

EAST LYME BOARD OF SELECTMEN
REGULAR MEETING MINUTES
MARCH 20, 2024

IN ATTENDANCE: Dan Cunningham, Ann Cicchiello, Candice Carlson, Rosemary Hardy, Pat Foley, Don MacKenzie and Jason Deeble.

ALSO IN ATTENDANCE: Library Director Lisa Timothy

RECEIVED FOR RECORD
EAST LYME, CT

2024 MAR 26 P 2:18

Mr. Cunningham called the regular meeting of the East Lyme Board of Selectmen to order at 7:00 p.m. and led the pledge of allegiance.

Candice Carlson
TOWN CLERK

1b. Additional Agenda & Consent Items
There were none.

1c. Delegations

Ms. Hardy stated that in honor of International Women's Day, she wanted to recognize Nancy Willetts and Pat Foley, the first two female members of the Board of Selectmen. Bill Willetts, husband of Nancy, was in attendance to send heartfelt thanks from Nancy; she enjoyed serving the Town for many years. Mike Foley, husband of Pat Foley, spoke on her behalf and expressed the same sentiment; thank you for recognizing these women, and Pat enjoyed the time she spent on the Board.

1d. Approve Minutes

MOTION (1)

Ms. Cicchiello MOVED to approve the Special Budget Meeting Minutes of February 28, 2024, as submitted.

Seconded by Ms. Carlson. Motion passed 6-0.

MOTION (2)

Ms. Cicchiello MOVED to approve the Special Budget Meeting Minutes of March 5, 2024, as submitted.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (3)

Ms. Cicchiello MOVED to approve the Special Budget Meeting Minutes of March 6, 2024, as submitted.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (4)

Ms. Cicchiello MOVED to approve the Public Hearing Minutes of March 6, 2024, as submitted.

Seconded by Ms. Carlson. Motion passed 6-0.

MOTION (5)

Ms. Cicchiello MOVED to approve the Regular Meeting Minutes of March 6, 2024, as submitted.

Seconded by Ms. Carlson. Motion passed 6-0.

MOTION (6)

DISCUSSION: On page two, Motion 13, the total should be \$0. They reduced the amount by \$200,000 which leaves a \$0 balance in the line item.

Ms. Cicchiello MOVED to approve the Special Budget Meeting Minutes of March 11, 2024, as amended.

Seconded by Ms. Carlson. Motion passed 6-0.

Board of Selectmen
Regular Meeting of March 20, 2024

1e. Consent Calendar

MOTION (7)

Ms. Cicchiello MOVED to approve the Consent Calendar for March 20, 2024, in the amount of \$1,7991.81.

Seconded by Ms. Carlson. ABSTAINED; Ms. Hardy. Motion passed 5-1.

2a. Special Appropriation P&R CNRE

DISCUSSION: These liners are important to maintaining and extending the life of the beds of these trucks.

MOTION (8)

Ms. Cicchiello MOVED to approve a special appropriation in the amount of \$1,200 from CNRE fund 32 account 32-08-800-805 to purchase and install bed liners into two Parks and Recreation pickup trucks, EL89 and EL59, and forward to the Board of Finance for approval.

Seconded by Mr. MacKenzie. Motion passed 6-0.

2b. East Lyme Ambulance Fund Amendment to MOA

This matter has been tabled.

2c. Departmental Transfers

This matter has been tabled.

2d. Appointments

There were none.

3a. Community Center Feasibility Study Presentation

Presentation attached hereto as Exhibit #1. Representatives from Brian Cleveland Architects, ARIS, and MSS were in attendance to present the findings of this study. The study yielded three cost estimate options; Small for \$7,637,25, Medium for \$10,284,559, and Large for \$15,949,218. The building was built in 1988 and is a sound structure and in overall good condition; the roof needs replacement. The Board members agreed that something needs to be done with the building, but that the plans presented were more wants than needs. Initially, they discussed replacing the roof and at least re-figuring the parking area for safety and for more parking spaces. The community overwhelmingly asked for more outside activities at this site, so that will be investigated further. Also proposed was to implement a trail system for students and visitors to travel through the property more easily. It was suggested that a second floor be added to the library to create more gathering and working space while leaving the books on the ground level.

Ms. Timothy stated that there is a survey available to the public; please visit the library, the website, or many businesses around town for the survey information. Mr. Cunningham stated that this study was a very good start to the conversation of what work needs to be done to the community center, as well as ideas for improvements in the future.

3b. Cini Fishing Dock Leases

This matter is tabled.

4a. Ex-Officio Reports

Ms. Carlson reported the following:

- BOE discussed projects that might be covered under the OPIOD settlement funds.

- Short Term Rental subcommittee is waiting for the outcome of the pending court case on this matter. They expect to present to this Board in April or May.

Mr. Deeble reported the following:

- He attended the re-dedication of the Planetarium at the high school; this was a great event.

Ms. Hardy reported the following:

- Zoning Commission discussed a proposed development by Latimer Brook and the possible impact to the wetlands.

Mr. Cunningham reported the following:

- Police Commission discussed that our staff is doing an excellent job at getting the police department certified, and they are working toward federal certification. It was noted that other police departments have sought our assistance in their own efforts to achieve certification.
- They are having an in-depth discussion about the golf cart policy for the beach communities.

4b. First Selectman's Report

Mr. Cunningham reported on the following:

- He attended a Chamber of Commerce event where he and Waterford First Selectman gave State of the Town addresses, outlining the economic picture for their respective towns.
- He attended an event at Rossa Negra where ten women were recognized in honor of International Women's Day. Congratulations to Selectwoman Candice Carlson for being one of the amazing women honored that evening.
- The ribbon cutting for the re-dedication of the Planetarium went very well; they are raising funds to replace the seating.

5. Communications

Communication from VFS, LLC; they are statutorily required to notify the Town of their petition to the CT Siting Council for installation of fuel cells. Attached hereto as Exhibit #2.

6. Public Comments

There were none.

7. Selectman's Response

There was none.

MOTION (9)

Ms. Cicchiello MOVED to adjourn the March 20, 2024, regular meeting of the Board of Selectmen at 9:05 p.m.

Seconded by Mr. Deeble. Motion passed 6-0.

Respectfully Submitted,



Sandra Anderson
Recording Secretary

Exhibit #1

EAST LYME COMMUNITY CENTER

Space Needs Analysis and
Recommendations

January 2024

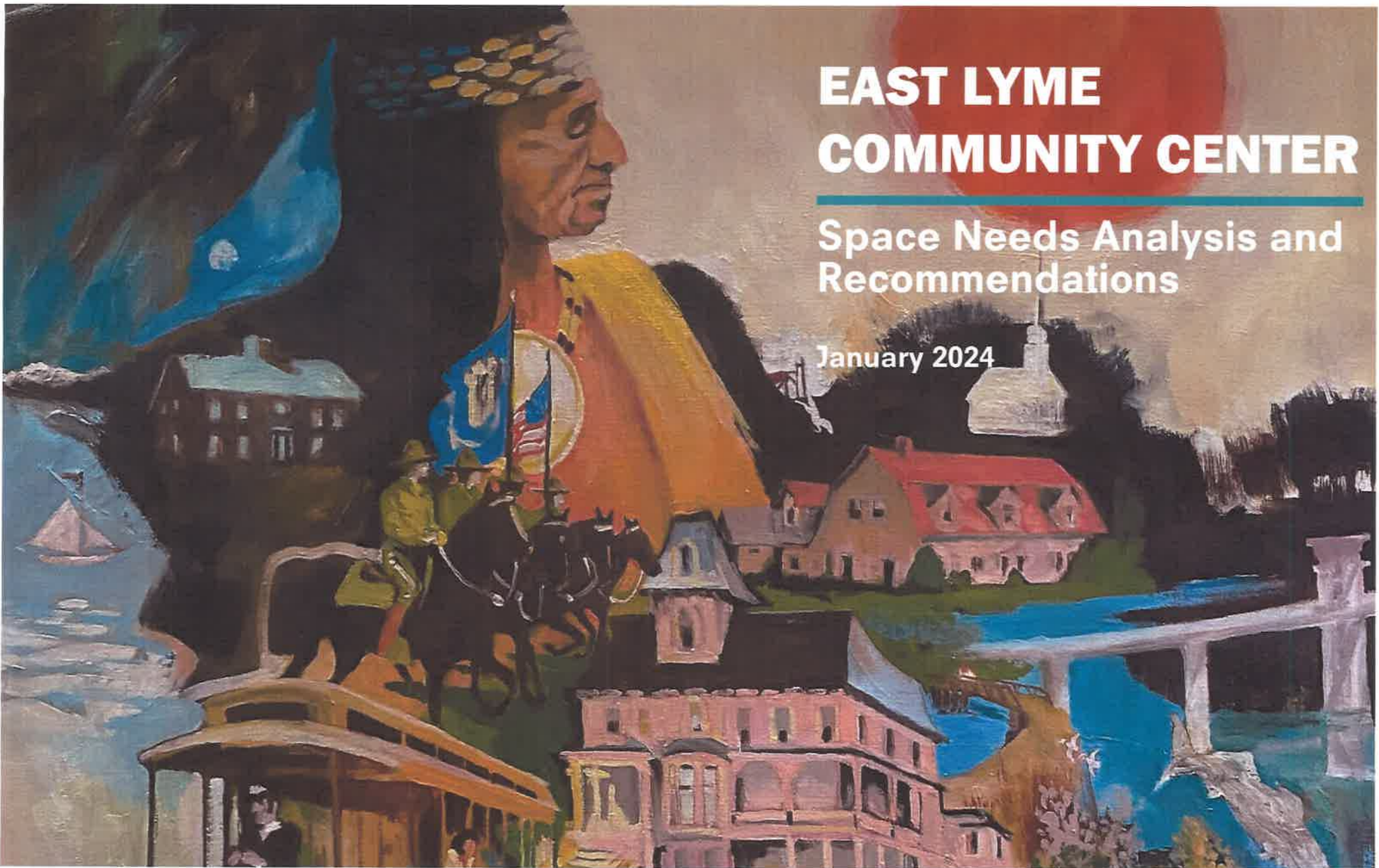


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INTRODUCTION

In the summer of 2023, Margaret Sullivan Studio, Brian Cleveland Architects, and Aris Land Studio were commissioned to collaborate with the East Lyme Community Center staff and community members. The aim was to explore space requirements and aspirations, ultimately developing a refreshed vision for the center. This renewed vision seeks to cultivate intergenerational experiences by creating a welcoming and vibrant space for the community.

This document serves as a framework, delineating the envisioned program for the future. It encapsulates insights gathered from community meetings and interviews with staff from various departments. The objective is to articulate the center's distinctive essence, ensuring that all future developments are aligned with community needs, objectives, and aspirations.

It outlines a prospective vision and several program options. Further investigation and analysis will be necessary to solidify the future design and planning aspects.



INTRODUCTION

Project Process

**DEFINE
GOALS, SPACE
NEEDS WITH
DEPARTMENT
HEADS**

Site walk through

Space Needs interviews with each department

**COMMUNITY
NEEDS &
ASPIRATIONS**

Community Open Forums and Conversations

**DEVELOPED
SPACE
PROGRAM**

Affirmed space programs with department heads

**DOCUMENTED
CONCEPT PLANS**

Final concept and document submission

Existing Conditions & Assessment

EXISTING CONDITIONS

Building Description

The East Lyme Community Center is a one-story, 35,690 square foot, multi-department municipal facility designed by Centerbook and constructed in 1988. The building is a postmodernist Greek revival. The facilities design established a recessed entry courtyard surrounded by three interconnected wings. Each wing of the buildings is covered by a simple gable roof punctuated by multiple gabled roof dormers. The three primary entry points, one to each wing of the building, are identified by gabled roof canopies supported by large square columns, complementary to the building's style.

Wing A, located behind the main entrance, is approximately 19,550 square feet and houses the main lobby, public restrooms, mechanical equipment room, library, and historical society. Wing B is located to the left of the main entrance, is approximately 6,000 square feet, and currently contains the teen center, parks & rec department, and registrar of voters. Wing C is to the right of the main entrance and is approximately 10,110 square feet housing a dividable multipurpose room, senior center, and commercial kitchen.

Red brick and black aluminum storefront windows were used for the building's primary façade. The frieze band, just above the brick, is a beige synthetic stucco (EIFS). The large front gable forms are also clad in beige synthetic stucco with simple geometric windows and layered façade projections. The roof is covered by a grey-green 3-tab asphalt shingle.

The building's primary structure is a steel frame with steel stud infill. It is supported on shallow concrete foundation walls and the first floor is a slab on grade. Exterior walls are primarily a brick veneer and cavity wall system. The roof consists of a corrugated metal deck spanning between structural steel purlins. Rigid insulation is placed above the metal deck with plywood sheathing above for roofing material fastening.

Site

The facilities parking lot and paved surfaces around the perimeter of the building are constructed of approximately 95,000 square feet of asphalt pavement. The parking lot can accommodate 168 vehicles, including 13 handicap parking spaces. The asphalt surface has been sealed and larger cracks have been repaired with an elastic fill material (Ext. Photo 1). Even with these preventative measures, the asphalt surface of the lot has many small "alligator" cracks and is in need of replacement (Ext. Photo 2). Asphalt curbs were utilized and many of these at the parking lot islands have been damaged or are cracked.

The driveways were intended to allow for proper circulation of the senior centers shuttle bus. Larger charter buses are sometimes used for senior center trips. These larger buses have difficulty navigating the site and are too large to utilize the senior center's port cochere.

The entire perimeter of the building has asphalt paving up to the face of the building (Ext. Photo 3, 4). The pavement is helping to migrate water away from the building necessitated by uncontrolled water runoff from the buildings roofs. On the west side of the building, the asphalt surface has been dug up to access underground utilities and has not been repaired.

Concrete pavers were used at the large exit to the rear courtyard. These pavers are cracked and in need of replacement. A sink hole in this areas was also observed, adjacent to the senior center wing (Ext. Photo 15). Runoff from the roof in this area has eroded the ground. Management of the roof runoff should be addressed (Ext. Photo 14).

Building Exterior

Roof

The roof assembly is an unventilated system based on review of the original construction drawings. The vented ridge cap is not functional and is only there to terminate the roofing shingles. The 3-tab roofing shingles are original to the construction of the building. There are many areas where roof shingles have become

loose, dislodged, or have fallen off. Damaged shingles can be found across the roof area. Repairs to some areas of the roof are evident from patched shingles being a different color than the rest. Due to the roof system's construction, roof leaks that may have resulted from the damaged or missing shingles is not widely evident in the building. Water that made it through was redirected to the outside by the corrugated roof deck. Because of this, areas of the metal decking could be rusted, and soffits may be rotted but not visible from the exterior. There are a few areas, primarily in the entry lobby, where water infiltration through the roof system is evident. The use of cedar shakes as the asphalt shingle starter course is an unconventional detail used at the building.

Lead coated copper appears to have been used for the roof flashing. This material is a good quality product and can last for many decades. An open valley detail was used throughout the building. This detail can sometime allow water and ice dams to extend up and under adjacent roof shingles leading to roof leaks. Areas at the base of the valley flashing were found to be open and allowing water infiltration. Step flashing and base flashing were found to be installed well and in good condition. Wood trim at dormers was found to be rotting in areas close to the roofing. Kickout flashing was not found at base of roof conditions adjacent to EIFS requiring this detail.

There are few gutters located around the building and were not part of the original construction. Roof overhangs promote water being drained away from the face of the building, but splash back onto the building's façade, window and door openings is a concern.

Façade

The bottom 8' of all exterior walls is clad in a 4" brick veneer with an uninsulated 2" +/- cavity and base weep holes (Ext. Photo 1). Few vertical control joints were observed around the perimeter of the building. The brick appeared to be in generally good condition. A section of brick appears to have been repaired or repointed at the parking lot facing side of the multipurpose room (Ext. Photo 17). Diagonal cracks through the brick and mortar joints were found at the right side of the parking lot facing façade of the multipurpose room and the left corner of the parking lot facing façade of the teen center. One missing brick was found near the children's library area (Ext. Photo 11). Weep holes were generally observed above

EXISTING CONDITIONS

the finished grade elevation, but were not observed at the front elevation of Wing B (Parks & Rec). The freestanding cooling tower enclosure is also constructed of brick and is severely deteriorated requiring full removal (Ext. Photo 18).

The upper portion of the building is clad with synthetic stucco (EIFS). The condition of most areas of this material are in good condition. This system typically requires periodic control joints at large areas or continuous runs of the material. Control joints were not observed. The lack of control joints likely caused the several cracks that are present at the fascia areas just above the brick (Ext. Photo 11). Areas at the rear of the building between wings A and C need repair. Uncontrolled water runoff from the roof has deteriorated the surface finish and has caused mildew and algae growth (Ext. Photo 14). All areas of the building façade should be power washed.

Fenestrations

At the base of windows and doors around the building is a precast concrete sill. Several locations around the building, primarily at doors, the precast sill was found to be dislodged and pushed away from the building (Ext. Photo 13). This is likely due to sealants being deteriorated allowing water infiltration into the joint and freeze/thaw cycles pushing the sill away from the building. Sealant between the fenestration and façade is showing signs of failing and needs replacement. The sealant of window and door glazing is cracking and in need of replacement (Ext. Photo 7). Window and door aluminum frames are generally in good condition. Frames are starting to show spots due to oxidation of the aluminum. These frames should be prepped and refinished.

Trim

The columns, fascia, soffits, rake boards, and similar features around the exterior of the building are constructed of wood. Exterior wood materials require continuous maintenance to prevent them from deteriorating. These materials have been painted on a regular basis, keeping them in good condition. Due to age, some of these areas are starting to fail. Joints at columns are obvious and may need replacement (Ext. Photo 19). Fascia at roof areas are rotted and require replacement. Soffits have lost some of the detail trim and need to be replaced. Animals or insects have created holes at the joint between fascia boards at the corners of Wings A

& C (Ext. Photo 12). The soffits around the building have recessed down lights. Many of these light fixtures were found to be missing resulting in large openings into the soffit of the building. Some of these openings have insect screening covering the holes.

Building Interior

The continuous use of the building by the public requires durable materials that can withstand this use. The interior of the building was constructed well and has been well maintained. Even with this, differed maintenance, primarily of the roof, has caused some damage to the interior of the building (Int. Photo 2). Additionally, some design details have also caused water intrusion issues that have gone unaddressed.

The late 1980's design of the building is certainly of its time (Int. Photo 1). The color selections and the aesthetics of the building have become dated and could be addressed during future renovations.

Flooring

Tile floor finishes throughout the building are in good condition. The main entrance and hallways leading to other areas, as well as all bathrooms and the commercial kitchen have tile flooring which is in good condition (Int. Photo 1, 3, 4, 5). The senior center and teen center wood floor is showing wear and should be refinished to extend its lifespan (Int. Photo 8, 24). Multipurpose room wood flooring is in good condition (Int. Photo 6). The vestibule walk-off mat at the teen center is damaged. All walk-off mats should be replaced. The carpeting throughout the library was recently replaced and is in very good condition (Int. Photo 12, 14, 17, 19). Carpeting in other areas need replacement (Int. Photo 11, 25, 27, 28).

Walls

Bathroom walls are fully tiled offering good protection from damage and moisture resistant. Bathroom tile aesthetic is dated, but in good condition (Int. Photo 4, 22, 26). Most other interior wall finish are painted gypsum wall board on metal stud. This material is moderately durable and easy to repair. A tall painted wood baseboard protects the bottom of the wall from damage and is a nice aesthetic finish. Interior doors are trimmed in painted wood with a few doors being hollow metal framed or aluminum storefront.

The commercial kitchen has limited areas of moisture resistant materials and is primarily painted gypsum wall board (Int. Photo 7). These areas should be improved to meet current health code and building code requirements for non-absorbent materials.

Ceilings

There is a combination of ceiling materials throughout the building. Cathedral ceilings in the entry lobby, multipurpose room, reading room, senior center, and teen center are corrugated perforated metal panel with acoustical backing (Int. Photo 2, 6, 8, 13). Ventilation for these spaces is supplied at the base of the ceiling and returned at the peak. Ceilings in the bathrooms, corridors, and public areas are painted gypsum board supported by a suspended grid system connected to the building's structure above (Int. Photo 4, 5, 10, 11, 12, 20,). There are soffits around the perimeter of many of the rooms with gypsum board ceilings in the public spaces (Int. Photo 3, 5, 11, 12). These soffits sometimes house lighting and/or HVAC supply and return. The remainder of the spaces, primarily "back of house", are acoustic ceiling tiles in a suspended grid system supported by the structure above. The ceilings throughout the building are primarily in good condition. Several areas of repair are needed where roof leaks have presented inside the building.

Lighting

The interior lighting throughout many of the rooms is dim. Many of the areas were designed with indirect lighting, light fixture pointed towards the ceiling and bouncing the light back to the rest of the space, but this approach did not work well here (Int. Photo 6, 8). Fluorescent bulbs were primarily used for interior lighting at the time of construction. Many of the fluorescent fixtures and accent lighting bulbs have been removed or replaced with higher efficiency LED bulbs. Efforts were made in several areas of the building to increase the lighting level but levels remain lower than desired. The multipurpose room is very underlit for the activities it is being used for (Int. Photo 6). The library added desk lamps to improve the lighting level of the reading room (Int. Photo 13). The senior center increased the lumen output with replacement bulbs in the existing fixtures and has added several fixtures along the center of the room (Int. Photo 8). Throughout the corridors, original cove lighting was provided, but many of these fixtures are currently not illuminated (Int. Photo 21).

EXISTING CONDITIONS

In addition to being underlit, sunlight from perimeter windows around the building does not penetrate very far into the space. An attempt to utilize dormers in the original design to get daylight into the middle of the building did not work well due to the height of the windows above the floor and the narrowness of wells used to bring the light through the attic space to the first floor (Int. Photo 10). Additionally, many of the dormers are not oriented to allow daylight into them.

Egress

Ample egress doors are provided around the building. Nearly all of these exterior doors have the same precast sill profile. This profile does not meet the requirements for building code or accessibility. All exterior doors, except the doors to the multifunction room should have the sills removed and replaced with a compliant profile. Additionally, the ground surface outside of these doors is not flush with the interior surface. New flush landings meeting the current building code should be provided at all exterior egress doors.

Accessibility

Construction of this building coincides with the adoption of contemporary accessibility requirements. Renovations have been made to some of the building's bathrooms and doorways to comply with accessibility requirements. Unfortunately, many of these improvements fall short of meeting them (Int. Photo 4). Improvements to the exterior door thresholds along the accessible path must be undertaken. Reconfiguration of most of the building's bathrooms must be undertaken. Accessible signage throughout the building must be provided. Accessible clearances at doorways and between built elements must be reviewed and adjustments made to provide needed space.

Other Code Concerns

The stove in the library staff lounge must be provided with a proper hood and mechanical ventilation. Materials used in the commercial kitchen near the senior center and the kitchen in the teen center may not meet current health code requirements. Stove ventilation in the commercial kitchen may not meet current code requirements.

Engineering Assessment

Innovative Engineering Services LLC has been retained to provide a MEP, FP and Structural systems narrative for the proposed additions and renovations to the East Lyme Community Center facility. The purpose of the report is to provide information on the impact of the proposed renovations currently being considered as well as an overview of the new systems that would be required to support the various options under consideration.

Fire Protection

Existing Conditions

The building is provided with a single 6-inch fire service that enters the west side of the parks and recreation section of the building into a utility room. All sections of the building are provided with full sprinkler coverage from this fire service. The existing attic space is provided with sprinkler coverage at the catwalks. The existing fire service equipment includes isolation valves, backflow prevention device, alarm bell, drains and fire department connection. The pressure gauge reading at the riser indicates the static pressure in from the street main is 79 psig. The existing fire sprinkler system throughout the building is all wet pipe. Pipe is schedule 40, black steel pipe with threaded fittings and joints for branch piping and schedule 10, black steel with rolled grooved fittings and joints. The existing sprinkler system was installed as a hydraulically designed system.

Plumbing Systems

Existing Domestic Water

The building is provided with a single 4-inch domestic water service that enters the west side of the parks and rec section of the building into a utility room. Service is supplied from a water main located in the street. Service equipment includes a water meter assembly and isolation valves.

Existing Sanitary Sewer

The building is provided with sanitary waste lateral that exits the building and out to the municipal waste-water system in the street.

We believe that the service exits the building on the east side and is minimum of 4-inch in size. Pipe material is unknown.

Existing Domestic Hot Water

There are three electric water heaters located in the building. They are as follows:

1. Attic Library, residential grade, 50-gallon electric water heater, Bradford White model # RE350S6-1NCWW, 208v-1 phase, 4500/4500 elements. The water heater was installed on 8/29/18. The water heater is provided with a recirc pump that maintains hot water distribution to plumbing fixtures that require hot water in the library section of the building. This water heater is not provided with thermostatic mixing valves for water temperature maintenance.
2. Parks and Rec, residential grade, 50-gallon electric water heater, GE model # PE50M9A, 208v-1 phase, 4500/4500 elements. The water heater was installed on 3/04. The water heater is provided with a recirc pump that maintains hot water distribution to plumbing fixtures that require hot water in the parks and rec section of the building. This water heater is not provided with thermostatic mixing valves for water temperature maintenance.
3. Community Center, light commercial grade, 80-gallon electric water heater, HTP model # EVC080C2X045, 240v-1 phase, 4500/4500 elements. The water heater manufactured date is 9/28/16. The water heater is not provided with a recirc pump. This water heater is not provided with thermostatic mixing valves for water temperature maintenance.

Existing Natural Gas

The building is provided with a high-pressure natural gas service. Natural gas service equipment is located on the outside of the building on the east side of the library section of the building. The natural service equipment includes isolation valves, gas meter assembly and pressure regulators.

Plumbing Fixtures

1. Water closets are non-ADA, floor mounted, vitreous china with exposed chrome flush valve activation.
2. Lavatories are non-ADA, oval, countertop mounted, vitreous china with chrome single lever activated faucet.

EXISTING CONDITIONS

3. Urinals are non-ADA, wall hung, vitreous china with exposed chrome flush valve activation.
4. Mop basins are 24"x36", floor mounted, molded stone, with wall mounted chrome faucet with integral vacuum breaker. Some locations provided with emergency eyewash station.
5. Sinks are stainless-steel, drop-in countertop mounted with chrome single lever faucet.
6. Electric water coolers are wall hung, single bowl with integral sensor activated bottle filler.
7. General purpose floor drain provided in mechanical spaces, gang toilet rooms and attic spaces for condensate drainage.
8. Plumbing vent piping is located in the attic space and pipe material is ABS.
9. Domestic water distribution piping is copper pipe with pipe insulation.

Mechanical systems

The existing Mechanical system is a combination of Closed Circuit Cooling Tower, "Imeco", 400 gpm, (5) oil fired cast iron boilers (condenser water loop), "Hydrotherm" Model MO reheat coils, radiation, hydronic ceiling panels, pumps and hydronic accessories. Air distribution system is combination of horizontal, ducted Heat Pumps with outside air connections, located on Attic.

The existing ventilation air system to the Heat Pumps provided by Makeup air units with hydronic coils, located in the Attic.

Existing mechanical systems installed in the year 1988, in good condition and well maintained, but approaching the end of useful life.

Recommendations

Existing systems do not have extra capacity for new additions.

Electrical Systems

Electrical Service

The existing electrical service supporting the Facility consists of:

1. A General Electric GE AV-Line Switchboard rated at 2,000 amp, 208/120volt, 3 phase, 4 wire service switch and MDP located within the mechanical room and is fed from a transformer located outside within a 4-sided brick enclosure at the northeast side of the facility. The MDP feeds multiple GE Panel Boards within the mechanical room and throughout the facility. The utility meter is located outside of the building near the door into the mechanical room.
2. The emergency distribution consists of a 180Kw/187.5Kva, 208/120volt, 3 phase 4 wire "Superior Generator" model 150r131 and a 600A 208/120volt 3phase 4 wire Distribution Panel Boards feeding multiple panel boards.

Demolition

Refer to the Architectural Plans for (3) options and remove all existing electrical receptacles, telecommunication outlets, light fixtures, switches and all associated wiring back to source within all areas be renovated.

Electrical Distribution

Existing electric utility bills will be required for evaluating the load on the electrical service to determine if the existing electrical service will require an upgrade or if it can support the renovation, new addition (and new elevator if required for 2nd floor addition).

If a new service is required, the existing distribution (MDP and panel boards) will remain and be back fed from the new service, a new Main Switch (size TBD), MDP and Panels will be added to the existing to support the new loads.

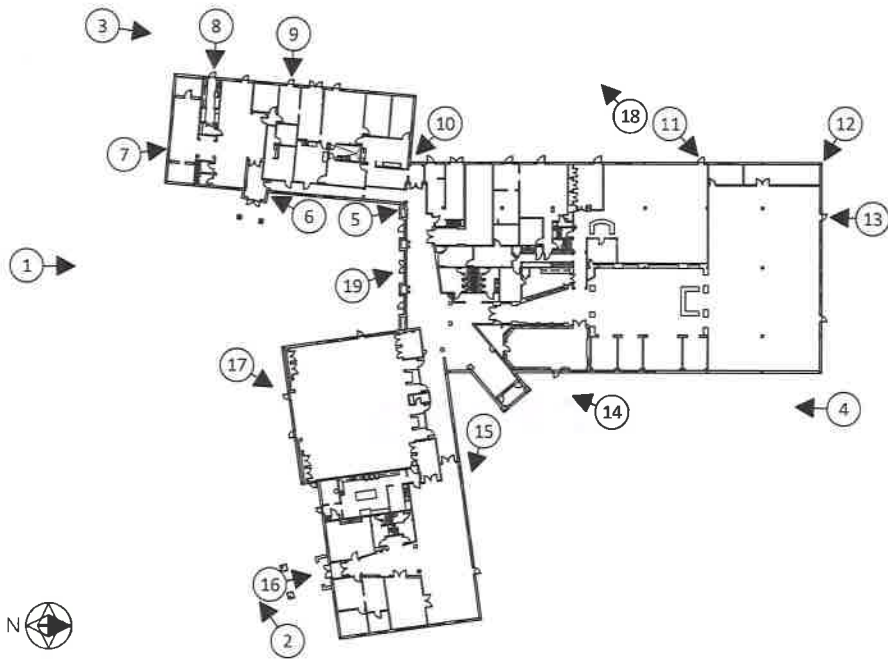
The existing generator will need to be tested under full load to determine the load on it and any spare capacity available.

1. The generator distribution is fed with 600Amp but the Automatic Transfer Switch "ATS" is only rated at 400A and will need to be replaced.

2. It appears the generator distribution has emergency loads and stand by loads fed via 1 ATS, this is a code violation as emergency loads are required to be isolated with their own ATS and panel. To correct this violation 1 of the 2 options below will be required.
 - a. Provide emergency lighting via battery packs, either integral to new LED light fixtures or wall mounted twin head emergency light fixtures.
 - b. Provide a generator distribution panel and a second ATS and panel board and rewire the emergency loads to the emergency panel to separate and isolate the different type of loads.

EXISTING CONDITIONS

Exterior plan



Ext. Photo 1



Ext. Photo 2



Ext. Photo 3



Ext. Photo 4



Ext. Photo 5



Ext. Photo 6



Ext. Photo 7



Ext. Photo 8



Ext. Photo 9



Ext. Photo 10



Ext. Photo 11



Ext. Photo 12



Ext. Photo 13



Ext. Photo 14



Ext. Photo 15



Ext. Photo 16



Ext. Photo 17



Ext. Photo 18



Ext. Photo 19

EXISTING CONDITIONS

Interior plan



Int. Photo 1



Int. Photo 2



Int. Photo 3



Int. Photo 4



Int. Photo 5



Int. Photo 6



Int. Photo 7



Int. Photo 8



Int. Photo 10



Int. Photo 11



Int. Photo 12



Int. Photo 13



Int. Photo 14



Int. Photo 15



Int. Photo 16



Int. Photo 17

EXISTING CONDITIONS

Interior plan



Int. Photo 18



Int. Photo 19



Int. Photo 20



Int. Photo 21



Int. Photo 22



Int. Photo 23



Int. Photo 24



Int. Photo 25



Int. Photo 26



Int. Photo 27



Int. Photo 28



Int. Photo 29



Int. Photo 30



Int. Photo 31



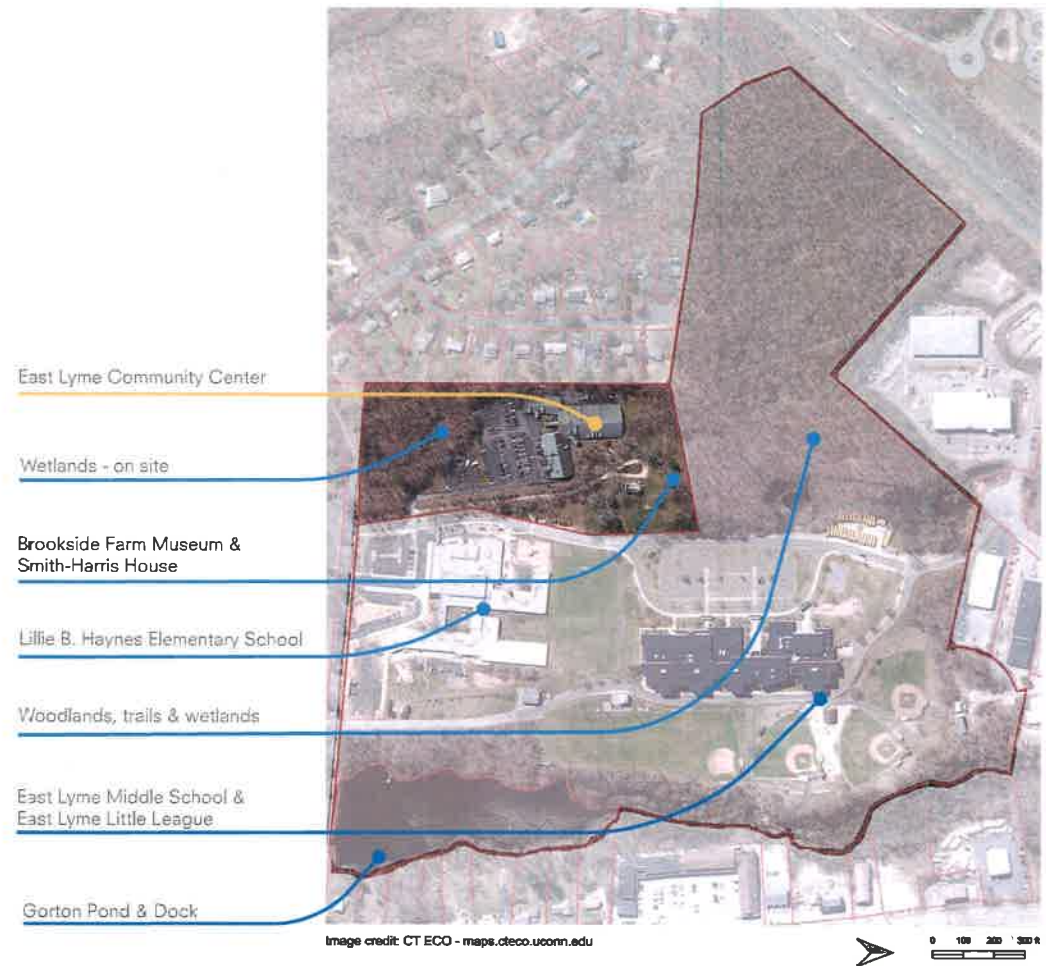
Int. Photo 32

EXISTING CONDITIONS

Site Description

The Town of East Lyme Community Center includes the East Lyme Public Library, the Senior Center and the Parks & Recreation Department. It is located at 41 Society Road, East Lyme Connecticut. The site is located on a 10.79 acre parcel that includes the Brookside Farm Museum and approximately 1.6 acres of wetlands.

Adjacent to the site is a 66.17 acre parcel also owned by the Town that includes the Lillie B. Haynes Elementary School, East Lyme Middle School, two additional municipal buildings and the East Lyme Little League Field. This parcel provides valuable access to nature: behind the Elementary School is Gorton Pond and the town dock, north of the Community Center is approximately 21 acres of woodland, that abuts I-95.



EXISTING CONDITIONS

Parking + Pedestrian Routes

The current parking lot was reconfigured slightly by the Town in 2017. The reconfiguration increased parking aisle width to 24 feet (standard parking aisle) and provided accommodations for Senior Center Bus Parking. The lot accommodates 171 parking spaces.

The configuration of the parking results in pedestrians walking across parking aisles, versus walking along parking aisles. Such a configuration can result in a less safe environment for pedestrians as they go to and from their vehicles towards the Center.

Traffic accommodates small buses to pick up and discharge passengers at the porte cochere, the main entrance for the Senior Center. Occasionally, full size charter buses enter the site to pick up and discharge passengers for Center organized outings. Service vehicles access the west side of the building to pick-up and drop-off books for the library. The open asphalt area at the front of the Community Center is a "pick-up / drop-off" location, but does not have any formal configuration separating pedestrian spaces from vehicular traffic areas.

While students regularly access the Community from the Middle and Elementary School, a formal pathway does not exist from existing cross-walks. Routes lead visitors through the parking lot, without clearly defined pedestrian spaces.

A gravel drive serves the Brookside Farm Museum. From a functional perspective, the drive is redundant such that it is parallel to the drive of the Community Center. The material of the drive is gravel / stone. In our opinion, the separate drive maintains a definition of the use of the Museum, and what it communicates to visitors as a separate facility. We believe any improvements should maintain the gravel drive, and provide well-defined crossings for pedestrians.

Wayfinding & Lighting

Wayfinding

Understanding where to go, and where to enter the building is confusing. Multiple signs identify the various building uses, and the architecture does not draw the visitor to a primary entrance unless they are very familiar with the facility. The entry to the parking area is poorly defined, with access to the Museum confusing the visitor who is not familiar with the facility. Improvements should address wayfinding for the Community Center as well as the Museum.

Lighting

Site lighting is poor, and does not effectively cover the parking area or entrances. Appropriate levels of site lighting would insure a safer environment for visitors, and an increased level of security.

Landscape

The lack of defined pedestrian spaces in the parking lot highlights the lack of a defined landscaped area adjacent to the front of the Community Center. The "pollinator garden" at the main entrance is the only space that is landscaped at the front of the building. Asphalt pavement directly adjacent to the building results in a "brutal" characteristic for the architecture and site. Additionally, this results in the creation of the "heat island" effect to the structure and surrounding area. There is no landscaping to provide natural cooling of the structure, such as with shade trees, or to create respite for visitors from the hot sun. The condition may provide respite from the cold January / February New England winter days in the middle of a sunny day, though much of the year results in an environment that is excessively warm.

Landscape throughout the parking area is limited to a few islands, with trees of a stunted nature. Shade is essentially non-existent in the parking area. It is very likely that planting islands have highly compacted soils, that also inhibits effective vegetative growth or stormwater infiltration.

Surrounding landscape areas are composed of a mixture of evergreen and deciduous vegetations. A significant number of invasive plants inhabit the edge areas of the facility. The rear of the facility includes a "pollinator garden" that is somewhat overgrown, though there are discussions with residents that restoration of the pollinator gardens is to occur.



EXISTING CONDITIONS

Stormwater

Site stormwater from the building and the parking area discharges directly to the wetland. There does not exist any type of stormwater treatment to remove non-point source pollutants. We have not reviewed hydrological impacts regarding volumes, though we are not aware of any flooding issues along Society Road or in the immediate vicinity of the site. Based on review of Town GIS mapping, portions of Society Road as well as Hopkins Drive discharge directly to the wetland located on the southern portion of the site. In general, the interior of the wetland appeared healthy, though an ecological evaluation may provide greater insight regarding species that are living at the site. Such a wetland can benefit when water quality strategies are incorporated into drainage design. There does not appear to be a direct connection between the wetland and Gorton Pond.

Outdoor Open Spaces

Western Area

The narrow space on the west side of the Community Center is essentially a narrow asphalt drive with minimal vegetative buffer between adjacent residential properties. Access is required for vehicles to deliver books to the library. Additionally, service access is required to the generator and HVAC units. The site is utilized by the Youth Center for informal activities, though direct supervision of the students is difficult. Though minimal, the site does present opportunities for use by the Community Center users.

Rear

For the sake of the Study, we consider the rear of the Community Center the space that is on the east side of the building, north of the Senior Center. Access to the site from the building is from a set of doorways that reflect architectural prominence. Formal installations includes a large scale chess board, and a pollinator garden that is expected to be rehabilitated.

Much of the vegetation is overgrown, with a number of invasive species filling the area that separates the space from the Brookside Farm Museum. A minor, informal pathway provides access to the Museum. Drainage structures exist, though some poor drainage is evident at the location.

The site is not generally utilized, though during Halloween, a "haunted house" is constructed for fundraising by local community groups. Opportunity for the space is expressed by the orientation of the doorway and it's direction to the Museum, as well as the prominence of the design.

Brookside Farm Museum

The Brookside Farm Museum operates independently of the Community Center, though we believe synergies between the facilities can benefit both. Their website (<https://brooksidefarmmuseum.com>) describes today's function as:

The "Brookside Farm Museum offers an historical and educational view of agricultural and domestic life from 1845-1955. Managed by the Brookside Farm Museum Commission and the Friends of Brookside Farm Museum, a variety of events are offered throughout the year that convey the family stories of the people who resided in the house and worked the farm. Rotating exhibits are also displayed to demonstrate agricultural history in Southeastern Connecticut during this time period."

In our opinion, the original architects for the Community Center sought to more closely align the two facilities. As such we believe opportunities exist to create a stronger link between the two.

An historic wall separates the Community Center from the Museum, that includes earth fill on the Community Center side. The function of the wall is not known but reflects the character of stone walls of New England, and how local materials were incorporated into construction and the function of facilities. Other stone walls are throughout the property. These walls reflect the functions of the farm, and how original owners utilized the property.



Community Engagement Findings

Engagement Summary

Key Findings



COMMUNITY ENGAGEMENT FINDINGS

Engagement Summary

The design team hosted three community feedback sessions to gather insights on desired activities, spaces, and programs that would best address community needs. These findings, summarized in the following pages, informed space program and concept plans.



It would be GREAT if the EAST LYME COMMUNITY CENTER had...

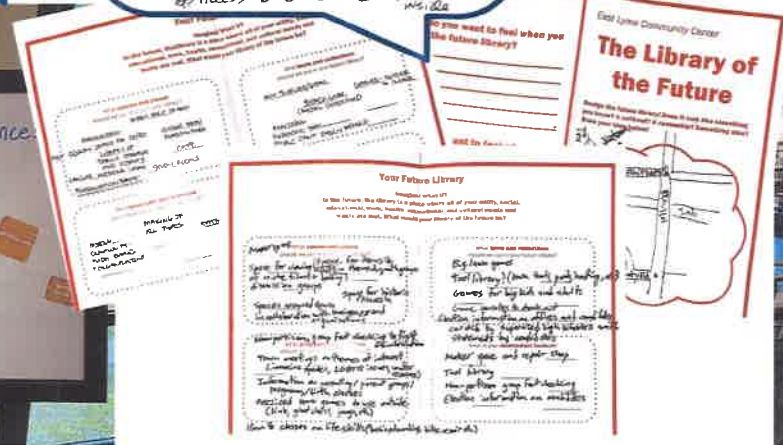
- ① more large rooms
- ② partially shaded outdoor patio area w/grill
- ③ walking paths
- ④ make upstairs usable
- ⑤ fitness center area
- ⑥ traffic pattern in parking lot
- ⑦ monthly movies

It would be GREAT if the EAST LYME COMMUNITY CENTER had...

- ① A walking trail
- AND Dog PARK
- Bigger gardens
- NICE PATIO

It would be GREAT if the EAST LYME COMMUNITY CENTER had...

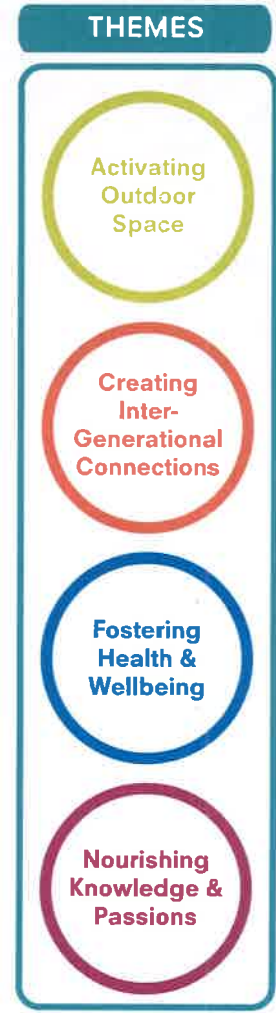
- ① Larger & more dedicated spaces *(Amplify your voice)*
- ② More exercise equipment
- ③ A store/cafe
- ④ Trails + Sensory Gardens
- ⑤ Access to outside = Return visible



COMMUNITY ENGAGEMENT FINDINGS

Engagement Summary

This page compiles findings from community input sessions heard across all departments, condensed into four key themes that capture the desired experience of the East Lyme Community Center.



PUBLIC LIBRARY

Key Findings

THEMES ACTIVATED

Activating
Outdoor
Space

Creating
Inter-
Generational
Connections

Nourishing
Knowledge &
Passions

PROGRAMS & ACTIVITIES

- Compost station
- Bike and bus service
- Electric car charging station
- Outdoor movies

- Living history
- Affinity meet-ups
- Parent & child book club (K-12)
- Alternate prom for non-traditional kids

- Self-defense courses
- Health resources
- VR historical walking tour
- Music programs
- Tech classes
- Culinary classes
- YA programs

COLLECTION & TOOLS

- Beach gear
- Big lawn games
- Yard and home tools
- Bike repair tool kit
- Town discounts for library card holders

- Karaoke machine
- Games and puzzles
- Party hosting supplies
- Election information

- Craft supplies
- Cricut machine
- Virtual reality
- Instruments
- Software
- Wampanoag Native Nation documents, artifacts, and art

LOOK AND FEEL

- Bright, open, and clean
- Comfortable, warm and fuzzy, cozy
- Welcoming; feeling acknowledged
- Happy and at home in my community
- Lively noise
- Relaxed and at ease
- Stimulated
- Engaged
- Accessible
- Convenient

INSPIRING PLACES

- New Penn Station - it is light, open, clean, and has good signage
- Westport library and Waterford library - windows span the whole wall
- Camden public library (Maine) - has an amphitheater
- New Britain Art Museum

PARKS & RECREATION

Key Findings

THEMES ACTIVATED

Activating
Outdoor
Space

Fostering
Health &
Wellbeing

Nourishing
Knowledge &
Passions

PROGRAMS & ACTIVITIES

- Mountain biking
- Skating and scootering
- Outdoor picnics
- Picnics and barbecues
- Court sports

- Counselling services for teens
- Coat closet
- Food pantry
- Self-defense classes
- Fitness programs

- Kayaking and canoeing
- Swimming lessons
- Fishing
- Pre-school programs
- Intro level music and dance
- Streaming video games

COLLECTION & TOOLS

- Rails to practice
- Spike ball
- Corn hole
- Chalk

- Workout gear kit
- Mental health materials

- Fishing gear
- Community hiking trail guide
- Instruments
- Recording equipment
- Video games and online games

LOOK AND FEEL

- Bright colors; but not chaotic like it is right now
- Gallery that they (the tweens) identify with
- Purposeful material finishes
- Resilient flooring
- Open and spacious
- Clear visuals to outdoors

INSPIRING PLACES

- New London rec. center
- Groton community center
- Manchester community center
- Ridgfield community center

SENIOR CENTER

Key Findings

THEMES ACTIVATED

Activating
Outdoor
Space

Creating
Inter-
Generational
Connections

Fostering
Health &
Wellbeing

PROGRAMS & ACTIVITIES

- Outdoor concerts
- Cook-outs and picnics
- Swimming
- Bocce and other lawn games
- Dog park and walking trail
- Gardening

- Life long learning programs
- Genealogy
- Electronic classes
- Music programs
- Culinary courses
- Boy and Girl Scouts visits and performances

- Non-medical therapies (aromatherapy, music, art)
- Medical nursing, audiologist, footcare
- One-on-one fitness training
- Support group
- Adult daycare

COLLECTION & TOOLS

- Bird watching kit
- Lawn games
- Gardening tools
- Barbecue

- Zoom accounts
- Knit & crochet set
- Tablets and computers

- Workout gear kit
- Memory care tools
- Mental health materials

LOOK AND FEEL

- Enhanced outdoor space
- Well maintained paths, gardens and trails
- Sleek, clean, and organized
- Welcoming and inviting
- Less institutional and more homey
- Open and spacious
- Youthful
- Lighting and environment control
- Temperature controlled
- Safe

INSPIRING PLACES

- The Penn State Arboretum

Space Program

Program Summary

Shared Space

Public Library

Parks & Recreation

Senior Center

EAST LYME COMMUNITY CENTER

Program Summary

The program summary outlines specific space types within the building, offering scaled options to maximize available space. These space types were identified through interviews with department heads and community input sessions. Additional refinement and validation is required for future planning and design.

Refer to the concept planning section for details on small, medium, and large planning schemes.

EAST LYME COMMUNITY CENTER BUILDING SUMMARY

DEPARTMENT	EXISTING	PROGRAM OPTIONS		
		SMALL	MEDIUM	LARGE
Shared Community Center	7,749	7,006	7,781	7,045
Library	14,340	13,852	15,244	17,764
Historical Society	931	1,365	1,365	1,765
Senior Center	4,767	4,767	6,102	7,409
Parks & Rec	5,627	5,627	7,675	16,664
NSF	33,414	32,617	38,167	50,647
Circulation Multiplier	1.05	1.2	1.2	1.2
BUILDING TOTAL	35,085	39,140	45,800	60,776

SHARED SPACE

New Space Types

The listed space types, sourced from program interviews and community engagements, are either new additions or reallocated spaces within the building. They represent the most requested spaces, aiming to support the diverse needs and aspirations of the community. These options serve as a menu of possible space types and should be considered in future planning and design.



Community Café

A sought-after Community Cafe will activate a communal space, offering a casual spot for all ages to socialize, relax, grab snacks, and work informally. Visitors can bring their own refreshments or purchase from a café vendor or vending machine.



Vibrant Bookstore

The Vibrant Bookstore, adjacent to the Community Cafe, fosters a neighborhood bookstore vibe, showcasing new materials and installations to elevate the library entrance experience.



Community Event Space

The revamped Assembly Room now serves as the Community Event Space, catering to diverse community needs such as hangouts, forums, workshops, storytelling, parties, and various events and activities. This multi-functional area is accessible for after-hours use by other community members as well.



Small Meeting Rooms

These meeting rooms, requested across departments, aim to offer a reserved, private space for community members. Designed for one-on-one appointments with partnered professionals (like financial advisors, counselors, therapists), they also serve as quiet spaces for work or private calls.



Outdoor Spaces

There was substantial demand to activate outdoor spaces with several amenities, including: an outdoor patio and lounge, barbecue and picnic area, gazebo, outdoor theater and performance space, community garden, sensory garden, children's playground, sports courts, skate park, biking trails, and dog-friendly walking trails.

SHARED SPACE

Proposed Program

The shared program details the current space and proposed programs with the three scaled options - small, medium, and large - which will be further elaborated upon in the planning phase.

Program Notes

- The shared lobby will be redesigned to house a Community Café & Bookstore space, enhancing the welcoming atmosphere and establishing a central gathering hub for the community.
- All departments requested the inclusion of small meeting rooms.
- While existing restrooms will remain, the proposed program includes adding a family restroom.
- The shared Assembly space has been repurposed as the Community Event Space, anticipating renovations to align with community needs. It will also feature essential AV equipment, controls, and storage support.

East Lyme Community Center: Proposed Program						
SPACE		Area				REMARKS
Qty	Space	Existing	Small	Medium	Large	Notes
Community Center Shared Space						
Lobby						
1	Entry (Lobby)	1,695	0	0	0	
1	Community Café & Exhibit Space		2,130	2,215	2,215	
2	Small Meeting Rooms		0	360	360	
1	Lobby Cove	251				SQFT absorbed in Community Café & Exhibit Space
1	Lobby Corr.	568				SQFT absorbed in Community Café & Exhibit Space
1	Mech. Room	492	492	492	492	
1	Meeting Room	617	0	330	0	SQFT absorbed in Library Program
1	Men W.C.	178	178	178	178	
1	Women W.C.	136	136	136	136	
1	Family Restroom	0	100	100	100	
	Subtotal	3,937	3,036	3,811	3,481	
Shared Assembly Spaces						
1	Recreation and Community Event Space		3,650	3,650	3,064	Multipurpose, divisible walls for two (2) program spaces
1	AV Closet		40	40	150	Support for Community Program Room
1	Control Rm		80	80	150	Support for Community Program Room
1	Assembly Room 1	1,072				Reallocated to community event space
1	Assembly Room 2	1,476				Reallocated to community event space
1	Assembly Room 3	1,052				Reallocated to community event space
3	Storage Closet	96	100	100	100	
2	Storage Room [C606]	116	100	100	100	
	Subtotal	3,812	3,970	3,970	3,564	
	Total ANSF	7,749	7,006	7,781	7,045	

PUBLIC LIBRARY

New Space Types

The listed space types, sourced from program interviews and community engagements, are either new additions or reallocated spaces within the building. They represent the most requested spaces, aiming to support the diverse needs and aspirations of the community. These options serve as a menu of possible space types and should be considered in future planning and design.



Community Exhibit Space

A versatile open gallery adjacent to the Community Cafe will display the East Lyme Historical Society's archives and artifacts. It will also feature local artists' and community members' works alongside the historical collection for public viewing.



Community Living Room

The Reading Room has transformed into the Community Living Room, providing a versatile space for intergenerational connections. With diverse seating options, patrons can socialize, relax, or enjoy a book in solitude or with others.



YA/Teen Lounge

A dedicated Young Adult (YA) area has been created to cater to the significant yet underserved tween/teen population. This space is exclusively for teens, offering them a place to socialize, play games, study, and share knowledge.



Community Program & Lecture Space

A multipurpose open room designed for diverse program functions. It's accessible for community use after regular hours.



Maker Space

The Maker Space caters to the community's need for hands-on content creation, offering dedicated workstations, tools, and supplies.



Co-working Zone

This area offers patrons a quiet setting for individual or collaborative work, providing diverse options for laptop users, studying, and small group collaboration.



Community Kitchen

The Community Kitchen will cater to the community's interest in cooking classes, providing a suitable area for these programs. This space can range from a fully-equipped kitchen to a mobile demonstration cart.



Library of Things

The Library of Things offers patrons free access to tools, recreational supplies, and equipment available for checkout or borrowing.

PUBLIC LIBRARY

Proposed Program

The Public Library program details the current space and proposed programs with the three scaled options - small, medium, and large - which will be further elaborated upon in the planning phase.

Program Notes

- Added patron day lockers and Library of Things to the welcome area.
- Reallocated the East Lyme Room to the historical society program.
- Increased the size of the Children's Department at varying levels.
- Enhanced public spaces with assumption collection footprint increases slightly to provide more circulation.
- Reduced and standardized offices to create an open work area, media storage, and a larger staff break room.
- Expanded and consolidated the Historical Society area, incorporating increased archive storage and office space. Displays will be spread throughout the library and within the 'Community Exhibit Space.'
- Resized storage spaces to improve overall capacity and organization.

East Lyme Community Center: Proposed Program						
Qty.	SPACE	Area			#MARKS	Notes
		Existing	Small	Medium		
East Lyme Public Library						
Welcome Area						
1	Patron Day Lockers		50	100	100	
1	Vibrant Bookstore		450	550	550	200 sqft absorbed by Library of Things + Patron Lockers
1	Lobby	560				200 sqft absorbed by Library of Things + Patron Lockers
1	Circ. Desk	265	325	325	325	
	Subtotal	825	825	975		
East Lyme Room						
1	East Lyme Room	815				SQFT absorbed by Historical Society
1	Storage (A205)	116				SQFT absorbed by Historical Society
	Subtotal	931	-	-	-	
Children's Department						
1	Children's Activity Zone		600	800	2,000	
	Children's Collections	1,738	1,800	1,800	2,200	Increased SF to provide more circulation space
1	Children's Library	2,344				
1	Children's Program Room	330	500	600	800	
1	Diagn. Office	189	200	200	200	
1	Children's Ref. Desk	155	160	160	160	
1	Stroller Parkers		50	50	50	
	Subtotal	7,992	3,310	3,640	5,540	
Public Spaces						
1	Co-working & Business Center		250	300	350	Absorbed some SQFT from Reading Room - place adjacent to Media Rooms
1	YA/Teen Space		330	400	560	10-18 people
1	Young Adult Collections	150	130	130	160	Assumes existing sqft (TRC) dispersed throughout, includes circ.
	Teen Lounge		200	270		
1	Community Kitchen				680	
1	Maker Space				680	
1	Community Program & Lecture Space		850	1,200	1,200	Two program rooms with disable walls, 30 occupants each Historical Society to share
1	Community Program Space		750	1,000	1,000	40-50+ people
1	AV Closet		60	100	100	Support for Community Program Room
1	Control Rm		50	100	100	Support for Community Program Room
1	Media Room	182	180	180	180	
1	Community Living Room	1617	1500	1,500	2,000	60-80 people
1	Ref. Desk	161	160	160	160	
	New Books	198				
	Young Adults	164				
	Periodicals	300				
	Adult Collections	4837				
1	Book Storage	347				SQFT absorbed by Historical Society
	Collection Stacks + Circulation	4184	4184	4184	4184	Assuming existing footprint, to be confirmed
1	Adult Collections	3887	3887	3887	3887	Dispersed throughout, includes circulation
1	New Books	130	130	130	130	Dispersed throughout, includes circulation
1	Periodicals	167	167	167	167	Dispersed throughout, includes circulation
	Subtotal	7,627	7,454	7,924	9,314	
Staff Spaces						
1	Open Work Area		150	300	350	Open space for staff to spread out and conduct work
1	Library of Things		100	150	200	Storage for sewing machines, gardening tools, sports and beach equip.
1	Media Storage		50	60	60	
1	Circ. Office	158	150	150	200	
1	Exec. Dir. Office	156	150	150	150	
1	Director's Office	160	150	150	150	
1	Admin. Assistant	178	100	110	125	
1	Accounting	118	100	125	125	
1	Staff Break Room	154	154	300	300	
4	Large Storage Rooms	344	350	400	400	
1	Tech Services	694	700	700	750	
1	Tech Services Storage	0	100	100	100	
	Subtotal	1,965	2,263	2,715	2,910	
	Total ANSF	14,140	13,802	15,244	17,764	
Historical Society						
1	East Lyme Room	815	815	815	815	
1	Storage (A205)	116				SQFT absorbed by Archive Storage
1	Distributed Display		550	550	650	High-Density Storage
1	Archive Storage		200	200	300	Near archive storage
	Subtotal	931	1,365	1,365	1,765	
Library Total		15,271	15,217	16,609	19,529	

PARKS & RECREATION

New Space Types

The listed space types, sourced from program interviews and community engagements, are either new additions or reallocated spaces within the building. They represent the most requested spaces, aiming to support the diverse needs and aspirations of the community. These options serve as a menu of possible space types and should be considered in future planning and design.



Welcome & Reception

An enhanced welcome space that opens up existing reception to create a better arrival experience, increased circulation and improve visibility.



Café Lounge

A designated lounge area for youth and families to gather, relax, and enjoy snacks. It also serves as a lunch spot during summer camps.



Game Alley

A versatile space for individual or group relaxation and entertainment. Families and friends can engage in tabletop sports, video games, card and board games, and other recreational activities.



Homework Hub

A dedicated space furnished with tools and equipment for informal assistance and instructional learning.



Music and Recording Studio

An area dedicated to content creation and music. Patrons of all ages can participate in music lessons, private practices, and entry-level music or podcast recording.



Study Nooks

Quiet, cozy alcoves offer tranquil spots for reading, focused work, and sensory breaks, providing a relaxing escape.



Counseling Room

A secure, private space for teens to meet counselors or for one-on-one sessions.



Field House

A field house is included in the large program option to address the growing demand for recreational space in East Lyme. This proposed addition aims to meet the community's need for expanded facilities to support various recreational activities and programs.

PARKS & RECREATION Proposed Program

The Parks & Recreation program details the current space and proposed programs with the three scaled options - small, medium, and large - which will be further elaborated upon in the planning phase.

Program Notes

- Combined waiting and reception for an enhanced arrival experience
- Reallocated youth center area for specific activity zones (Homework Help, Music Studio, Café, Game Alley)
- Introduced dedicated counseling room for one-on-one sessions with youth
- Added study nooks for quiet study or work areas
- Standardized offices for an open workspace and 4–6-person meeting room (med/large program)
- Resized storage for better organization
- Proposed small field house for recreational programs (large program)
- A field house is included in the large program option to address the growing demand for recreational space in East Lyme

East Lyme Community Center: Proposed Program						
Qty.	SPACE	Area			REMARKS	
		Existing	Small	Medium		Large
Notes						
Parks & Rec						
Welcome Areas						
1	Welcome & Reception		700	800	800	
1	Registrar of Voters	267				SQFT absorbed by counseling rooms
1	Storage Room	98				SQFT absorbed by staff spaces
1	Corridor	342	65	130	130	SQFT absorbed by Study Nooks
1	Foyer	59				SQFT absorbed by Welcome & Reception
1	Waiting	182				SQFT absorbed by Welcome & Reception
1	Park & Rec Reception	295				SQFT absorbed by Welcome & Reception
	Subtotal	1,243	765	930	930	
Youth Center						
1	Activity/Homework Hub		1,000	1,420	1,175	
1	Music and Recording Studio		0	360	320	
1	Café Lounge		460	800	650	Snack prep station, i.e., microwave, sink
1	Game Alley		400	900	460	
1	Counseling Room		100	200	150	Enclosed one-on-one counseling room
4	Study Nooks		400	450	400	2-4 person study nooks
1	Vestibule	159	150	100	100	
1	Youth (Teen) Center	986				SQFT reallocated
2	Youth (Teen) Room	379				SQFT absorbed by Game Alley
1	Youth (Teen) Nook	113				SQFT absorbed by Game Alley
1	Toilet	90	90	125	125	
1	Storage Room	108	80	80	80	
1	Snack Bar	110				SQFT absorbed by Café Lounge
1	Passage [B511]	61				SQFT absorbed by New Spaces
2	Storage Closet	44	51	80	80	
	Subtotal	2,050	2,731	4,515	3,540	
Staff Spaces						
1	Open Work Area	199	600	500	600	Conferenc and Event Prep
1	4-6p Meeting Room			300	300	
1	Directors Office	199	200	150	150	
1	Office		150	150	150	Youth, Family and Human Services
1	Office B506	238	150	150	150	
1	Open Office	487				Reallocated to Open Work Area
1	Maintenance Room			410		
1	Maint. [B406]	264	225		264	
1	Maint. [B505]	176	176		150	
1	Office B404	158	150	150	150	
1	Office B409	288	150	150	150	
1	Storage Room	214	250	190	250	
1	Historical Storage/Exhibit				300	Exact SF to be confirmed
1	Toilet	111	80	80	80	
	Subtotal	2,334	2,131	2,230	2,694	
Field House						
1	Field House				9,500	
	Subtotal				9,500	
	Total	5,627	5,627	7,675	16,664	

SENIOR CENTER

New Space Types

The listed space types, sourced from program interviews and community engagements, are either new additions or reallocated spaces within the building. They represent the most requested spaces, aiming to support the diverse needs and aspirations of the community. These options serve as a menu of possible space types and should be considered in future planning and design.



Senior Day Lounge

A gathering space with a variety of seating for patrons to casually meet, relax and to be alone/together.



Program Room

An open room with varying program functions such as art and crafts, fitness programs, games, and movie nights.



Fitness Studio

A designated space for individual or small group fitness activities like yoga, meditation, aerobics, and strength training.



Clinic/ Wellness Room

A private area for patrons to meet visiting medical personnel for wellness checks, treatments, therapy, and more.



Staff Meeting Room

A staff area for department meetings and private discussions with patrons regarding financial aid, food security, and physical and mental health matters.

SENIOR CENTER

Proposed Program

The Senior Center program details the current space and proposed programs with the three scaled options - small, medium, and large - which will be further elaborated upon in the planning phase.

Program Notes

- Reallocated arts and craft room and day room for new program support
- Added fitness studio (large program only)
- Rezoned existing senior center open space to support program room and senior day lounge
- Added clinic and wellness room for treatments, wellness checks, and social service meetings
- Included laundry room and medical supply closet
- Maintained existing kitchen
- Reduced and standardized offices in staff space, allowing for a 4-6-person meeting room (med/large program only) and increased storage

East Lyme Community Center: Proposed Program						
SPACE		Area			REMARKS	
Qty	Space	Existing	Small	Medium	Large	Notes
Senior Center						
Public Spaces						
1	Program Room		1,100	1,300	1,300	Divisible wall to split into 2 rooms for fitness classes, arts and crafts, etc
1	Fitness Studio			600	800	
1	Senior Day Lounge		1,050	1,050	1,680	
2	Clinic/Wellness Room		300	300	300	Wellness Checks, Treatments, Social Worker
1	Clinic Waiting Area				150	
1	Medical Supply Closet		35	45	60	Near or in Clinic Room
2	Program Storage Room		100	150	150	
1	Vestibule	56	80	150	150	
1	Lobby	386	320	500	500	Expand to exterior for more coverage for waiting
1	Senior Center	1,696				SQFT reallocated
1	Day Room	407				SQFT allocated to Day Lounge
1	Arts & Crafts	398				SQFT allocated to program room
1	ADA Toilet	124	124	124	124	
1	Women W.C.	126	126	126	126	
2	Storage Room [C608]	188	188	188	200	Split into smaller electrical closets
	Subtotal	3,381	3,423	4,533	5,540	
Kitchen						
1	Kitchen	491	491	491	491	
1	Dishwasher	120	120	120	120	
1	Laundry Room		30	30	30	In Kitchen Storage
1	Storage	158	128	128	128	SQFT allocated to Laundry Room
	Subtotal	769	769	769	769	
Staff Spaces						
2	Storage Closet		40	90	90	
1	Meeting Room 4-6			160	160	
1	Senior Director	159	150	150	150	
1	Senior Reception	163	150	150	150	
1	Senior Admin.	202	150	150	150	
1	Office	93	85	100	100	
1	Break Room				300	SF to be confirmed
	Subtotal	617	575	800	1,100	
Total		4,767	4,767	6,102	7,409	

Planning Concepts

Concept Overview

Space Type Overview

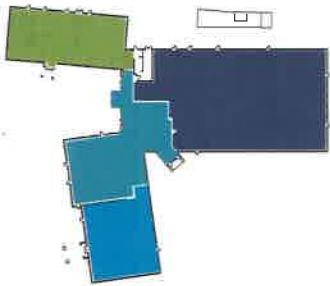
Concept Plans



PLANNING CONCEPT OVERVIEW

The design team developed three conceptual schemes offering different levels of expansion and renovation for the existing East Lyme Community Center building. While minor adjustments and space reallocation could fulfill some future needs, comprehensive renovations would be necessary to accommodate all desired spaces and enhance the community experience. Each scheme represents scalable options for potential future building designs, requiring further validation and study to finalize the design approach.

Small

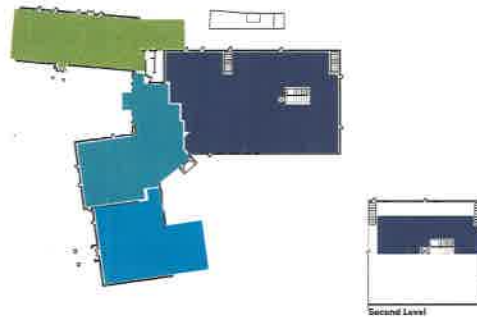


The small scheme involves strategic space reallocation within the existing layout without expanding the footprint or undertaking substantial renovations. This approach aims to accommodate the desired space requirements through efficient rearrangement and minimal modifications to the current building structure.

The Small Scheme accommodates 1,322 to 793 people, assuming 30 to 50 square feet per person.

Total Area: 39,678 USF

Medium

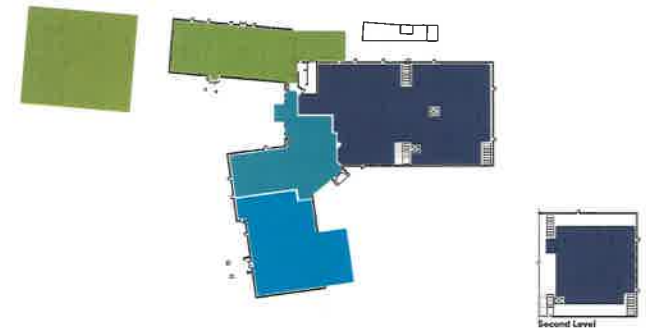


The medium scheme reorganizes space through renovations and expansions in key areas like Parks and Recreation Staff Spaces, the Senior Center Program Room, and the second level of the Public Library. This aims to better cater to community needs by enhancing these sections while maintaining structural improvements on multiple levels.

The Medium Scheme accommodates 1,598-959 people, assuming 30-50 square feet per person.

Total Area: 47,946 USF

Large



The large scheme involves extensive renovation and expansion, including ground-level expansions in the Senior Center Fitness Center, increased square footage for the second-level Public Library expansion, and new construction for the Parks & Recreation Field House.

The Large Scheme accommodates 2,082-1,249 people, assuming 30-50 square feet per person.

Total Area: 62,471 USF

PLAN LEGEND

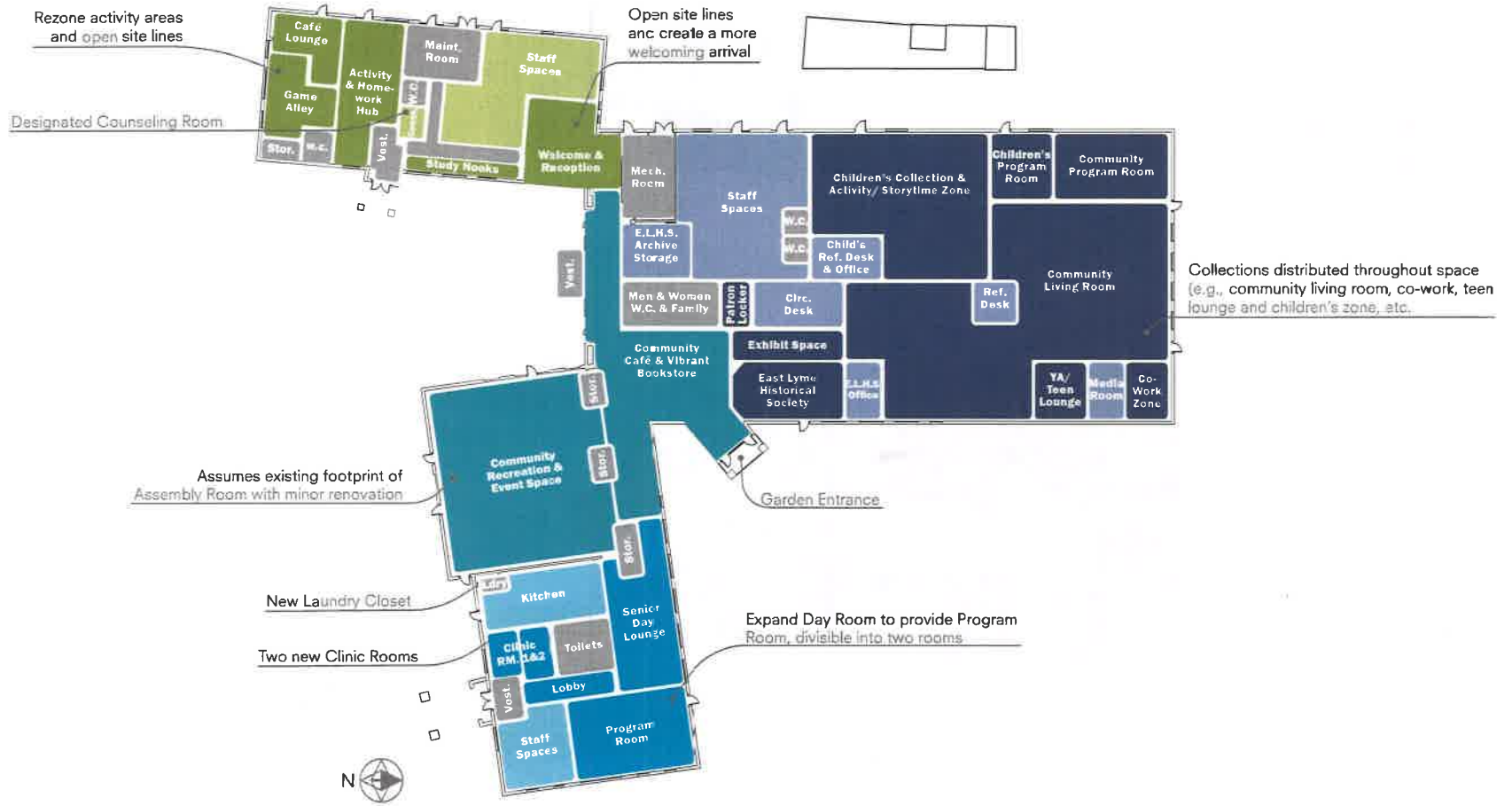
Shared Space ■ Public Library ■ Parks & Recreation ■ Senior Center ■

SPACE TYPE OVERVIEW

The following planning concept schemes illustrate various space types requested by community and staff members, outlined in the programming section. While each planning concept scales these space types differently, it's crucial that these spaces are adaptable and flexible by design. They should accommodate a mix of programs and activities, regardless of the specific planning scheme. This page is color-coded to represent the mix of spaces and how they correspond with the themes, activities, and programs derived from community and staff engagement.

THEMES	PROGRAM SPACE*	PROGRAMS & ACTIVITIES
<p>Activating Outdoor Space</p>	<p>Shared Space Community Plaza Pollinator Garden Community Cafe & Exhibit Space Community Recreation & Event Space Small Meeting Room Public Library Outdoor Activity Zone Outdoor Performance Space Vibrant Bookstore Community Living Room Community Program & Lecture Space Children's Activity Zone & Collections Children's Program YA/ Teen Space Co-Working & Business Center Maker Space Media Room Community Kitchen* East Lyme Historical Society (E.L.H.S.)</p>	<p>Compost station Bike and bus service Electric car charging station Outdoor movies Mountain biking Skating and scootering Outdoor picnics Picnics and barbecues Court sports Outdoor concerts Cook-outs and picnics Swimming Bocce and other lawn games Dog park and walking trail Gardening Living history Affinity meet-ups Parent & child book club (K-12) Alternate prom for non-traditional kids Life long learning programs Genealogy Electronic classes Music programs Culinary courses Boy and Girl Scouts visits and performances</p>
<p>Creating Inter-Generational Connections</p>	<p>Parks & Rec Outdoor Sports Courts Café Lounge Game Alley Counselling Room Field House* Activity & Homework Hub Music & Recording Studio* Study Nooks Senior Center Covered Patio Senior Day Lounge Program Room Kitchen Clinic & Wellness Room Clinic Waiting Area* Fitness Center*</p>	<p>Counselling services for teens Coat closet Food pantry Self-defense classes Fitness programs Non-medical therapies (aromatherapy, music, art) Medical nursing, audiologist, footcare One-on-one fitness training Support group Adult daycare Self-defense courses Health resources VR historical walking tour Music programs Tech classes Culinary classes YA programs Kayaking and canoeing Swimming lessons Fishing Pre-school programs Intro level music and dance Streaming video games</p>
<p>Fostering Health & Wellbeing</p>	<p>*Program Space here does not include support space such as staff spaces, welcome, circulation, and reference desks, restrooms, storage, maintenance, mechanical and circulation space.</p>	
<p>Nourishing Knowledge & Passions</p>		

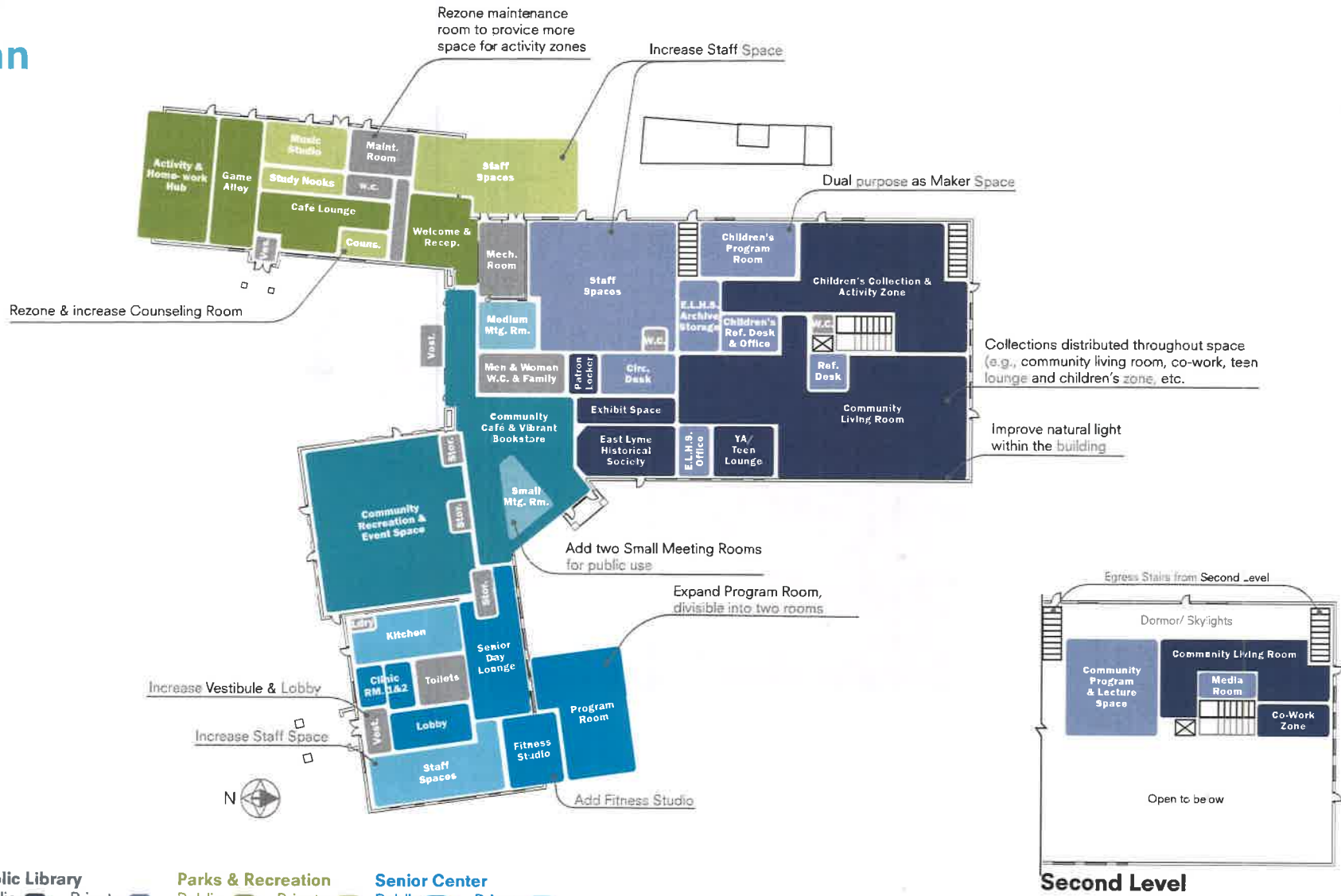
SMALL Concept Plan



PLAN LEGEND

Shared Space	Public Library	Parks & Recreation	Senior Center
Public Private	Public Private	Public Private	Public Private

MEDIUM Concept Plan



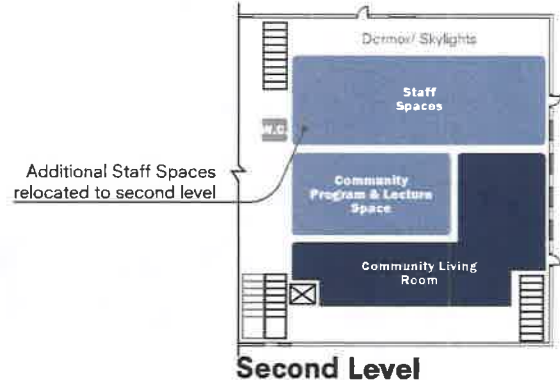
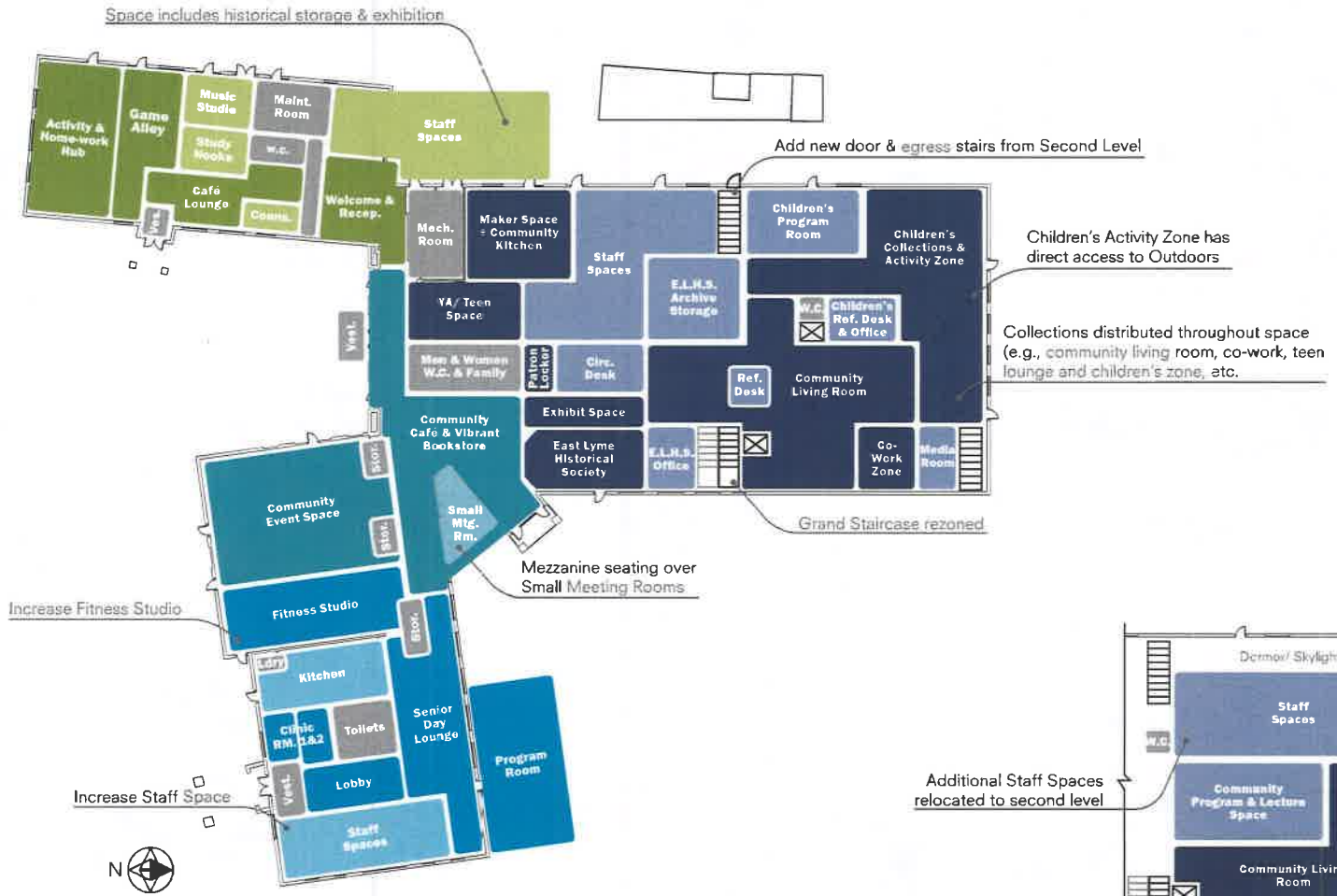
PLAN LEGEND

Shared Space		Public Library		Parks & Recreation		Senior Center	
Public	Private	Public	Private	Public	Private	Public	Private

LARGE Concept Plan



New build: Field House provides space for indoor recreation and programming



PLAN LEGEND

Shared Space	Public Library	Parks & Recreation	Senior Center
Public	Public	Public	Public
Private	Private	Private	Private

Site Planning Concepts

Site Overview

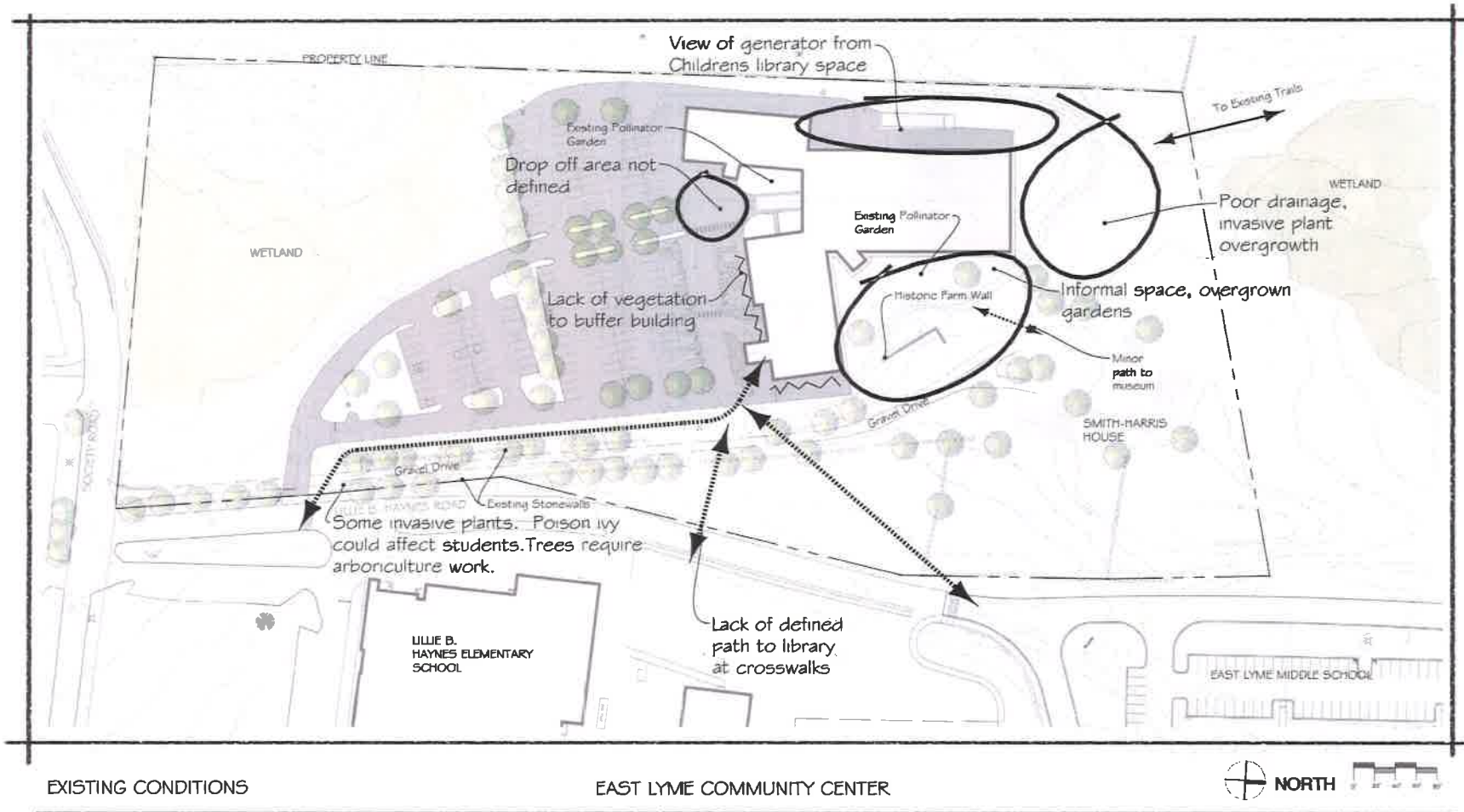
Concept Overview

Outdoor Spaces Overview

Aspirational Site Plan

SITE OVERVIEW

Site Analysis



SITE OVERVIEW

Adjacent Opportunities

The adjacent parcels, their existing uses and open spaces provide abundant potential for addressing many of these ideas and increasing social interaction of multiple age groups through participation in active and passive outdoor activities that are near.

Natural Resources

- Increase access to the surrounding natural resources can by improving and expanding trails.
- Expand related programming.
- Improve vegetation diversity. Remove Invasive plants.
- Partner with other non-profits that already have materials and programming such as Audubon, the University of Connecticut Extension, garden clubs and others can facilitate quick implementation.
- The Museum's open space provide opportunities for community gardens.

Enhance and expand existing trails. Develop systems and programs for walking & mountain biking bird watching. Potential for improving vegetation diversity to create native plant walk.

Existing wetlands: create trails and educational programs and signage

Museum /Agriculture Community Gardens & cooperative programming

Minor Pond - Ecological Value

Gorton Pond Dock

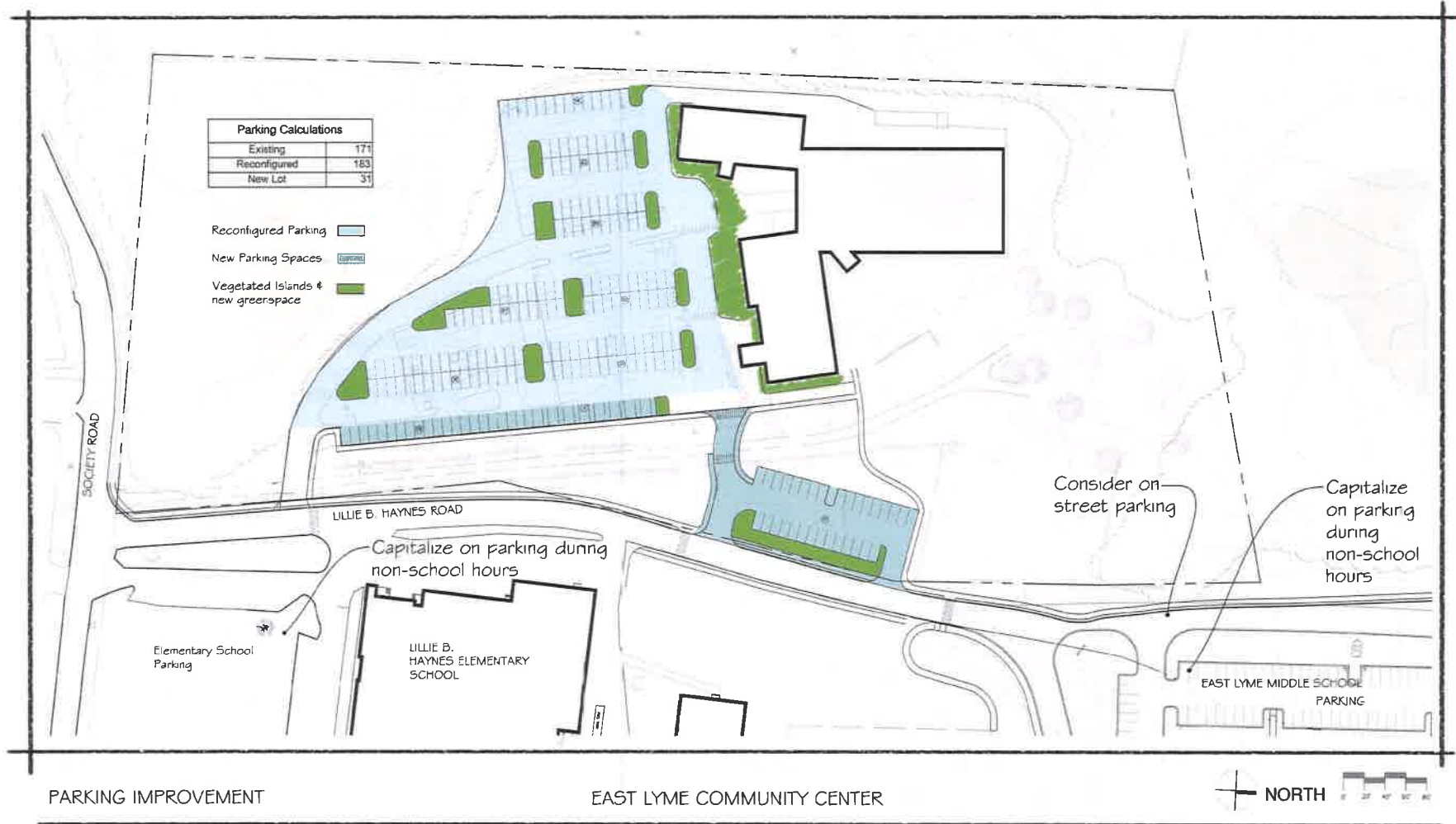


Image credit: CT ECO - maps.cteco.uconn.edu



CONCEPT OVERVIEW

Increased Parking Opportunities & Safety



OUTDOOR SPACES OVERVIEW

SPACE

Active

Sheltered

Gathering

Garden

PASSIVE OUTDOOR ROOMS

Outdoor Rooms: open level spaces that can be programmed and furnished in numerous ways

Patios: (stable & accessible surfaces-Open / Sheltered)

- Relaxing outdoors
- Working and studying
- Extension of Café & Exhibit space
- Picnicking
- Corn Hole
- Convert to performance space
- Reading

Soft Ground: (grass/mulch)

- Yoga
- Children's yard games
- Gathering
- Movies
- Picnicking (@ Museum)

Gardens:

- Pollinator & Bird friendly
- Quiet designed reading spaces
- Accessible gardens-sensory
- Community Gardens (cooking classes / connection to Museum)
- Ecological Learning
- Garden Maze = thoughtful space



OUTDOOR SPACES OVERVIEW

SPACE

Active

Sheltered

Gathering

Garden

ACTIVE SPACES

Specified Spaces: Design more for specified uses-but still can be flexible

Specified Courts, hard surfaces and other areas:

- Basketball
- Bocci
- Ping Pong
- Pickle Ball
- Rollerblade skate park
- Climbing Wall

Trails: (connections @ Community Center)

- Mountain biking
- Dog walking
- Birding
- Wetlands & Wildlife Education
- Wild flower and native plant trails
- History walks (Museum connection: agriculture/gardens)



SHARED SPACE

New Outdoor Spaces



Nooks

Simple spaces, easily defined by gardens, surfacing and chairs allows smaller groups to interact more intimately. Social nooks at the front of the building provide an easy space to relax while waiting for a ride, gathering friends before attending an event, or just sitting in the sun enjoying company.

Reading nooks scattered throughout a garden create an environment to enjoy a novel in the sun, chat with a colleague. Or explore plants and insects with child - field book in hand



Gardens

Gardens can be designed as simple or as complex as the people who maintain them desire. Large fields designed correctly can be maintained with yearly mowing and removal of invasives. Gardens closer to the building can be created in association community groups like the Audubon, and Garden Club. Rain gardens can provide examples of green infrastructure with educational signage and programs to encourage residents to help reduce the impacts of non-point source pollution.



Trails & Boardwalks

Responding to requests from the community, bike trails, dog walking paths and native plant displays could be developed. A board-walk through the wetland would allow student from the adjacent schools to walk through and learn. Walks that pass pollinator meadows encourage interaction with nature.



Community Gardens

The proximity of the Brookside Farm Museum (Smith-Harris House) creates a natural opportunity for synergies between the community center, historic society and museum. A community garden and greenhouse are a natural fit. Programming between the organizations would enhance experiences through cooking classes, seed exchanges, outdoor book programs, and farmers market with the Agricultural Committee.



SHARED SPACE

New Outdoor Spaces



Open Gathering Spaces

The act of creating and improving large attractive and accessible outdoor surfaces provides immeasurable value for programming. A large entry court at the front of the building, a patio creating a connection between the library and senior center, or a simple grassy lawn all allow for a spectrum of events and uses. Adding chairs and tables creates an expanded café, and provide opportunities for picnicking, or social gatherings. Setting up small tents creates a festive feel for events such as a weekly seasonal farmers market, health and book fairs, career days, fund raising and more. Adding a lectern and chairs permits outdoor learning, or a setting for movies under the stars. The large parking lot could be utilized for food trucks, tents along the eastern side with the Allée providing a green backdrop.



Multi-use Active Surfacing

A multi-use court expand active play space to the outdoors. A field house exterior climbing wall allows for use of a vertical space and can create a sense of excitement. Applying multi-use surfacing on the children's side of the library retains the critical safety access for emergency vehicles while also providing a new colourful area for children. Large moveable containers with plantings creates easy greenery that can be moved and used based on space and event needs.



Covered Spaces

A simple covered space can be used for a community stage. It can also be used for outdoor lectures, cover for exhibition and displays, a place for children to pretend they are stars. The backdrop could be a movie screen on the reverse side where a grassy lawn provides seating. An equipment storage building can also serve as a trail information kiosk, watering station and a place to sit and gather.



Active Recreation

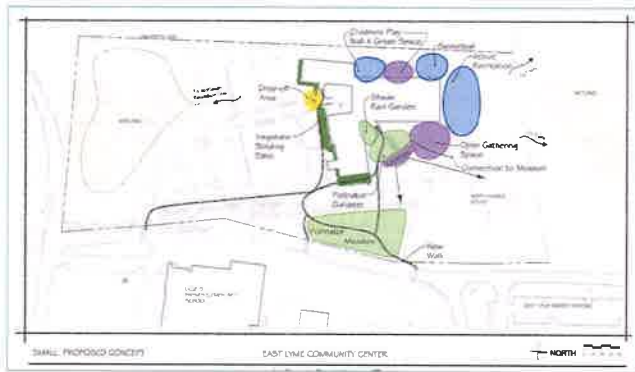
Active recreation can include a wide range of activities, including basketball, pickleball, exercise equipment, ping pong, or other activities intended to promote movement and engagement with visitors. Overall, the land surrounding the Community Center affords opportunities to utilize open space for increased active recreational facilities. These should not include large fields, but smaller facilities that can be located in close proximity to the Center.



CONCEPT OVERVIEW

Immediately around the building there are varying degrees of open and undeveloped area for possible improvement. An access road and a generator on the western side of the building, restricts some activities there. Expansion for outdoor activity and links to trails spaces are available on the northern end of the Library. On the eastern side of the buildings the Senior Center and the Library creates an inviting partially enclosed outdoor area. Alterations in topography could create expanded views to engage the Brookside Farm Museum more directly with the Community Center. Medium and Large concepts build on the improvements proposed in the Small concept. Although related to the buildings Small, Medium and Large these concepts can be developed independently.

Small



SMALL: simple additions to the landscape can provide meaningful changes.

West:

- Children's Play and green space to read in
- A basketball half court

North:

- Active recreation area

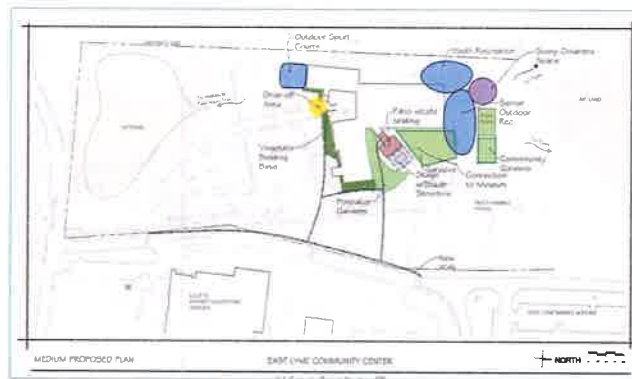
East:

- Shade rain garden
- Open gathering space
- Enhanced garden for pollinators with path to top of mound
- Gathering/viewing area at top of mound overlooking Smith-Harris House
- Large Pollinator field with path and educational signs.

South:

- Vegetation helps separate the buildings from parking areas with defined pedestrian routes for safety.

Medium



MEDIUM: addition of structures for more formal spaces.

West:

- Youth Recreation

North:

- Senior outdoor recreation
- Sunny children's space
- Educational greenhouse & community garden

East:

- Formalize garden for sitting, reading, relaxing
- Patio area with cafe style seating
- Stage covered with a shade /pergola structure (Area can be used for small gatherings and fund raising events)
- Extensive pollinator /sensory gardens along Senior Center edge

Large



LARGE: maximizes land area use

South:

- Field house with a climbing wall, rain gardens, modified parking

West:

- Shade Garden and Children's outdoor library space

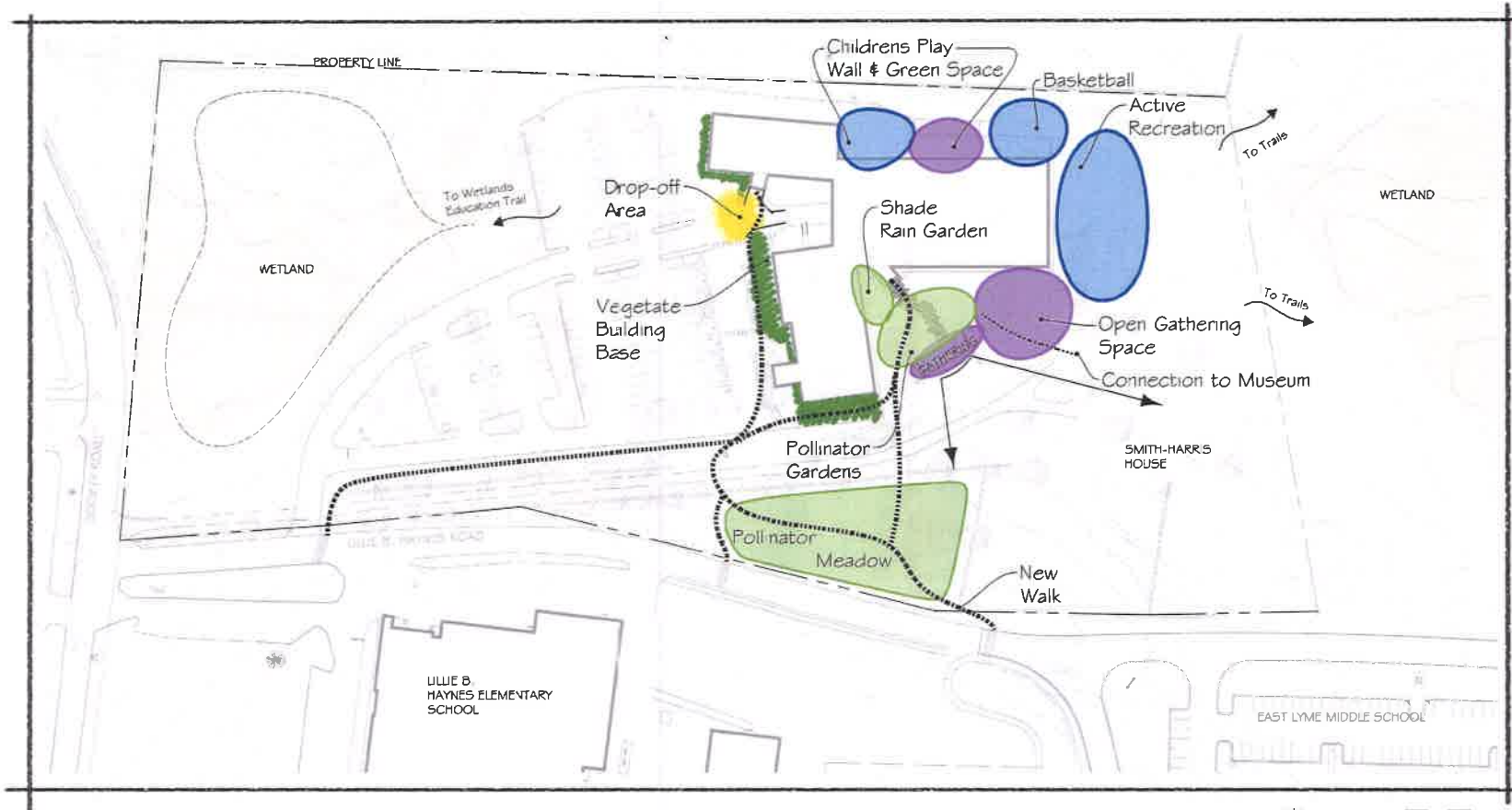
North:

- Shaded garden buffer with a large outdoor recreation area
- Community Gardens & Greenhouse

East:

- Gardens for gatherings and reading
- A large shelter with seating and a stage
- Enhancement of the existing remnant wall grassy area for yoga and children's games
- Shaded educational rain garden tucked in by the entrance
- Outdoor senior rec area for boccie, ping pong etc,
- New parking area

SMALL Concept Plan



SMALL PROPOSED CONCEPT

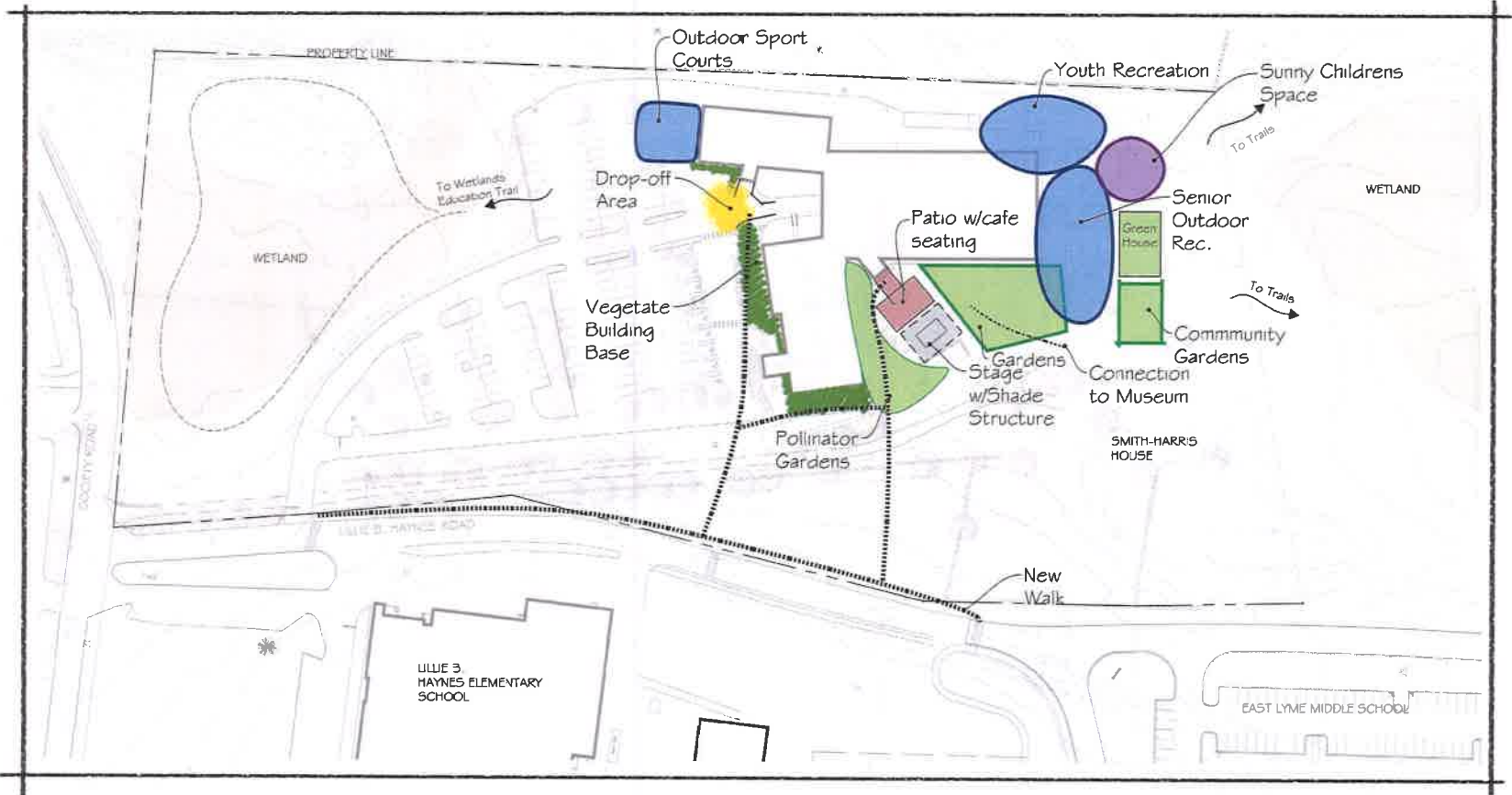
EAST LYME COMMUNITY CENTER



PLAN LEGEND

- Active ■
- Gathering ■
- Garden ■
- Pedestrian Connections

MEDIUM Concept Plan



MEDIUM PROPOSED PLAN

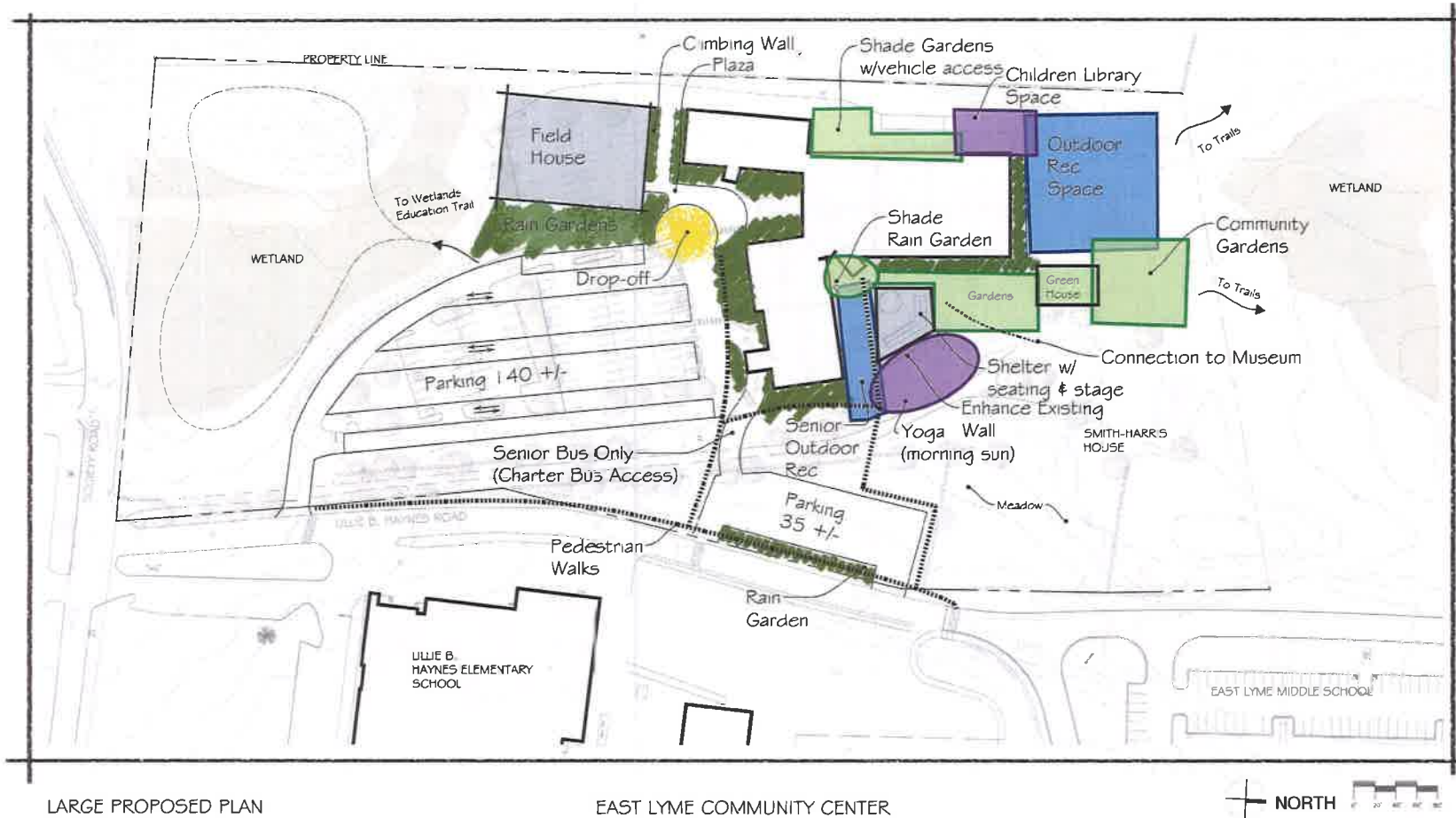
EAST LYME COMMUNITY CENTER



PLAN LEGEND

- Active** ■
- Gathering** ■
- Garden** ■
- Pedestrian Connections**

LARGE Concept Plan



PLAN LEGEND

- Active
- Gathering
- Garden
- Pedestrian Connections

ASPIRATIONAL SITE PLAN



Aspirational Site Plan

EAST LYME COMMUNITY CENTER



41 Society Road, Niantic, CT

Proposed Work & Cost Estimate

PROPOSED WORK

Based on the program and planning options, the design team has outlined the proposed work required for each option under consideration, along with a corresponding cost estimate.

Renovations

Small

- Remove the entry canopy.
- Renovations to the spaces within the Youth, Library and Senior Center wings will include reconfiguration of walls that modify the existing space layout.

Medium

- Remove the entry canopy.
- Renovations to the spaces within the Youth, Library and Senior Center Wings will include reconfiguration of walls that modify the existing space layout.
- The addition of a partial second floor located above the Library Wing.

Large

- Remove the entry canopy.
- Renovations to the spaces within the Youth, Library and Senior Center Wings will include reconfiguration of walls that modify the existing space layout.
- The addition of a larger partial second floor located above the Library Wing.
- The addition of a 10,000sf Field house adjacent to the Youth Wing that will house a small locker rooms and basketball courts.

Structural

Small

- No structural work. The proposed changes only involve interior non-load bearing walls.

Medium

- The addition of a partial second floor shall be constructed with conventional steel framing with concrete on metal deck floor.
- The new beams shall be moment connected at the column gridlines and additional steel framing shall be provided in between gridlines, spaced at 4 to 6 feet in between to support the concrete and metal deck floor.
- The existing steel beams located close to the proposed second floor level may be reused.
- The existing steel columns and concrete footings at columns may require reinforcing, based on the additional second floor load.

Large

- The structural assessment for the second-floor addition is similar to 'medium' proposed plan but covers a larger floor area.
- The addition of a 10,000sf Field house shall be constructed with long span steel joists or pre-engineered building. Pre-engineered building may have a lower upfront cost but any future modifications to the building will be limited.

PROPOSED WORK

Fire Protection*

Small

- Modify the existing sprinkler piping and sprinkler heads for new floor plan.
- Provide new hydraulic calculations for the renovated spaces.
- No modifications required at the main fire service or fire service equipment.

Medium

- Modify the existing sprinkler piping and sprinkler heads for new floor plan.
- Extend new sprinkler piping from the existing sprinkler system and add new sprinklers to the second-floor space. Modify the existing sprinklers located at the catwalk in the attic.
- Extend new sprinkler piping from the existing sprinkler system and add new sprinklers to the new staff space addition.
- Provide new hydraulic calculations for the renovated spaces and the new additions.
- Due to the location of the proposed Staff Space addition, the existing 6-inch fire service and service equipment will need to be relocated.

Large

- Modify the existing sprinkler piping and sprinkler heads for new floor plan.
- Extend new sprinkler piping from the existing sprinkler system and add new sprinklers to the second-floor space. Modify the existing sprinklers located at the catwalk in the attic.
- Extend new sprinkler piping from the existing sprinkler system and add new sprinklers to the new additions.
- Provide new hydraulic calculations for the renovated spaces and the new additions.
- Due to the location of the proposed Staff Space addition, the existing 6-inch fire service and service equipment will need to be relocated.

Flow Test

An updated flow test should be performed for the hydraulic calculations.

Sprinkler Materials

1. Steel Pipe: ASTM A53; Schedule 40 seamless carbon steel. Schedule 10 pipe shall be allowed for pipe sizes larger than 2" diameter when roll grooved mechanical couplings are used. Plain end joint connections shall not be used.
- 2.
3. Cast Iron Fittings: ANSI/ASME B16.1, flanges and flanged fittings; ANSI/ASME B16.4, screwed fittings. Malleable Iron Fittings: ANSI/ASME B16.3, screwed Class 300 type. Threads shall conform to ANSI/ASTM A47.

All sprinklers in finished spaces shall be adjustable, glass bulb, automatic sprinklers with ½ inch orifice and 5.6 K-factor, quick response unless noted otherwise. Type of sprinkler head shall be concealed type with white cover plate, Reliable model # F1FR.

- Sprinklers in unfinished spaces shall be brass upright.
- Spare sprinkler cabinet shall be provided adjacent to the service riser.
- Provide all sprinkler mains over 2 ½-inch with seismic bracing.

PROPOSED WORK

Plumbing Systems*

Small

- Modify the existing plumbing distribution piping including domestic hot and cold water, domestic hot water return, waste and vent piping as required for new plumbing fixture locations.
- No modifications required for the existing plumbing utilities.
- No modifications required for the existing domestic hot water heaters.
- All new plumbing fixtures shall be installed in accordance with the 2021 International Plumbing Code.

Medium

- Modify the existing plumbing distribution piping including domestic hot and cold water, domestic hot water return, waste and vent piping as required for new plumbing fixture locations.
- Extend new plumbing piping to the new second floor space to all new plumbing fixtures.
- Extend new plumbing piping to the new staff space addition to all new plumbing fixtures.
- Due to the location of the proposed Staff Space addition, the existing domestic water service and service equipment will need to be relocated.
- No modifications required for the existing domestic hot water heaters.
- All new plumbing fixtures shall be installed in accordance with the 2021 International Plumbing Code.

Large

- Modify the existing plumbing distribution piping including domestic hot and cold water, domestic hot water return, waste and vent piping as required for new plumbing fixture locations.
- Extend new plumbing piping to the new second floor space to all new plumbing fixtures.
- Extend new plumbing piping to the new additions to all new plumbing fixtures.
- No modifications required for the existing domestic hot water heaters.
- Due to the location of the proposed Staff Space addition, the existing domestic water service and service equipment will need to be relocated.
- All new plumbing fixtures shall be installed in accordance with the 2021 International Plumbing Code.

Plumbing Materials

1. Domestic water: ASTM B88, type L copper with solder or press fit joints.
2. Sanitary waste and vent: CISPI 301 Hubless cast iron pipe with cast iron fittings and stainless-steel corrugated bands.
3. Natural Gas: ASTM A53 schedule 40 black steel.
4. Condensate drain: ASTM B306 copper type DWV tube.

All new domestic water piping shall be insulated.

PROPOSED WORK

Mechanical systems

Small

- Modify the existing mechanical system for the new floor plan (Wing A, B, C).
- Replace existing Heat Pumps, as needed.

Medium

- Provide new VRF system (horizontal, ducted HPs, located in Attic, and Condensing unit, located on grade) for Additions to Wing B (4.0 ton of cooling and 30.0 MBH of heating) and Wing C (5.0 ton of cooling capacity and 36.4 MBH of heating capacity).
- Remove, relocate, and modify existing Heat pumps, serving existing First floor, ductwork, and piping connections for new floor plan.
- Provide new VRF system, 17.0 ton of cooling capacity and 124.3MBH of heating capacity (HPs and Condensing unit, located on grade) for new Second floor/Wing A

Large

- Modify the existing mechanical system for the new floor plan (Wing A, C).
- Replace existing Heat Pumps, as needed.
- Provide new VRF system (horizontal, ducted HPs, located in Attic, and Condensing unit, located on grade) for Additions to Wing B (4.0 ton of cooling capacity and 30.0 MBH of heating capacity) and Wing C (5.0 ton of cooling capacity and 36.4 MBH of heating capacity).
- Remove, relocate, and modify existing Heat pumps, serving existing First floor, ductwork, and piping connections for new floor plan (Wing A).
- Provide new VRF system 32.0 ton of cooling capacity and 240.0 MBH of heating capacity (HPs and Condensing unit, located on grade) for modification of First floor/Wing A and 32.0 ton of cooling capacity and 240 MBH of heating capacity (HPs and Condensing unit, located on grade) for new Second floor/Wing A.

Field House

- Provide (2) 20.0 tons of cooling capacity gas fired RTUs, supply and return ducts for air distribution, ceiling supply and return diffusers, control, and accessories.
- Provide roof mounted exhaust fan, duct for air distribution, ceiling diffusers and control.

PROPOSED WORK

HVAC*

Small

- All existing mechanical systems/equipment being relocated/reconfigured shall be disconnected and wiring extend to new location..

Medium

- All work listed above as part of small renovation + power to new 4-ton VRF system in attic and condensing unit on grade for addition to Wing B and new 17-ton VRF for new second floor Wing A

Large

- All work listed as part of small and medium renovation + new 32-ton VRFs for first and second floor of Wing A

***Provide new dedicated Mechanical Panel "MP" to power all new mechanical equipment size of panel board (TBD). Provide local disconnect switch, feeder and wiring from new mechanical panel "MP" to all mechanical equipment**

PROPOSED WORK

Lighting

All Rooms, corridors, stairs, lobby shall be equipped with new LED light fixtures and controls. (Refer to architect for specification and/or lighting and control allowance).

Corridors/Common Areas

New light fixtures and dimmer controls (20-Foot Candles)

Offices and Similar Areas

New light fixtures and dimmer controls (30-Foot Candles)

Rec Rooms and Similar Areas

New decorative pendant light fixtures and wall sconces with separate dimmer controls (50 70-Foot Candles)

Stairs

New stair light fixtures (20-Foot Candles)

Exterior

New Light fixtures and photocell/time clock controls (20-Foot Candles)

Elevator

Provide new shunt trip circuit breaker from Emergency Distribution to support new elevator, provide emergency lighting circuit and interconnect elevator to fire alarm and telephone systems.

Power/Data

Refer to architectural plans and provide tamper proof receptacles and data outlet.

Offices and and Similar Areas

Provide 5 duplex receptacles on a dedicated circuit and 1 telecom outlet.

Corridor

Provide 1 duplex receptacle at 50ft center.

Rec Rooms, Meeting Rooms, Conference Rooms

Provide receptacles along all walls spaced 6ft from door edge and 12ft center between receptacles. Provide 1 telecom outlet on each wall.

Café

Provide dedicated kitchen panel "KP" to power all kitchen equipment and associated mechanical equipment.

Field House and 2nd Floor Addition

Provide dedicated panel board for each new addition.

Fire Alarm System

Refer to the architectural plans and provide new speaker/strobe within all common areas and corridors.

Any existing device within existing rooms which are to remain shall be tested and measured to confirm device(s) are in good operating condition and are install per latest code requirements. Any device not in good operating condition or installation do not meet code requirements shall be relocated or replaced

Upgrade the existing Fire Alarm system as required to support new devices and addition.

COST ESTIMATE

Small Concept

Small Concept

Item	Units	Quantity	Unit Cost	Total
A Wing Library				
First Floor Renovation				
* Demolition	sf	18,030	\$5	\$90,150
* General Construction	sf	18,030	\$80	\$1,442,400
* Plumbing	sf	18,030	\$12	\$216,360
* Fire Protection	sf	18,030	\$5	\$90,150
* Electrical	sf	18,030	\$27	\$486,810
* HVAC	sf	18,030	\$37	\$667,110
* Tel/Data	sf	18,030	\$6	\$108,180
Emergency Generator Code Upgrades	ls	1	\$200,000	\$200,000
Roofing Replacement	sf	21,015	\$33	\$693,495
A Wing Subtotal				\$3,994,655

B Wing Parks & Rec.

First Floor Renovation				
Demolition	sf	5,690	\$5	\$28,450
General Construction	sf	5,690	\$80	\$455,200
Plumbing	sf	5,690	\$12	\$68,280
Fire Protection	sf	5,690	\$5	\$28,450
Electrical	sf	5,690	\$27	\$153,630
HVAC	sf	5,690	\$37	\$210,530
Tel/Data	sf	5,690	\$6	\$34,140
Roofing Replacement	sf	6,900	\$33	\$227,700
B Wing Subtotal				\$978,680

C Wing Senior Center

First Floor Renovation				
** Demolition	sf	4,580	\$5	\$22,900
** General Construction	sf	4,580	\$80	\$366,400
** Plumbing	sf	4,580	\$12	\$54,960
** Fire Protection	sf	4,580	\$5	\$22,900
** Electrical	sf	4,580	\$27	\$123,660
** HVAC	sf	4,580	\$37	\$169,460
** Tel/Data	sf	4,580	\$6	\$27,480
Roofing Replacement	sf	11,450	\$33	\$377,850
C Wing Subtotal				\$787,760

Sitework

General Site Work	ls	1	\$75,000	\$75,000
Landscape Adjacent to building	ls	1	\$30,000	\$30,000
Recreation Space on West Side	ls	1	\$25,000	\$25,000
Pollinator Gardens	ls	1	\$35,000	\$35,000
Outdoor Recreation Area	ls	1	\$100,000	\$100,000
Pollinator Meadow	ls	1	\$35,000	\$35,000
Trails Through North & South Woods	ls	1	\$50,000	\$50,000
Entry Plaza	ls	1	\$45,000	\$45,000
Drop-Off Area	ls	1	\$35,000	\$35,000
Parking Repave Existing	sf	90,000	\$5	\$450,000
Sitework Subtotal				\$880,000

Small Concept Project Subtotal

Design Contingency	percent	15%	\$996,164
Small Concept Project Estimated Hard Cost			\$7,637,259

Escalation Total Project Hard Cost to 2026 4% Per year for 2 \$8,260,460

*Area excludes East Lyme Room
*Area excludes multipurpose room & Comm Kitchen

COST ESTIMATE

Medium Concept

Medium Concept				
Item	Units	Quantity	Unit Cost	Total
A Wing Library				
Second Floor Addition	sf	3,000	\$240	\$720,000
First Floor Addition (Back Courtyard)	sf	300	\$390	\$117,000
Elevator	stops	2	\$50,000	\$100,000
Stairs	each	3	\$12,000	\$36,000
First Floor Renovation				
* Demolition	sf	18,030	\$5	\$90,150
* General Construction	sf	18,030	\$80	\$1,442,400
* Plumbing	sf	18,030	\$12	\$216,360
* Fire Protection	sf	18,030	\$5	\$90,150
* Electrical	sf	18,030	\$27	\$486,810
* HVAC	sf	18,030	\$37	\$667,110
* Tel/Data	sf	18,030	\$6	\$108,180
Emergency Generator Code Upgrades	ls	1	\$200,000	\$200,000
Roofing Replacement	sf	21,015	\$33	\$693,495
A Wing Subtotal				\$4,967,655
B Wing Parks & Rec.				
First Floor Addition (Next to A Wing)	sf	1,800	\$390	\$702,000
First Floor Renovation				
Demolition	sf	5,690	\$5	\$28,450
General Construction	sf	5,690	\$80	\$455,200
Plumbing	sf	5,690	\$12	\$68,280
Fire Protection	sf	5,690	\$5	\$28,450
Electrical	sf	5,690	\$27	\$153,630
HVAC	sf	5,690	\$37	\$210,530
Tel/Data	sf	5,690	\$6	\$34,140
Roofing Replacement	sf	6,900	\$33	\$227,700
B Wing Subtotal				\$1,680,680

C Wing Senior Center				
First Floor Addition (Into Rear Courtyard)	sf	1,300	\$390	\$507,000
First Floor Renovation				
** Demolition	sf	4,580	\$5	\$22,900
** General Construction	sf	4,580	\$80	\$366,400
** Plumbing	sf	4,580	\$12	\$54,960
** Fire Protection	sf	4,580	\$5	\$22,900
** Electrical	sf	4,580	\$27	\$123,660
** HVAC	sf	4,580	\$37	\$169,460
** Tel/Data	sf	4,580	\$6	\$27,480
Roofing Replacement	sf	11,450	\$33	\$377,850
C Wing Subtotal				\$1,294,760

Sitework				
General Site Work	ls	1	\$75,000	\$75,000
Landscape Adjacent to building	ls	1	\$30,000	\$30,000
Recreation Space on West Side	ls	1	\$25,000	\$25,000
Pollinator Gardens	ls	1	\$35,000	\$35,000
Green House	ls	1	\$75,000	\$75,000
Community Gardens	ls	1	\$25,000	\$25,000
Outdoor Recreation Area	ls	1	\$100,000	\$100,000
Gardens	ls	1	\$25,000	\$25,000
Community Stage	ls	1	\$30,000	\$30,000
Structure Over Community Stage	Alternate	1	\$250,000	
Trails Through North & South Woods	ls	1	\$50,000	\$50,000
Entry Plaza	ls	1	\$45,000	\$45,000
Drop-Off Area	ls	1	\$35,000	\$35,000
Parking Repave Existing	sf	90,000	\$5	\$450,000
Sitework Subtotal				\$1,000,000

Medium Concept Project Subtotal				\$8,943,095
Design Contingency	percent	15%		\$1,341,464
Medium Concept Project Estimated Hard Cost				\$10,284,559

Escalation Total Project Hard Cost to 2026 4% Per year for 2 \$11,123,779 *\$310/sf*

*Area excludes East Lyme Room
*Area excludes multipurpose room & Comm Kitchen

COST ESTIMATE

Large Concept

Large Concept

Item	Units	Quantity	Unit Cost	Total
A Wing Library				
Second Floor Addition	sf	6,200	\$240	\$1,488,000
First Floor Addition (Back Courtyard)	sf	300	\$390	\$117,000
Elevator	stops	2	\$50,000	\$100,000
Stairs	each	3	\$12,000	\$36,000
First Floor Renovation				
* Demolition	sf	18,030	\$5	\$90,150
* General Construction	sf	18,030	\$80	\$1,442,400
* Plumbing	sf	18,030	\$12	\$216,360
* Fire Protection	sf	18,030	\$5	\$90,150
* Electrical	sf	18,030	\$27	\$486,810
* HVAC	sf	18,030	\$37	\$667,110
* Tel/Data	sf	18,030	\$6	\$108,180
Emergency Generator Code Upgrades	ls	1	\$200,000	\$200,000
Roofing Replacement	sf	21,015	\$33	\$693,495
A Wing Subtotal				\$5,735,655

B Wing Parks & Rec.				
First Floor Addition (Next to A Wing)	sf	1,800	\$390	\$702,000
First Floor Renovation				
Demolition	sf	5,690	\$5	\$28,450
General Construction	sf	5,690	\$80	\$455,200
Plumbing	sf	5,690	\$12	\$68,280
Fire Protection	sf	5,690	\$5	\$28,450
Electrical	sf	5,690	\$27	\$153,630
HVAC	sf	5,690	\$37	\$210,530
Tel/Data	sf	5,690	\$6	\$34,140
Roofing Replacement	sf	6,900	\$33	\$227,700
B Wing Subtotal				\$1,908,380

C Wing Senior Center				
First Floor Addition (Into Rear Courtyard)	sf	1,300	\$390	\$507,000
First Floor Renovation				
** Demolition	sf	6,000	\$5	\$30,000
** General Construction	sf	6,000	\$80	\$480,000
** Plumbing	sf	6,000	\$12	\$72,000
** Fire Protection	sf	6,000	\$5	\$30,000
** Electrical	sf	6,000	\$27	\$162,000
** HVAC	sf	6,000	\$37	\$222,000
** Tel/Data	sf	6,000	\$6	\$36,000
Roofing Replacement	sf	11,450	\$33	\$377,850
C Wing Subtotal				\$1,916,850

Field House				
New Building	sf	9,500	\$280	\$2,660,000

Sitework				
General Site Work	ls	1	\$75,000	\$75,000
Landscape Adjacent to building	ls	1	\$30,000	\$30,000
Recreation Space on West Side	ls	1	\$25,000	\$25,000
Pollinator Gardens	ls	1	\$35,000	\$35,000
Green House	ls	1	\$75,000	\$75,000
Community Gardens	ls	1	\$25,000	\$25,000
Multi-Use Sports Court	ls	1	\$175,000	\$175,000
Gardens and Reading Nooks	ls	1	\$75,000	\$75,000
Community Stage	ls	1	\$30,000	\$30,000
Structure Over Community Stage	Alternate	1	\$250,000	
Trails Through North & South Woods	ls	1	\$50,000	\$50,000
Boardwalk Through South Woods	Alternate	1	\$450,000	
Entry Plaza	ls	1	\$85,000	\$85,000
Drop-Off Area	ls	1	\$45,000	\$45,000
Parking (Main) Modifications & Pave	sf	90,000	\$6	\$540,000
Parking (Main) Storm Water Modifications	ls	1	\$75,000	\$75,000
Parking (Addition) Pave & Stormwater	sf	14,000	\$14	\$196,000
Parking Lighting	ls	1	\$112,000	\$112,000
Sitework Subtotal				\$1,648,000

Large Concept Project Subtotal **\$13,868,885**

Design Contingency percent 15% \$2,080,333
Large Concept Project Estimated Hard Cost **\$15,949,218**

Escalation Total Project Hard Cost to 2026 4% Per year for 2 \$17,250,674

*Area excludes East Lyme Room

**Area includes new fitness studio, excludes remainder of multipurpose room & Comm Kitchen

Thank You!



Exhibit #2

RECEIVED

MAR 15 24

First Selectman
East Lyme, CT

Board of
Selectmen

MAR 20 24

Agenda Item
5

Communicator

The Venture Funding Specialists

March 8, 2020

RE: Petition For a Declaratory Ruling That No Certificate of Environmental Compatibility and Public Need is Required ("Petition") for the Installation of Two customer side, 460 KW Fuel Cells Fuel cell installation at 201 West Main Street, East Lyme, CT 06357.

Dear Recipient,

Pursuant to Section 16-50j-40 of the Connecticut Siting Council's (the "Council") Rules of Practice, we are notifying you that VFS, LLC. intends to file a petition for declaratory ruling with the Connecticut Siting Council ("Council") on or about March 12, 2024. The petition will request the Council's approval of the installation of two (2) 460 KW fuel cells and ancillary equipment in support of a Customer-side, distributed generation project at 201 West Main St. East Lyme, CT. 06357 The fuel cells will be powered by natural gas and generated electricity and heat will be sent directly to the host facility.

The proposed placement site is located in the Southeast corner within confines of the York Correctional facility property. The proposed new construction will be approximately 80' long x 70' wide and 8' high.

If you have any questions regarding the proposed work, please contact any of the following:

VFS, LLC.

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248.657.4600
spearson@vfsmi.com

VFS, LLC

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Connecticut Siting Council

10 Franklin Square
New Britain, CT 06051
Tel: 860.827.2935