

Renovation of 79 Westfield Ave to include Relocation of Killingly Community Center

Town of Killingly

Options Explored

The Town has explored options for the Community Center over the years.

In October 2018, the Town engaged with a firm to provide a cost analysis for two options:

- ▶ Build a new facility with adjacent fields
- ▶ Renovate the existing facility to as new condition

In March 2019, the Town Council charged the Town Manager to evaluate if there was an option to utilize another town owned facility for the Community Center. The Town engaged with a firm to evaluate the expanded use of Westfield Ave facility to incorporate the Community Center. The Town Council evaluated the results in early 2020 and ultimately prioritized the Killingly Memorial School Renovation project.

Community Center continues to experience infrastructure failures. Below are failures from July 2020:

- ▶ A/C in Theater
- ▶ Hot Water heater
- ▶ Squirrel infestation
- ▶ Pipe failure in 3rd Floor Women's Restroom

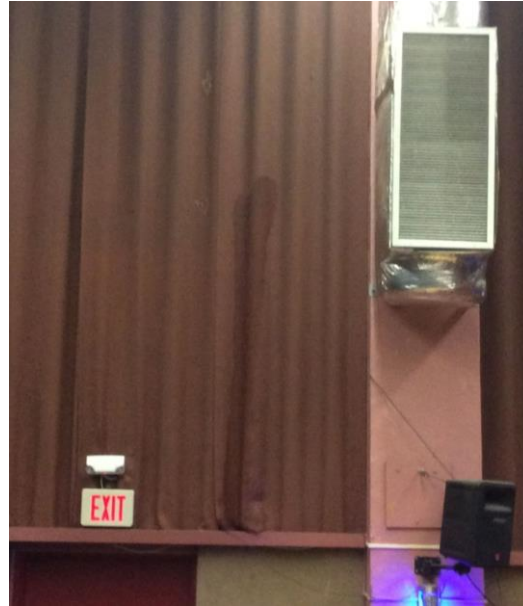
Due to the unreliability of the A/C system in the Theater, the Town has stopped using the Community Center as a cooling location during the summer. The Community Center was closed for over a week in early 2021 due to the lack of hot water and squirrels. Currently, all restrooms on the 3rd Floor are closed.

In May 2021, the Town Council requested the Town refresh the proposal to renovate Westfield Ave to include the relocation of the Community Center.

The Town engaged with Antinozzi Associates to perform this evaluation. The Town and Board staff met with Antinozzi's team and performed several site visits to evaluate existing conditions, reviewed security concerns/needs, and reviewed programming needs for all occupants of the building.



One of many rooms with windows covered in plastic to try and maintain heat. The heating system is very inefficient and antiquated. It will make some rooms too hot while others will have no heat at all.



Section of cloth around the theater for sound that has sustained water damage. Also seen here is a part of the heating/cooling system which will no longer be compliant due to the freon used.



Classroom that is unusable due to the condition of the windows, walls and floors. Town staff has renovated some spaces, but the repairs are costly and not all necessary repairs can be completed.



Renovated classroom with new paint and repaired walls, ceilings and floors. Also seen is the only heating source for the room. This heater is very antiquated and cannot be used during a program because of the noise level.

Current Conditions - Community Center

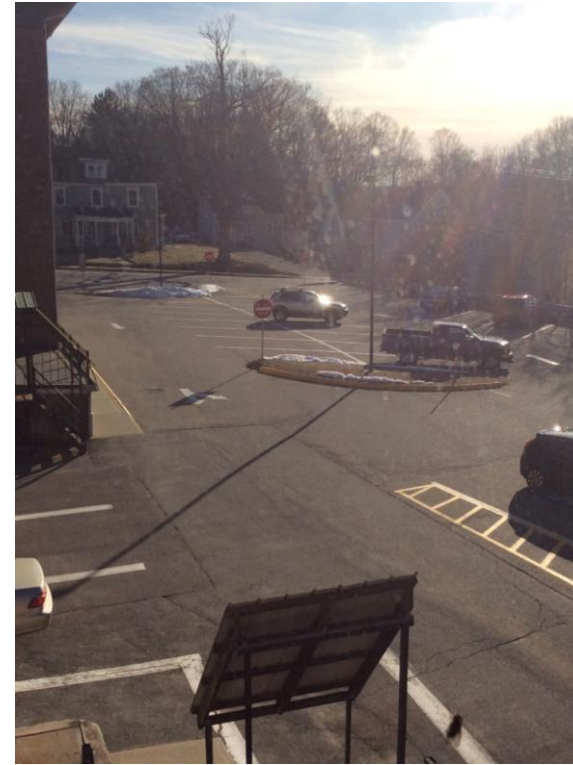
- ▶ Windows covered in plastic to assist in temperature control.
- ▶ Antiquated heating and cooling systems
- ▶ Costly renovations required to make spaces usable



Shown here is the most accessible way to the only gymnasium for the Community Center. The stairs are narrow. Once at the bottom the ceiling height is very low. There is no ADA accessible entrance to the gym. This limits programming.



This staircase leads from the back-stage theater to the balcony of the gym. Actors/actresses are required to use these stairs in costume to get to the dressing & makeup areas. These extremely narrow stairs are very difficult to navigate with light and even more difficult in the dark during a production.



Parking is very limited. This is the only parking lot adjacent to the building with a total of 34 spaces. There is on street parking on Broad Street and Killingly Drive. However, these streets can be dangerous to cross. A public lot is also available on High Street. Any time regular classes or games are held all spaces are being utilized.

Current Conditions - Community Center



Many areas of the flooring require repair and have gaps that are not child friendly. The floors have required patching in many areas. These patches cause unevenness in the flooring. There are also gaps in several areas between the wall and the floor. The gap shown above is about 2 inches.



Many of the walls are chipping and bowing which cause cracks and holes. These areas require continuous patching.



This is the ceiling in the CLOSED mens restroom on the third floor. There has been significant water damage to the ceiling, walls and floors which make this restroom unusable. It is the only mens restroom on that floor. This floor services classrooms and the balcony area of the theater.

Current Conditions - Community Center

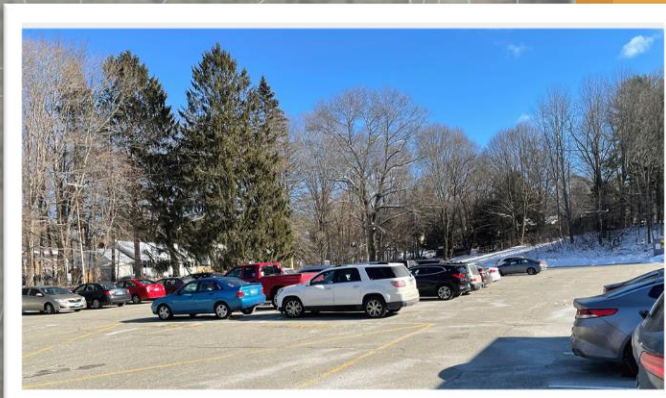
Current Use of Westfield Ave Facility

- ▶ The Board of Education Central Office
 - ▶ Superintendent's Office
 - ▶ Board of Education Finance Office
 - ▶ Board of Education IT Office
 - ▶ KHS Wrestling Program
 - ▶ Community Store
 - ▶ Food Bank storage
- ▶ EASTCONN provides a regional collaborative special education day treatment program serving the needs of students in elementary, middle and high school.
 - ▶ Utilizes one hall on the first floor and majority of second floor
 - ▶ Has 5-year lease with the Board of Education

79 Westfield Avenue | Existing Exterior Conditions



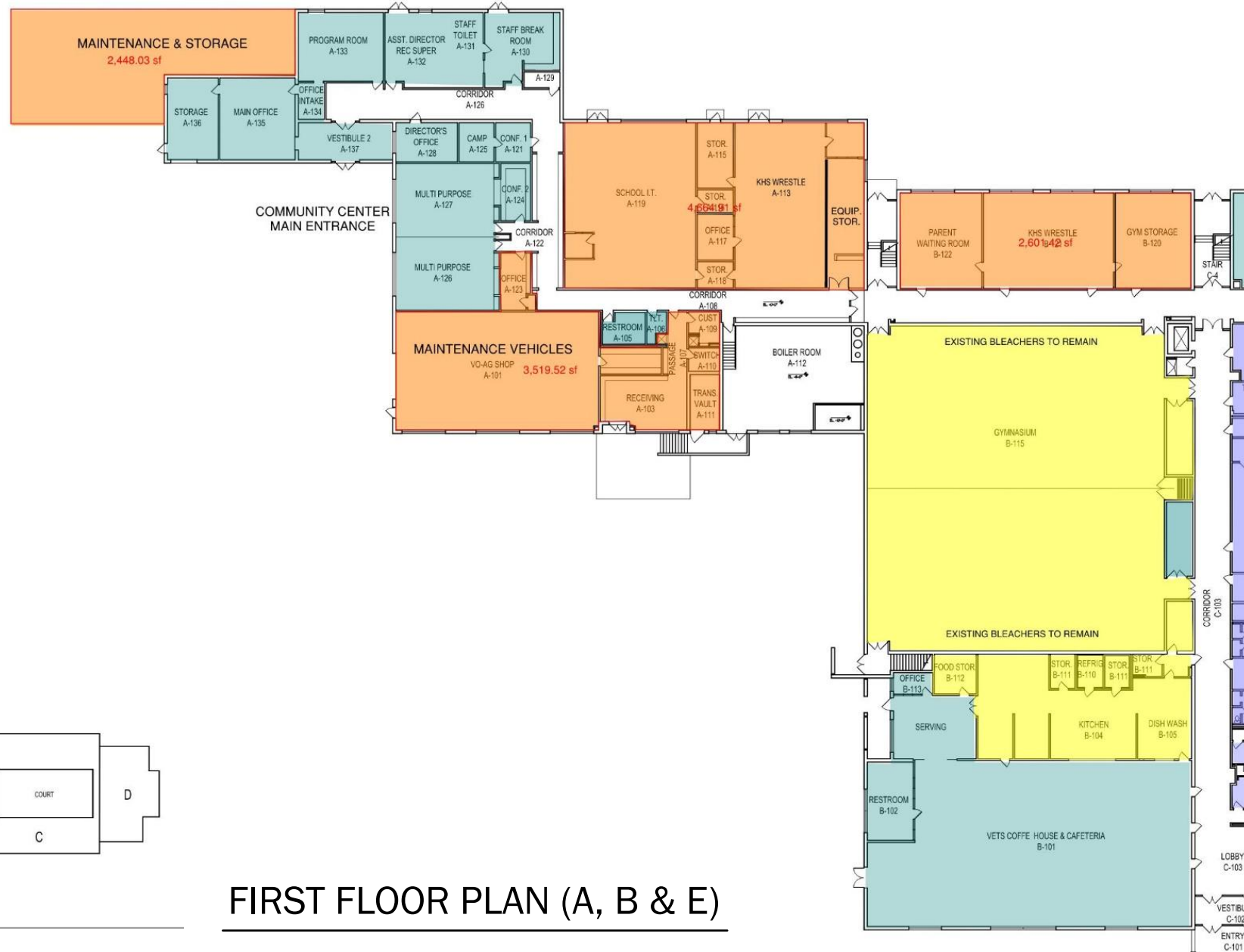
Killingly Community Center | Site Improvements



Killingly Community Center | Main Entrance

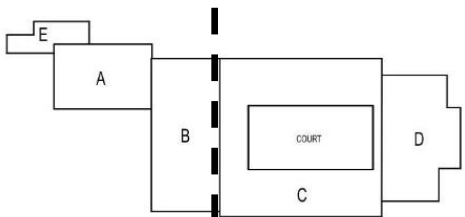


Killingly Community Center | Learning Environments



- KILLINGLY BOARD OF EDUCATION SPACES
- KILLINGLY COMMUNITY CENTER SPACES
- EASTCONN SPACES
- SHARED COMMON SPACES

Killingly Community Center | Learning Environments



KEY PLAN

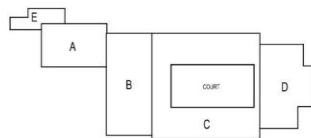
NOT TO SCALE



FIRST FLOOR PLAN (C & D)

-  KILLINGLY BOARD OF EDUCATION SPACES
-  KILLINGLY COMMUNITY CENTER SPACES
-  EASTCONN SPACES
-  SHARED COMMON SPACES

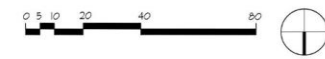
Killingly Community Center | Learning Environments



KEY PLAN
NOT TO SCALE

SECOND FLOOR PLAN

SCALE: 1" = 20'-0"

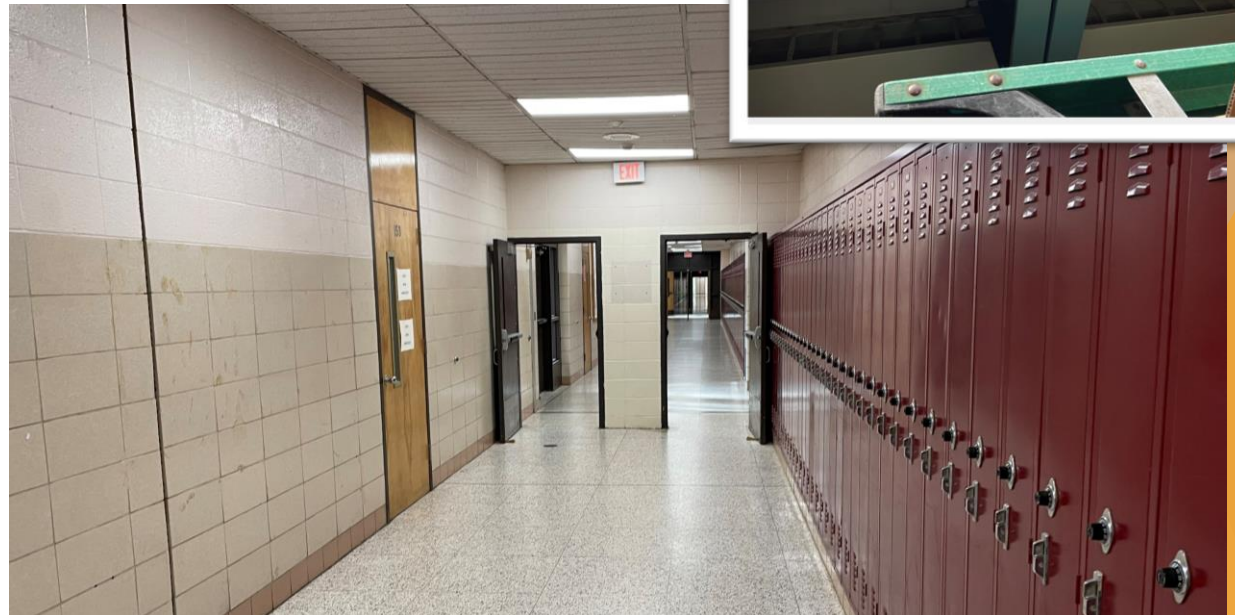


Building Condition - Westfield Ave

- ▶ The facility at Westfield Ave. will require capital investment in the near future to maintain use of the facility. Several major building systems need replacement. Those are:
 - ▶ Roof
 - ▶ Windows
 - ▶ Boiler & HVAC systems
 - ▶ Brick veneer is separating from the building and requires securing
 - ▶ ADA compliance with entrances
 - ▶ ADA compliance with restrooms
 - ▶ Updated electric panel and fire panel

Note - These will be required even if the Community Center is not located at this building.

79 Westfield Avenue | Existing Interior Conditions



Killingly Community Center | Learning Environments



Coffee House: Lecture Event

Killingly Community Center | Learning Environments



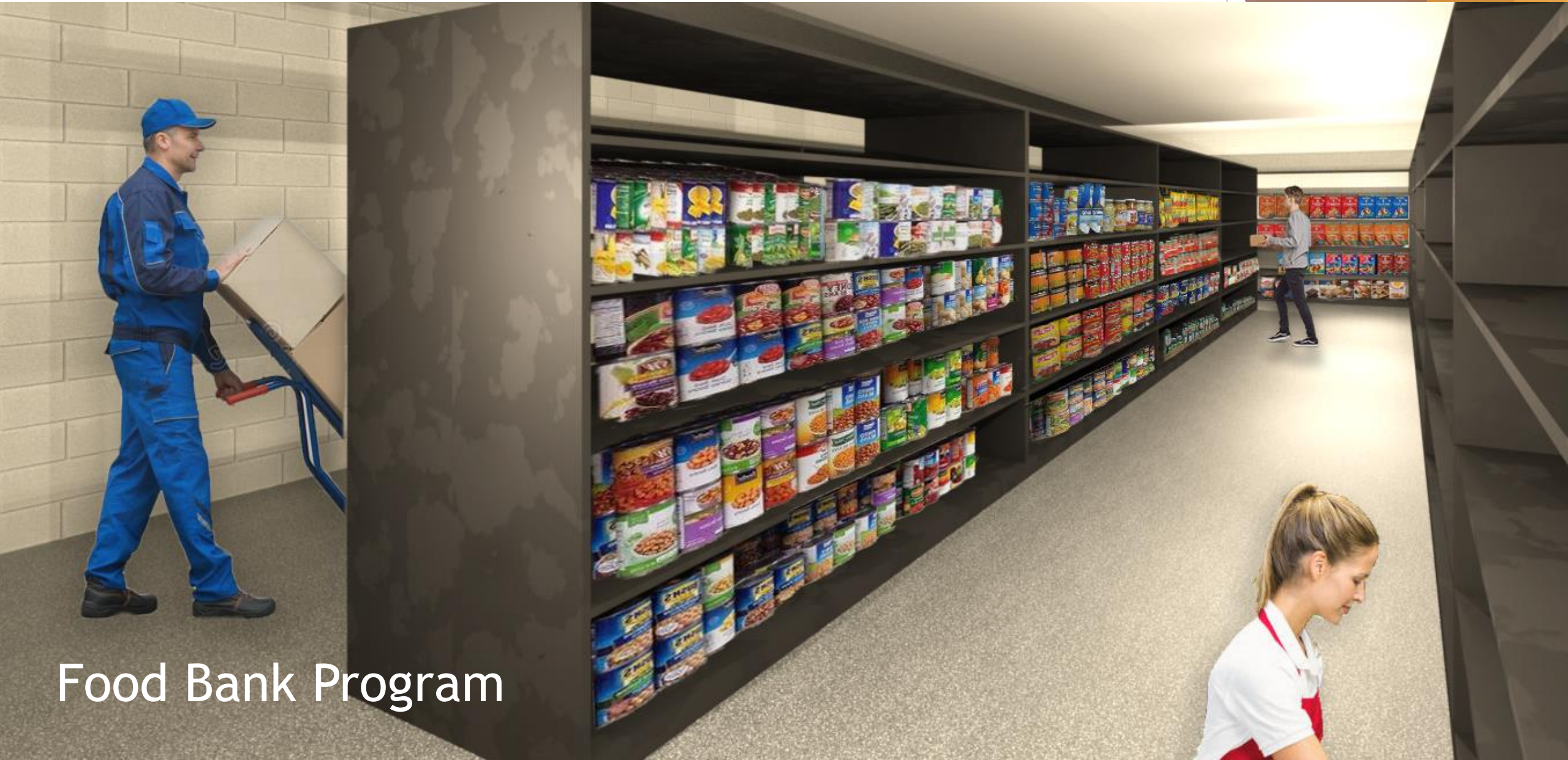
Squeaky Sneakers Program

Killingly Community Center | Civic Spaces



Community Store

Killingly Community Center | Civic Spaces



Food Bank Program

All Inclusive School | Learning Environments

Gymnasium



Cost Comparison

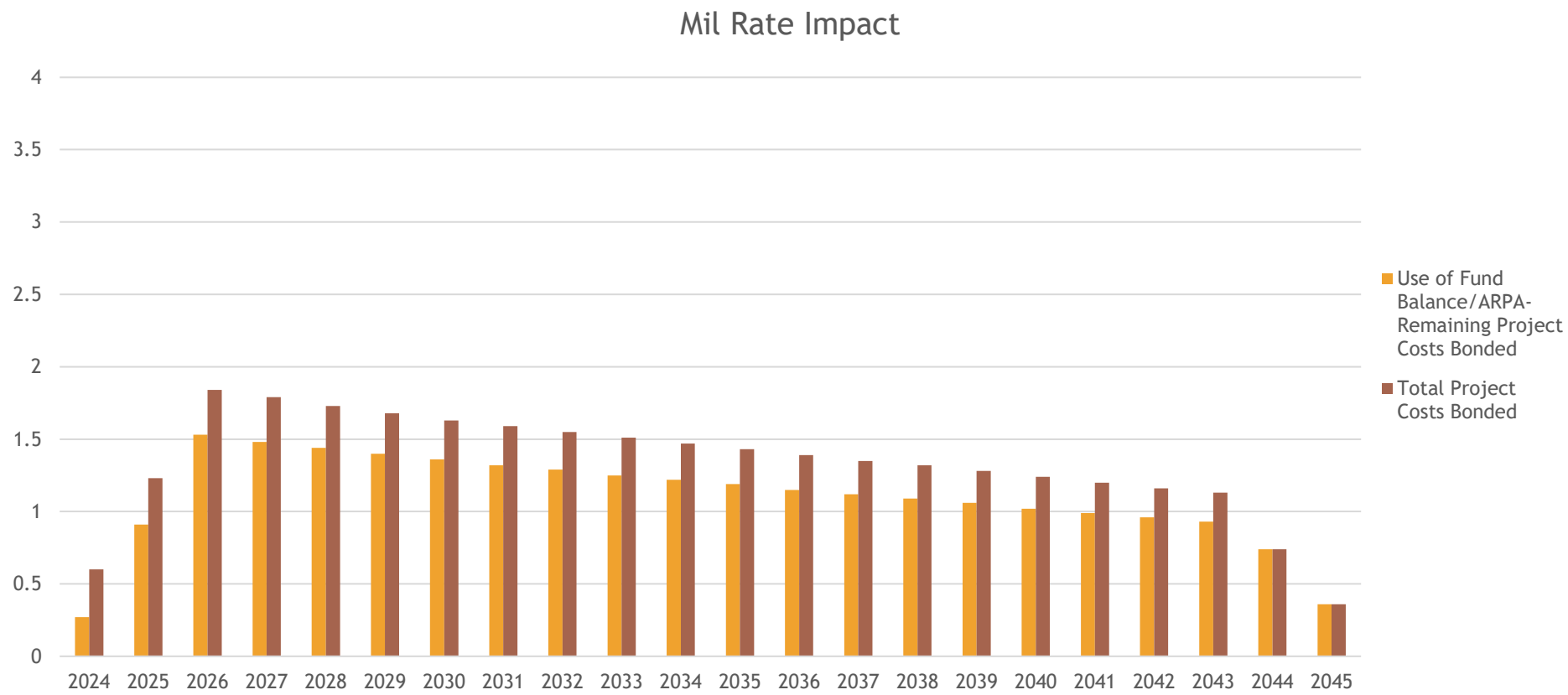
Build New Facility		Renovate as New - Broad Street	
Construction Costs	\$ 23,457,500	Construction Costs	\$ 17,985,000
Soft Cost - A/E Design, Bid Docs etc.	<u>4,265,000</u>	Soft Cost - A/E Design, Bid Docs etc.	<u>3,270,000</u>
Total Project Costs	\$ 27,722,500	Total Project Costs	\$ 21,255,000
Escalation Costs (5%/yr.) to 2023	<u>7,659,216</u>	Escalation Costs (5%/yr.) 2023	<u>5,872,365</u>
Total Project Cost Escalated 2023	<u>\$ 35,381,716</u>	Total Project Cost Escalated 2023	<u>\$ 27,127,365</u>
Renovations at Westfield Ave - Just Building	<u>\$ 14,647,427</u>	Renovations at Westfield Ave - Just Building	<u>\$ 14,647,427</u>
Total Community Investment for both bldgs	\$ 50,029,143	Total Community Investment for both bldgs	\$ 41,774,792
Note - Does not include land purchase cost or additional site work costs.			

	Westfield Ave Renovation	Community Center Space	Total Project Costs
Construction Costs	\$ 12,635,725	\$ 11,208,654	\$ 23,844,379
Soft Costs - A/E Design, Bid Docs etc.	<u>2,011,702</u>	<u>1,878,817</u>	<u>3,890,519</u>
Total Project Costs	<u>\$ 14,647,427</u>	<u>\$ 13,087,471</u>	<u>\$ 27,734,898</u>
Request Authorization of <u>\$27,800,000</u>			
❖ Project Costs reflect 2023 pricing.		Annual Escalation at 5%	\$ 1,390,000

Selective Upgrades | Conceptual Cost Estimate

Trade Direct Costs	Board of Education	Community Center	Eastconn	Shared Common	Project Totals
Direct Costs	\$ 2,586,260	\$ 7,719,922	\$ 176,949	\$ 6,057,170	\$ 16,540,301
Indirect Costs	\$ 977,022	\$ 2,916,388	\$ 66,846	\$ 2,288,244	\$ 6,248,500
Construction Cost	\$ 3,563,282	\$ 10,636,310	\$ 243,795	\$ 8,345,414	\$ 22,788,801
Owner Soft Costs					
A/E Design Fees (7.50%)	\$ 267,246	\$ 797,723	\$ 18,285	\$ 625,905	\$ 1,709,160
Owner's Representative	\$ 39,090	\$ 116,684	\$ 2,675	\$ 91,552	\$ 250,000
Furnishings, Fixtures & Equipment (FF+E)	\$ 100,000	\$ 200,000	-	-	\$ 300,000
Technology	-	-	-	-	-
Commissioning	\$ 7,818	\$ 23,337	\$ 535	\$ 18,310	\$ 50,000
Testing & Inspections	\$ 7,818	\$ 23,337	\$ 535	\$ 18,310	\$ 50,000
District & Bond Fees	\$ 10,945	\$ 32,671	\$ 749	\$ 25,634	\$ 70,000
Town Legal Fees	\$ 3,127	\$ 9,335	\$ 214	\$ 7,324	\$ 20,000
Insurance	\$ 26,725	\$ 79,772	\$ 1,828	\$ 62,591	\$ 170,916
Owner's Contingency (5.00%)	\$ 201,303	\$ 595,958	\$ 13,431	\$ 459,752	\$ 1,270,444
Project Cost	\$ 4,227,354	\$ 12,515,127	\$ 282,046	\$ 9,654,793	\$ 26,679,321
Alternate Added Costs					
Cafeteria Air Conditioning	-	\$ 572,344	-	-	\$ 572,344
Gymnasium Air Conditioning	-	-	-	\$ 183,234	\$ 183,234
Parking Lot Materials	-	-	-	\$ 300,000	\$ 300,000
Total Project Cost					\$ 27,734,899
					~\$ 27,800,000

Mill Rate Impact - Westfield Ave Renovations & Relocation of Community Center



- Assumes Current Grand List remains unchanged at \$1,323,406,118
- Does not include any increase from Frito Lay Expansion or any other business growth

Estimated Tax Impact

	Estimated Market Value \$150,000	Estimated Market Value \$300,000	Estimated Market Value \$500,000
Assessed Value at 70%	\$ 105,000	\$ 210,000	\$ 350,000
Estimated Mil Rate Impact - Assumes total project bonded	<u>1.84</u>	<u>1.84</u>	<u>1.84</u>
Total Estimated Tax Impact	<u>\$ 193</u>	<u>\$ 386</u>	<u>\$ 644</u>
Est. Tax Impact per fiscal year			
FY 2024 - 0.60	\$ 63	\$ 126	\$ 210
FY 2025 - 0.63	\$ 66	\$ 132	\$ 221
FY 2026 - 0.61	\$ 64	\$ 128	\$ 213
Estimated Mil Rate Impact - Assumes \$2.5M from Fund Balance and \$2.6M from ARP Funds	<u>1.53</u>	<u>1.53</u>	<u>1.53</u>
Total Estimated Tax Impact	<u>\$ 161</u>	<u>\$ 321</u>	<u>\$ 535</u>
Est. Tax Impact per fiscal year			
FY 2024 - 0.27	\$ 28	\$ 57	\$ 94
FY 2025 - 0.64	\$ 67	\$ 134	\$ 224
FY 2026 - 0.62	\$ 66	\$ 130	\$ 217

IMPORTANT DATES

- ▶ Public Hearing - **November 9th**
 - ▶ **7pm** at Town Hall in Meeting Room
- ▶ Special Town Meeting - **November 9th**
 - ▶ **8pm** at Town Hall in Meeting Room
 - ▶ Will be adjourned to an all-day machine vote
- ▶ Machine Vote - **November 16th**
 - ▶ **6am - 8pm**
 - ▶ **Killingly Public Library**, Community Room

BALLOT QUESTION

- ▶ SHALL THE TOWN OF KILLINGLY APPROPRIATE \$27,800,000 FOR IMPROVEMENTS TO WESTFIELD AVENUE SCHOOL, INCLUDING RENOVATIONS NEEDED TO SERVE AS A COMMUNITY CENTER, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT?
- ▶ Voters approving each ordinance will vote “Yes” and those opposing each ordinance shall vote “No”. Voting will be held at the **Killingly Public Library**, 25 Westcott Road, Killingly, CT on **November 16, 2021** from **6am to 8pm**. Absentee ballots will be available from the Town Clerk’s office.

Questions