

Town Facility Optimization

Preliminary Plan for Relocation of
BOE Central Office and
new Senior/Community Center

DRAFT

Presentation to the RTM
October 25, 2010



Financial Opportunity

- Senior Center at Edgerton will require large expenditures to keep it going
- End costs to maintain vacant 35 Leroy
- Renovation costs are low
- Bonding rates are low
- BoF decision for aggressive payback of debt creates opportunity while keeping taxpayer impact low



History

- Senior Center Building
 - Started as Hollow Tree Elementary School in 1954
 - Closed in 1981
 - Reopened as Senior Center in 1981
- Senior Center Studies
 - Studied extensively since 2005
 - 16 studies, assessments, and reports on facilities
 - Looked at rehabilitation
 - Looked new construction



Selectmen's Priorities

- BOS Priority Statement
 - Fiscal Responsibility
 - Continue to **implement efficiencies and economies to reduce costs** including an evaluation of shared services with the Board of Education
 - Open and Community Space
 - Continue to **improve maintenance** of all open space, town properties and **facilities**
 - **Review and evaluate current use of Town owned properties and facilities**

Adopted December 14, 2009



Current Condition

- The Senior Center at Edgerton is in poor condition:
 - Deferred maintenance cannot be deferred any longer
 - Studied, but no action to address building needs
 - Facility needs nearly **\$3 million in repairs**
 - Cost does not improve the facility or plan for the future - only repairs the building
- Participation rates at the Senior Center are increasing with new leadership and programs.
- **Demand and use for Center is growing.**

Current Conditions



Current Conditions



Current Conditions



Program participation has steadily grown



Feasibility Study

- July 2010 Senior Center Relocation Feasibility Report prepared by Beinfield Architecture
 - Completed a **fit study**.
 - Determined that program needs for the Senior Center and BOE Central Office could **fit in the proposed spaces**. A cost estimate was also provided to retrofit spaces to provide for each program.
 - Study was a conceptual design.



Project Description

- Phase I – BOE Central Office
 - Prepare office space in 35 Leroy for the BOE
 - Consolidate operations currently in schools
- Phase II – Senior Center Relocation
 - Move Senior Center into BOE space at Town Hall
 - Also serve Park & Recreation and Youth Commission programming needs
 - Arts Center dance program to be provided for
 - Art Center art room to be provided for



Project Description

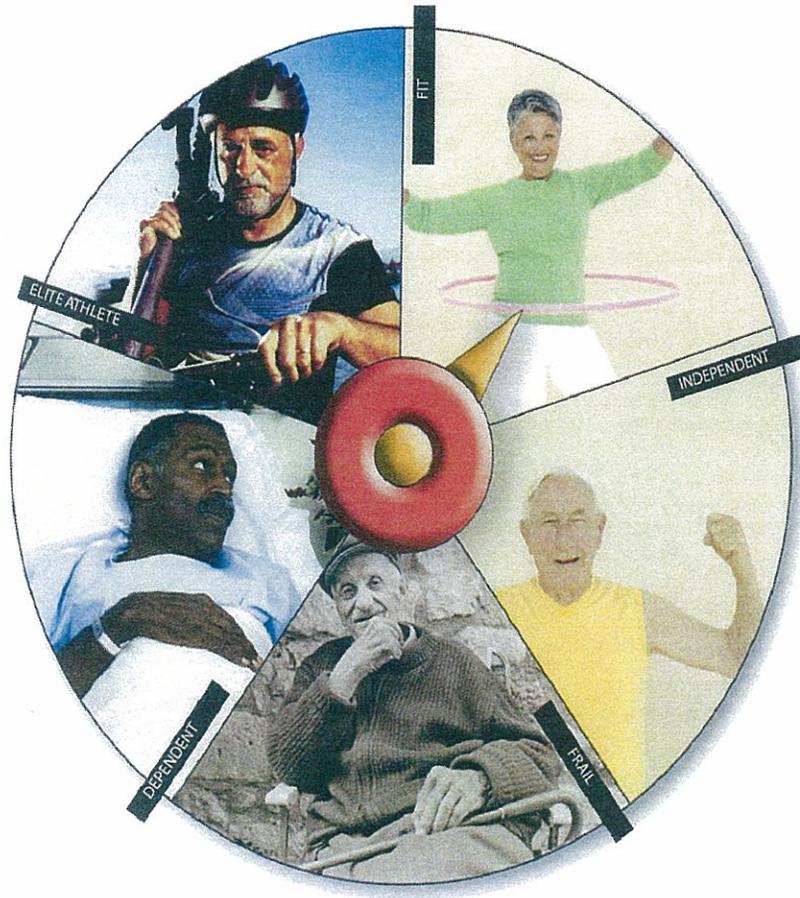
- Phase III - Housing
 - Demolition of Edgerton Facility
 - Construction of Senior Affordable Housing
 - Built without taxpayer funds
 - Meets need for senior housing in Darien



BOE Central Office

- Relocation of Central Office allows for operational efficiency
 - Central Office would include special education and food service offices under one roof
 - Offices in schools now
- BOE storage moved to schools
- BOE workshop moved to garage at Ledge Road
 - Allows for cooperation with Public Works

Senior Program



What type of Senior are we planning on?

The current Senior Center is the only facility that has to meet the needs of all these groups.

The Center plays a critical role keeping seniors connected to the community.

Senior Program

- Need to plan for the future
- Senior population will grow in Darien
 - Baby-boomer population needs to be considered
 - Increased need for services

2010 Projected Age Distribution

	Age 50-64		Age 65+		TOTAL
		% of Total		% of Total	
Male	1,982	10%	1,101	6%	3,083
Female	1,950	10%	1,413	7%	3,363
TOTAL	3,932	20%	2,514	13%	6,446

Source: CERC Community Profile



Senior Program

- Trends and projections:
 - Darien's over 75 population has grown and brings new service challenges.
 - Care-givers need to be addressed.
 - The current Center is the only link to the community.
 - There is no one single provider solution.
 - A community is made up a multiple providers.
 - Boomers have high service expectations and used to seeking a variety of venues to receive the services they want.
 - The Senior Center is an important part of a continuum of services available to residents as they age in the community.



Senior Program

- Trends and projections:
 - Boomers want to age in place.
 - If boomers can comfortably age in place, they will contribute to the economic well-being of the community.
 - A vital senior program is part of the quality of life that will keep Boomers and seniors in Darien.
 - Maintaining an age-diverse community can help control the growth of education spending.



Senior Program

- As Boomers age, the demand for senior services will only grow.
 - Biggest challenge for the Center and Town to respond to.
- Without preparation, will see increased service demands usage and costs, lost opportunities and turmoil as boomers demand accommodations.



Senior Program

- Proposed project leads to efficient and effective service delivery:
 - Relocation to Town Hall puts services close to all other Town services - especially Parks & Recreation, Social Services and Health Department
 - Aging-in-Place to be housed within the Senior Center
 - Focal point in community for services
 - Opportunities for collaboration with other town agencies and outside groups



Community Center

- New multi-purpose space will be better utilized
 - Park & Recreation Programs
 - Opportunity to meet public demands
 - Seasonal surveys report demand for more programs
 - Pre-K – 3 demand always high
 - Youth Commission programs
 - Emergency Shelter Capacity
 - Fully-operational/powered shelter – does not exist in Darien now
 - Cooling Center – annual need
 - Meeting Space for Community Groups



Arts Center

- Weatherstone Studio untouched
 - Studio space not affected in plan
- Fine Arts Room can be accommodated within the new Center
- Dance program currently at Edgerton can be accommodated within the new Center



Revenue Opportunity

- Better space presents new revenue opportunities:
 - Senior Center revenue -
 - Modified program delivery
 - Enhanced meal program
 - Parks & Recreation revenue -
 - Expanded program offerings
 - Town revenue -
 - Rental of space to community groups



Estimated Project Costs

- Senior Center/Community Center
 - \$1,850,000 – construction
 - \$183,000 – soft costs
- Board of Education Relocation
 - \$1,600,000 – construction
 - \$159,000 – soft costs
 - \$400,000 – workshop relocation/retrofit
- \$308,00 for FF&E for both projects
- TOTAL Project \$4,500,000



Projected Operating Expenses

- Current budget:
 - Senior Center - \$48,265
 - 35 Leroy - \$22,985
 - Total - \$71,250
- BoE Central Office
\$60,007
- Projected:
 - Mather Center - \$65,000
 - BoE at 35 Leroy -
\$59,000*
- Expenses should be lower if projects improve efficiency, lighting and replace windows.

* Cost assumes whole building and is based on updated Library actual consumption.

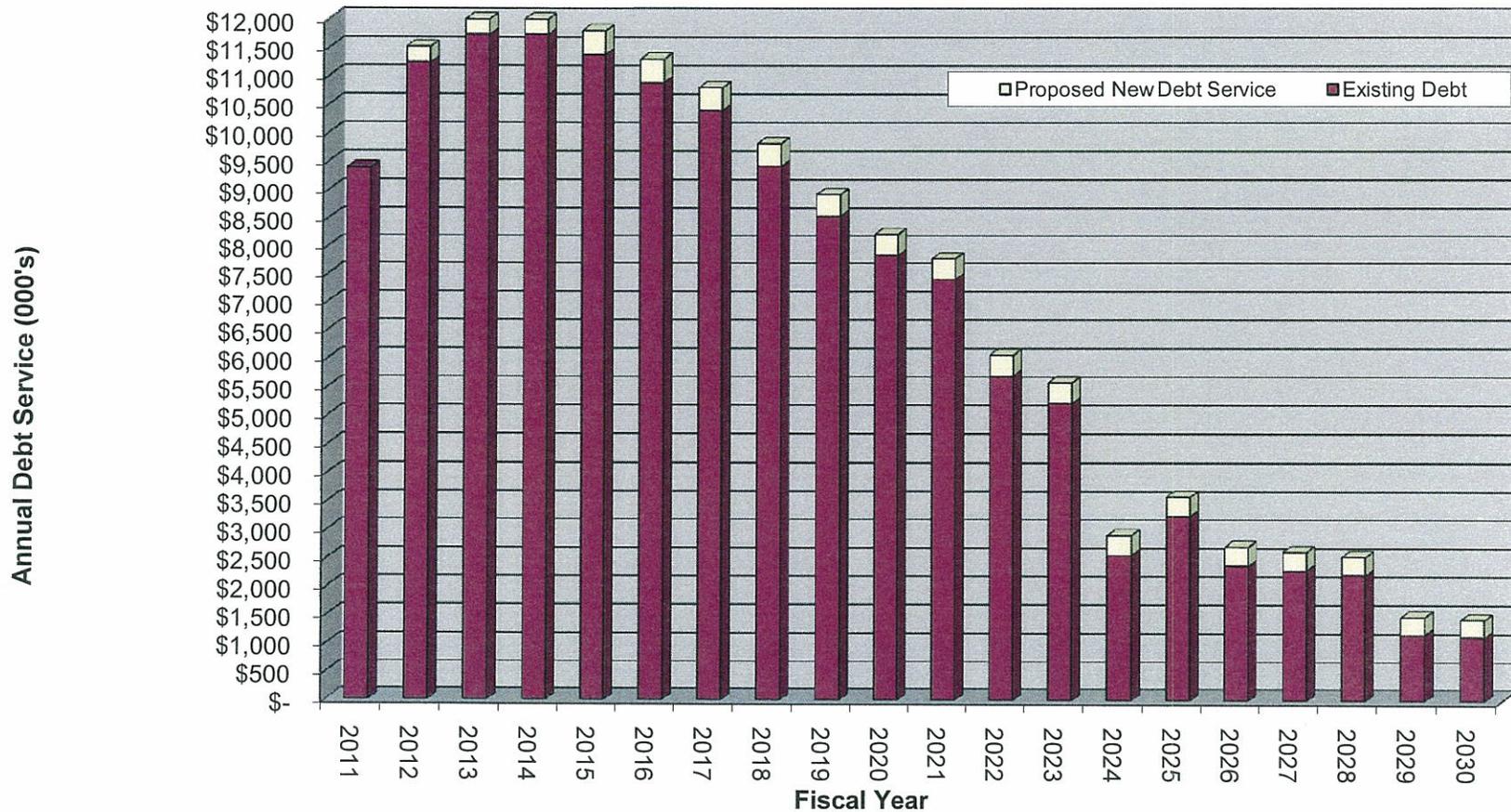


Project Bonding

- Facility optimization
- All projects:
 - \$17 million - Police Department
 - \$3.30 million - Weed Beach
 - \$2,24 million - Senior Center move
 - \$2,26 million - BoE Central Office move

Project Bonding

All Proposed Projects
Combined Debt Service





New Construction

- Proposed facility move is less expensive than new construction
- 2008 new construction estimate
 - \$6,350,223
- Updated
 - Original construction manager does not believe costs would be reduced from 2008 estimate
- Renovation of available quality space determined to be more cost efficient



Another 35 Leroy Option

- Proposals to sell 35 Leroy not in the best interest of the Town
 - Building bought in 2007 for \$4.2 million
 - Has sat idle since 2008
 - Spend approximately \$20,000/yr to maintain property
- Current market conditions suggest a loss of 35-50%
 - Original appraiser re-assessed values comparing 2006 to 2010 market conditions
 - Sale might raise \$2.1 – 2.7 million
 - Large loss to the taxpayer



Support for Project

- Other Boards and Commissions have voted to endorse the project as proposed
 - Commission on Aging
 - Social Services Commission
 - Board of Education



Next Steps

- BoS to appoint Building Committee:
 - Charge adopted
 - Representatives from BoE, senior citizens, and building experience waiting for appointment
- Need to hire architect to start formal designs
- Planning & Zoning approvals
- Bond resolution



Conclusion

- Best use of existing facilities to meet needs
- Cost-effective solution
- Minimizes impacts on taxpayers
- Addresses long-standing problem