THE
Lymes’ Senior Center
MASTER PLAN
DESIGN OPTIONS
LYMES’ SENIOR CENTER

AGENDA

- Workshop II
  - Review

- Program

- Floor plans
  - Option 1
  - Option 2
results

option one:

option two:

option three:

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1. addition
2. "loud" space
3. "active" space
4. "quiet" space
5. support space
6. circulation
7. outside space
8. flex space
9. flex walls
10. entry

Lymes’ Senior Center

Point One Architects
# Lyme’s Senior Center Space & Occupant Loads

<table>
<thead>
<tr>
<th>Existing Space</th>
<th>Exg Size</th>
<th>Use Grp.</th>
<th>OL Multi Occupant Load</th>
<th>Proposed Spaces</th>
<th>Future Size</th>
<th>Use Grp.</th>
<th>OL Multi. Occ. Load</th>
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<tr>
<td>Entrance Vestibule</td>
<td>62</td>
<td>A2</td>
<td>100 0.62</td>
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<td>K</td>
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<td>Jan Clos</td>
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<td>S</td>
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<td></td>
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<td></td>
<td>Outside Storage</td>
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<td>Total SF</td>
<td>5786</td>
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<td>256.94</td>
<td>Occupant Load increase</td>
<td>10539</td>
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**Exercise Programs**

- Tap: 40
- Ballroom: 10
- Yoga: 18
- Chair Yoga: 18
- Low Impact High Int: 20-25
- Sit and Fit: 15
- Wi - 2 tv’s: 8

**General Equipment**

- Copy Machine
- Printer/Scanner
- Multi Laptop Storage Rack

**Full Season Porch**

- Could accommodate Luncheons
- Bridge Players
- Open to Expand Multi - Space

**Other Storage**

- VFW
- Emergency Management
- Seasonal Storage
- Games - Puzzles
- Outdoor - Plywood for stage, hoses, rakes, garden
- Multi Laptop Storage
- Tables and Chairs
- Exercise equipment, weights, bands

**Notes:**

- **Multi Crafts**
  - Art Classes need board + Storage + Sink
  - Education Lectures tv/or screen - projector
  - Haircuts Need sink
  - Small Movies
  - Bridge would need card tables
  - Foot care clinic Need sink

- **Primary Multi Room**
  - Fire Marshall - Max 165
  - Current space holds about 100 - 125 Comfortably
  - Need space for entertainment visible to all.
  - Could open to full season porch and other Multi space

- **Movie Night**
  - 30-40

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

- **Library**
  - Double amount of shelving space

- **Nurse Office**
  - vaccine refrigerator on generator
  - Storage for Donations
  - Chair for BP + Vaccine shots
  - Sink - lockable med cab

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**Additional Parking Spaces Required Per Zoning Regs**

- 1 car per 4 occupants

- 4

- 253.78

- 63.44
floor plan
option one

moving around

how will the circulation work within the building

- Circulation Path
- New Heated Space
- New Outdoor Space
- Existing Space
floor plan
option one
using the space

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

- New Heated Space
- New Outdoor Space
- Existing Space

Lymes’ Senior Center

Meals On Wheels
Emergency Services
Food Pantry
Lunch
Grab and go Lunch
Storage

Computer classes
Yoga & Dance
Card Games
Lunch
Wii - Bowling

Yoga & Dance
Special Lunch-ins
Meetings
VFW - Mtg and Dinners
Movie Showing
Lectures
Virtual - Exercise

Med & Large Together
Large Yoga classes
Large Dance classes
Special Lunch-ins
Special Dinners
Concerts / Showcases

Computer classes
Yoga & Dance
Card Games
Lunch
Wii - Bowling

Art/Craft Classes
Health Clinics
Hairdresser
‘Services’

Quite time
Puzzles
Reading

welcoming area
volunteers
Social zone
information zone

Lyme’s Senior Center

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

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

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

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

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

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

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

- New Heated Space
- New Outdoor Space
- Existing Space
floor plan

option one

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

- Existing Building Renovated: 4,575 sqft, $175/sqft, $800,625.00
- New Heated & Cooled Space: 3,000 sqft, $300/sqft, $900,000.00
- New Unheated Space: 1,000 sqft, $100/sqft, $100,000.00
- Adding Fire Sprinklers & Water Storage Tanks: 8,575 sqft, $125,000.00
- Site Work: $300,000.00

Subtotal Construction Cost = 2,225,625.00

- G.C. fee, overhead, insurance, profit: 15% of Project Cost, $333,843.75
- Total Construction Cost = 2,559,468.75

- Engineering and Architectural Fees: 10% of Project Cost, $255,946.88
- Estimating Contingency: 15% of Project Cost, $333,843.75
- Special Inspections: $30,000.00
- Builders Risk (if Required): 2.5% of Project Cost, $63,986.75
- Municipal Fees: $5,000.00
- Performance Bond: 1% of Project Cost, $25,594.69
- Legal: $10,000
- FF&E: $100,000

Approximate Indirect Fees = 821,372.03
Approximate Total Project Cost = 3,383,810.78
floor plan
option two

moving around

how will the circulation work within the building

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

Lyme's Senior Center

Point One Architects
Using the space...

How do the Lymes’ senior programs and activities fit into the space...

- New Heated Space
- New Outdoor Space
- Existing Space
Kitchen Expansion and new covered back entry accommodates programs like meals on wheels and emergency services to function better.

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

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

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

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

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

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

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

Lymes’ Senior Center

Point One Architects
## Scope of Work

<table>
<thead>
<tr>
<th></th>
<th>SQFT</th>
<th>$/SQFT or %</th>
<th>APPROX. BUDGET ($)</th>
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<tbody>
<tr>
<td>Existing Building Renovated</td>
<td>~ 4,575 sqft</td>
<td>$175/sqft</td>
<td>800,625.00</td>
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<tr>
<td>New Heated &amp; Cooled Space</td>
<td>~ 3,500 sqft</td>
<td>$200/sqft</td>
<td>1,050,000.00</td>
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<tr>
<td>New Unheated Space</td>
<td>~ 1,825 sqft</td>
<td>$100/sqft</td>
<td>182,500.00</td>
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<tr>
<td>Adding Fire Sprinklers &amp; Water Storage Tanks</td>
<td>~ 9,900 sqft (total building sqft)</td>
<td>$200/sqft</td>
<td>1,980,000.00</td>
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<tr>
<td>Site Work</td>
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<td></td>
<td>300,000.00</td>
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**Subtotal Construction Cost = 2,458,125.00**

- **G.C. Fee, overhead, insurance, profit**: 15% of Project Cost = 368,718.75
- **Total Construction Cost = 2,826,843.75**

- **Engineering and Architectural Fees**: 10% of Project Cost = 282,684.38
- **Estimating Contingency**: 15% of Project Cost = 368,718.75
- **Special Inspections**: 30,000.00
- **Builders Risk (if required)**: 2.5% of Project Cost = 70,671.09
- **Municipal Fees**: 5,000.00
- **Performance Bond**: 1% of Project Cost = 28,268.44
- **Legal**: 10,000
- **FF&E**: 100,000

**Approximate Indirect Fees = 895,342.66**

**Approximate Total Project Cost = 3,722,186.41**
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<th>Existing</th>
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<th>Option 2</th>
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<tr>
<td>Covered Drop Off</td>
<td>485 sf</td>
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<tr>
<td>Lobby</td>
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<td>Craft Room</td>
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<td>Closet / Storage</td>
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<td>273 sf</td>
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<tr>
<td>Large Multi-Purpose Room</td>
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<td>1866 sf</td>
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Thank you!