip" Beebe

Bennet J. Bernblum

Ken Biega

Dr. Richard Goulding

For Lyme:

John Kiker – Co-chair

Russell Learned

Alan Sheiness

Mary Stone

Ex-officio:

Timothy Griswold

David Lahm

Stephanie Gould

- ❑ The Lymes' Senior Center is a municipal agency that is part of the towns of Old Lyme and Lyme and serves both retired and working members of the community 55 and better. It also houses the local VFW post, town nurse and is the respite center during weather emergencies/power outages.
- ❑ The center was built in 1995-96, with HVAC upgrades accomplished in 2016. Both towns are responsible for the building and grounds with a 75/25 split in funding.
- ❑ All programs and activities offered at the center are funded solely by membership dues and donations.
- ❑ The building committee was charged by the towns to look at renovation and reconfiguration of the center in response to increasing challenges meeting the needs of its membership.



Membership and Usage

The Lymes' Senior Center is a vital component of the two towns' social services for the elderly, needy, and those with limited resources and mobility. Our two towns have a median age of 48-51 (vs 40 in CT) and we have approximately 1,600 residents age 70 and older:

- ❑ Currently has over 1,100 members
 - ❑ Pre-pandemic, membership had peaked at 1,006 members.
 - ❑ Membership dropped to a low of 554 during the COVID closure
 - ❑ Membership has now fully recuperated and surpassed previous highs!
- ❑ Cross-town usage is common in our regional area.
 - ❑ About 10% of members are from out-of-town.
 - ❑ Out-of-town members are charged \$10 membership dues (vs \$5 for residents).
- ❑ LSC had over 29,000 annual visits in 2022. That equates to over 550 visits per week, over 100 visits per day!



Programs and Services - Types

Social Services

- Meals
 - Meals on Wheels*
 - To-Go meal pick ups*
 - In-person congregate luncheons
- Wellness programs
- Personal services
- Vaccination clinics
- Vital products drive-thru (when needed)

Activities

- Exercise programs (yoga, aerobics, t'ai chi)
- Tap and line dance classes
- Card games, Wii, bridge
- Arts & Crafts groups, classes and lectures
- Entertainment (i.e., movies, theater, music)
- Day and overnight trips

* LSC hosts Meals on Wheels and To Go Meals. The programs are funded by the Estuary Council.



Other Programs and Services

- Annual summer outdoor concerts
- Annual Memorial Garden
- Annual Luncheons
- Rental of facility for private function
- Musical entertainment (to accompany luncheons and other separate events)
- Town Nurse
- VFW meeting place
- Designated Respite Center



Considerations and Challenges

Physical

- (-) Roof and siding have deteriorated over time
- (-) Covered overhang is small and emergency vehicles cannot fit under the overhang
- (-) Flow is confusing, accessibility to certain areas is limited
- (+) Bones and internal mechanicals considered to be sound
- (+) HVAC is no more than six years old

Program

- (-) The space is too small for the number of programs being offered
- (-) Unable to conduct simultaneous programs even though the demand is there
- (-) Flooring is not suitable for dance, exercise and yoga programs
- (-) Wait lists have become common due to space constraints

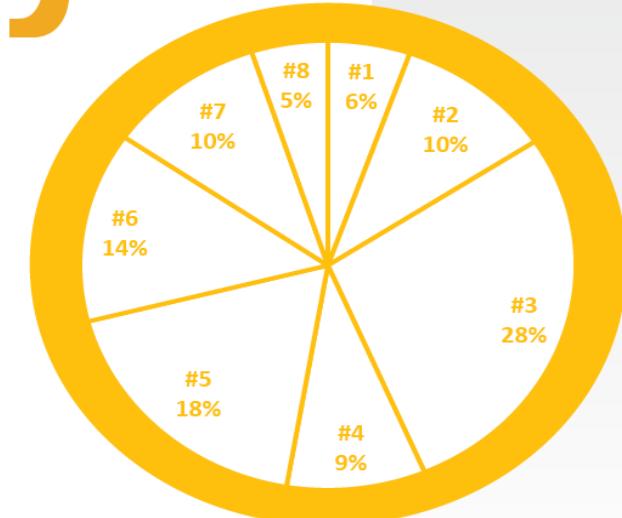


Ranked Spending Priorities

- Multiple user feedback sessions were facilitated to identify issues and concerns.
- A 'ranked spending' approach highlighted 3 priority needs.
- These priorities are evident in the renovated design.



top 3
60%

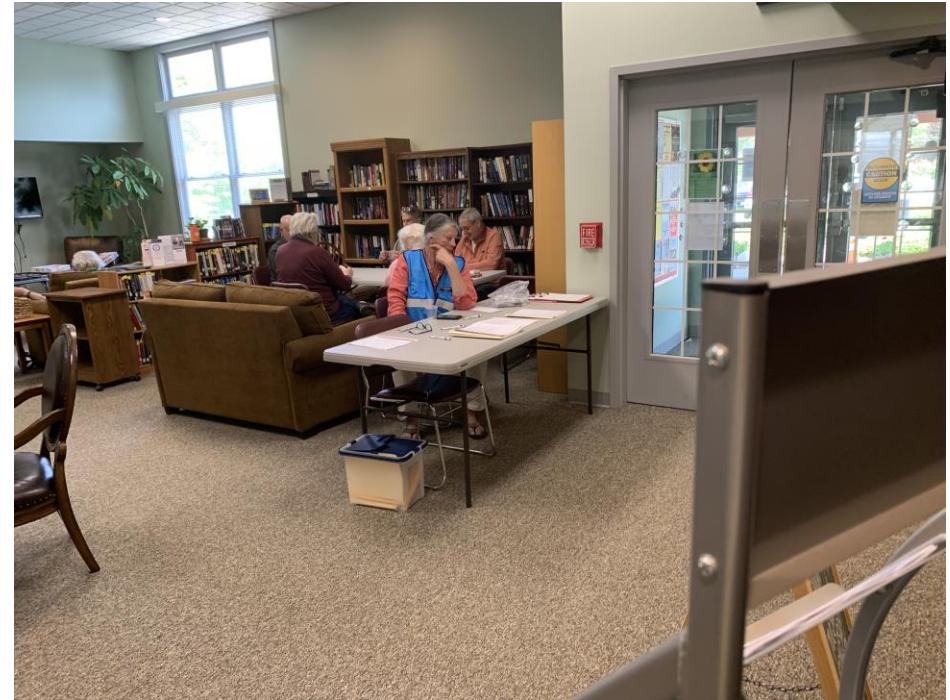


ranked spending priorities

Lymes' Senior Center



POA Point One Architects



THE ENTRYWAY SPILLS DIRECTLY OUT INTO ACTIVE SPACE.



THE MAIN INTERIOR SPACE IS TOO SMALL, INFLEXIBLE, AND NOT CONDUCIVE TO THE ACTIVITIES THAT TAKE PLACE.



THE SENIOR CENTER SHOWS WEAR AND TEAR INSIDE AND OUT. THE OVERHANG IS TOO SMALL FOR EMERGENCY VEHICLES AND THE 9-TOWN BUSES.

Existing Layout

- ❑ Covered entryway too low for emergency vehicles
- ❑ Undefined front lobby spills directly into multi-use activity space
- ❑ Only two program spaces: one great room; one enclosed room
- ❑ Two different floor surfaces in the one space
- ❑ Extremely limited storage space
- ❑ No logical flow



Existing Layout

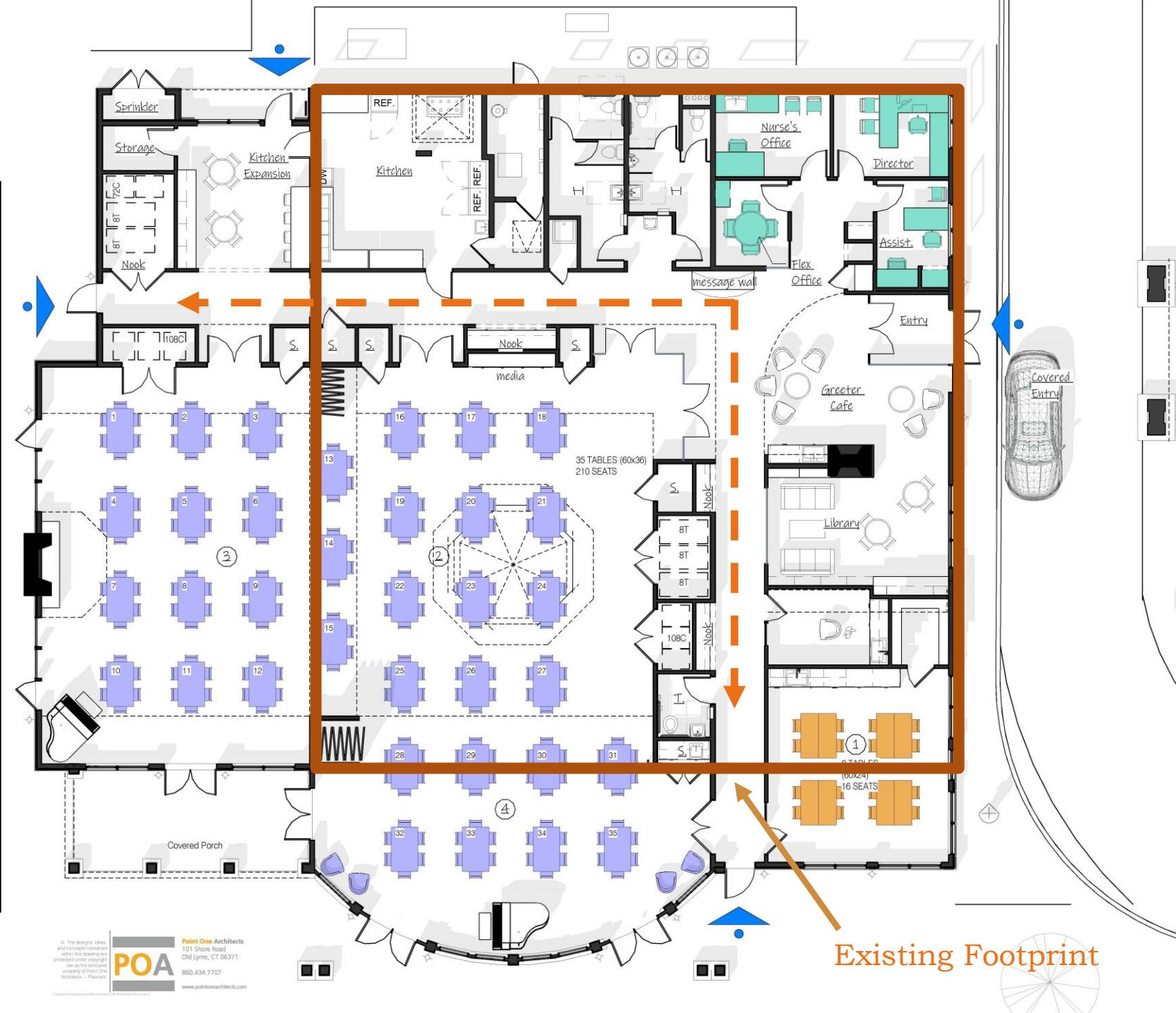
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New Layout!

- Enlarged overall footprint
- Redesigned entryway and connecting hallways
- Greeting space and quiet library room
- Enlarged kitchen space
- Motorized partitions
- Multiple configuration possibilities, eg:

Single large space with smaller group in separate room



New Layout!

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Single large space with smaller group in separate room



Another Layout

- Enlarged overall footprint
- Redesigned entryway and connecting hallways
- Greeting space and quiet library room
- Enlarged kitchen space
- Motorized partitions
- Multiple configuration possibilities, eg:

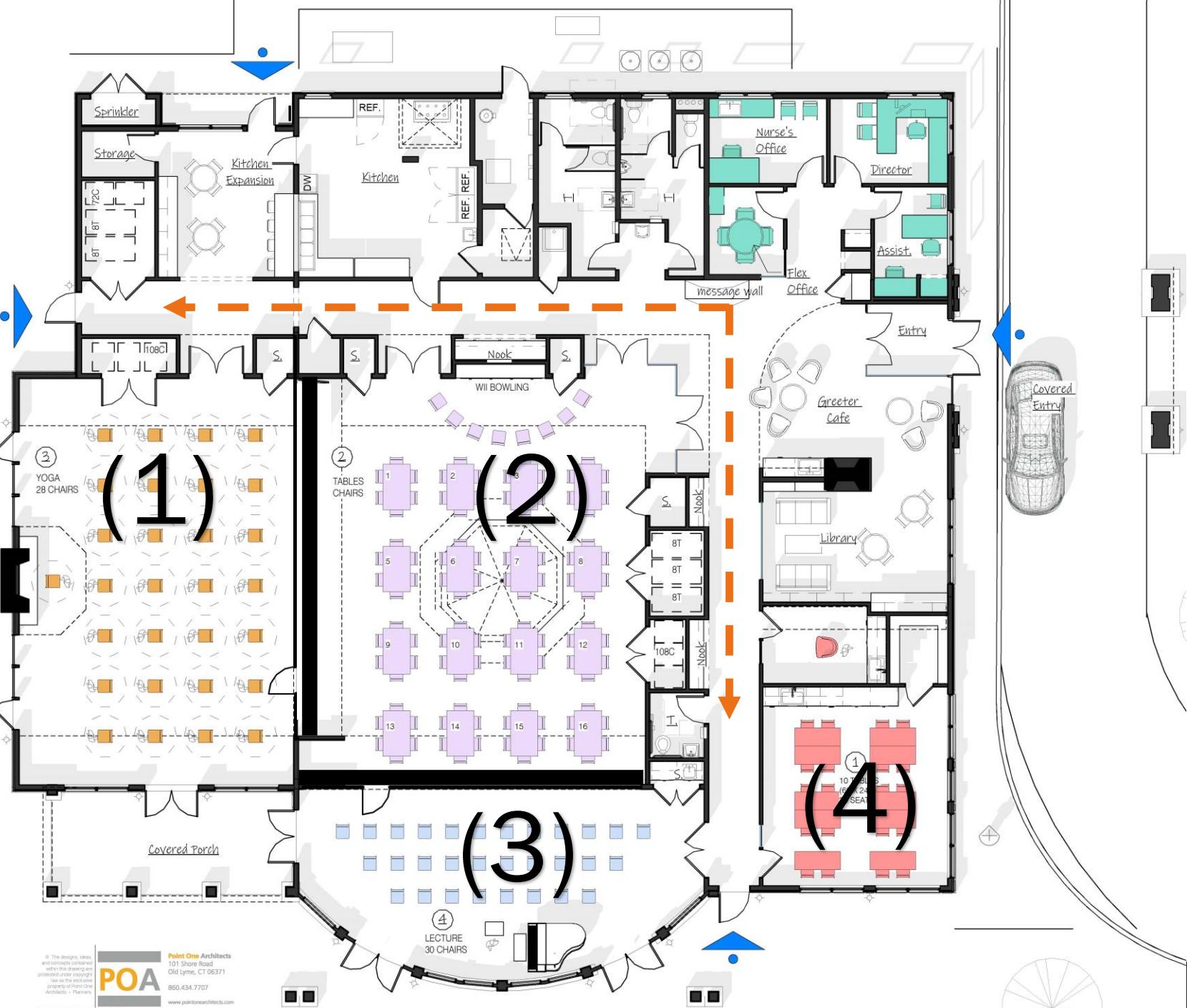
Four (4) concurrent activities



Third Layout

- Enlarged overall footprint
- Redesigned entryway and connecting hallways
- Greeting space and quiet library room
- Enlarged kitchen space
- Motorized partitions
- Multiple configuration possibilities, eg:

Alternate scenario of four (4) concurrent activities



Other Features

- Nurse's Office
- Kitchen Expansion
- Library with fireplace
- Private Services Room
- Flex office space
- Storage spaces for flex furniture
- Storage space for members and visitors
- Enhanced fire and safety systems
- Exterior enhancements





POA Point One Architects

ARTIST'S RENDERING - INTERIOR SPACE, SINGLE GREAT ROOM CONFIGURATION



POA Point One Architects

ARTIST'S RENDERING - EXTERIOR ELEVATION



Estimated Project Cost



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	<u>ADOPTED</u> <u>2022-2023</u>	<u>PROPOSED</u> <u>2023-2024</u>	<u>Total Project</u>	
Construction, nominal dollars	\$0	\$3,257,568	\$3,257,568	9559 square feet \$341 cost/sq ft
Site work (excluding fire)	\$0	\$515,687	\$515,687	
Fire sprinklers and tanks	\$0	\$398,725	\$398,725	
Operable partitions	\$0	\$217,040	\$217,040	
Inflation Factor and Cost Escalations	\$0	\$361,904	\$361,904	
Total Cost of the Work	\$0	\$4,750,924	\$4,750,924	
Architect & Engineering Fees	\$281,000	\$6,300	\$287,300	
Owner's Contingency	\$0	\$237,546	\$237,546	
Furniture & Fixtures incl Security and IT	\$0	\$130,000	\$130,000	
Performance Bond and Insurance	\$0	\$60,337	\$60,337	
Inspections	\$0	\$41,200	\$41,200	
Permits and Legal	\$0	\$26,235	\$26,235	
Other	\$0	\$11,000	\$11,000	
Sub-total Additional Costs	\$281,000	\$512,618	\$793,618	
Total Project Cost	\$281,000	\$5,263,542	\$5,544,542	
	<u>Budget Responsibility by Town</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>Total Project</u>
	Old Lyme (75%)	\$210,750	\$3,947,657	\$4,158,407
	Lyme (25%)	\$70,250	\$1,315,886	\$1,386,136
		\$281,000	\$5,263,542	\$5,544,542



Funding Sources

1. Old Lyme and Lyme Town Budgets ...Each town must approve its share of 2023/24 costs
2. Community Facilities Grant ...Applied for; potential \$2.8m (55% of qualifying costs)
3. STEAP Grants ...Application window pending (est \$500k max per town)
4. Private Fundraising ...Private contributions will be encouraged

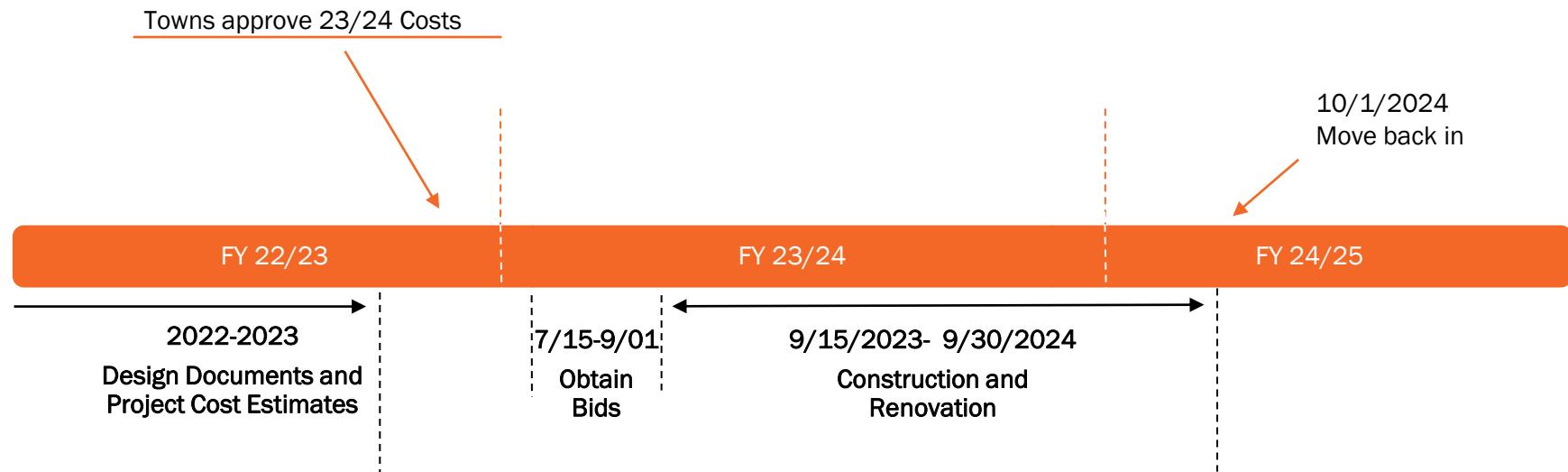


Project Timeline

22/23 = Design

23/24 = Bid & Construction

24/25 = Occupy





ADDITIONAL QUESTIONS AND COMMENTS