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1. Overview

1.1 Executive Summary

The Academy Street School has commanded a significant influence on the physical infrastructure and cultural imagination of Madison for well over a century. The building’s closing in 2004 kicked off a protracted planning process that has attempted to implement the townspeople’s wishes for the future of this structure and site. In the fall of 2018, a statistically significant survey commissioned by the town demonstrated overwhelming support for preserving the open space and turning the building into a community center. In order to better understand what exactly a “community center” would entail, the Board of Selectmen on February 25, 2019 created the Ad-Hoc Academy School Community Center Design (ACCD) Committee and presented a four-part charge.

The committee is hereby declaring the successful fulfillment of its charge. The specific charge is shared below, along with a summary of our progress for each element it contained.

“In consultation with Colliers International the Committee is charged with:

1. Creating a Community Center design proposal.”

Working closely with highly qualified professionals from Colliers International and QA+M Architects, the committee has created a design proposal that calls for the renovation of the building which, supplemented by modest upgrades, hazardous material abatement, and ADA compliance, will provide ample flexible, multi-use, and dedicated-use community spaces. These spaces will enable programming that might include (but is not limited to) general social activities, teens, pre-teens, early-childhood, art, music, theater performance, education, culinary arts, athletic, administrative, commercial opportunities and business ventures.

The committee believes that enabling such flexible usage is essential and prudent given (a) the breadth of desired programming and needed space that has been shared with us throughout the process, and (b) the complexity—and early-stage nature—of other strategic planning processes in which the town is engaged. Moreover, the committee believes that given the restrictions imposed by the historic nature of the building and the desire to maintain fiscal responsibility, a relatively straightforward renovation with minimal structural change is advisable and would be the wisest and best use of the building.

2. “Creating a cost estimate for the Community Center design proposal.”

The Colliers consultants and the architect have determined a cost estimate of $14M for construction of the proposed design. This estimate is good through 2021. Given the reputation and experience of Colliers and QA+M Architects, the committee accepts this estimate as reasonable and trustworthy. It is possible that significant funding could be gathered through grants, tax credits (up to 25% of hard costs), and private philanthropy, though this would not likely decrease the up-front cost of the project; therefor, this estimate represents the number that would have to be bonded for the project.
The committee has only been able to briefly explore operational and management costs of the building. Colliers estimates $125,000 annually for utilities; this does not include management, maintenance, and other operational staffing. The committee is not making a recommendation about which entity should operate and manage the building, though we would like to suggest that the financial impact of an operational and management plan be carefully considered in future decisions, with particular attention paid to program revenue and the possibility for commercial income.

3. “Holding Public Workshop/Input Sessions to overview this design and cost to the Public”

The committee was present at three public information sessions focused on Academy (with 50-100 attendees each), and held eleven public meetings of its own. These provided ample opportunity for presentations to and input from invited presenters and members of the public. The committee received presentations from and engaged with the following groups: Madison Beach and Rec, Madison Economic Development Commission, Director of Planning and Economic Development, Tri-Board Facilities Committee, Madison Youth and Family Services, Friends of Madison Youth (Arts Barn), Senior Services Director, Madison Chamber of Commerce, Scranton Memorial Library, Madison Arts Society, a group of Madison teens, and prior town building consultants.

The committee also gathered responses from 779 residents through a publicly available survey that solicited preferences for the possible functions of a community center. While this input was varied in its specifics, the strong overall theme was around flexible community use, with a focus on arts and educational programming, children and youth activities, and the potential for commercial activity. The committee discovered that there is a far greater desire for space utilization among the community than would even be possible in the Academy community center, given the already at-capacity nature of the senior center and the expectations of the library.

4. Recommending to the Board of Selectmen by April 8, 2019 a Community Center design proposal and cost to bring to Referendum.

The committee recommends that the Board of Selectmen adopt and support the design proposal and budget presented herein as created by QA+M Architects and Colliers.
1.2 Conclusions

The Committee has reached the following conclusions:

1. Academy School is feasible for conversion to a Community Center with flexible, multi-use, and dedicated activity spaces.
2. This concept could be achieved through a renovation with minimal structural changes estimated to cost under $14M.
3. The design provided by Colliers International and QA+M Architects could address many of the unmet space needs not currently served by existing buildings and town entities.
4. The Academy School Community Center would enable Madison residents to access social, recreational, educational, and commercial programming here in town that they are currently accessing from facilities in other towns.
5. Given the proposed architectural concept, Academy School is well-sited for use as a community center.
2. Responsibilities & Process

2.1 Official Charge

Charge
In consultation with Colliers International the Committee is charged with:

1. Creating a Community Center design proposal
2. Creating a cost estimate for the Community Center design proposal
3. Holding Public Workshop/Input Sessions to overview this design and cost to the Public
4. Recommending to the Board of Selectmen by April 8, 2019, a Community Center design proposal and cost to bring to Referendum

Committee Meetings
The Committee shall meet as required to fulfill their charge. Meetings will be noticed and include as a standing agenda item, public comment.

Committee Composition
The Committee shall consist of six members (a quorum will consist of 3 members) to include representatives with a knowledge of building construction and rehabilitation and other individuals as determined by the Board of Selectmen to ensure the composition of the Committee represents a diverse array of interests and opinions. Municipal staff, including but not limited to the Director of Facilities, the Director of Finance, the Director of Planning & Economic Development, and the Director of Public Works / Town Engineer, shall serve as liaisons to the Committee on an as-needed basis.

Membership
Rosalyn Cama
31 Island Avenue
203-245-3940
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johnmichael.parker@gmail.com
2.2 Description of Meetings

Since our introduction to the public on February 26, our committee has convened for a total of eleven meetings, including a tour of Academy School, plus three Public Information Sessions.

We systematically sought information from the public via the following sources:
- Public comments at our meetings.
- Public comment at three Public Information Sessions
- Results from the online questionnaire.
- Presentations to our committee by twelve invited local groups and organizations.

Marc Sklenka and Felicia Smith from Colliers International, and Tom Arcari from QA+M Architects were regularly present at our meetings and Public Information Sessions.
3. Findings

3.1 Information obtained from groups and organizations

Findings from local groups and organizations from which we requested and received input about the need for space in a prospective community center. Please see Appendix for the written reports submitted by some of these focus groups.

Note: The Academy School provides a total of 53,000 square feet of usable space. But when the gym, auditorium, kitchen/café, corridors, elevator, and bathrooms are accounted for, there remain only 20,000 square feet of program space.

1. **MADISON BEACH AND REC DEPARTMENT**—Scott Erskine, Director and Linda Lasance, Assistant Director

   Propose to relocate their administrative offices to Academy School and to oversee the operation of the building. Current programs return a 25% profit over costs to the Town.

   A community center should serve the entire community. There would be passive as well as active spaces including arts and crafts, dance, music lessons, exercise classes, special parties, music recitals and concerts, conference rooms and business meeting space. Concurrent activities could be scheduled for parents and their children.

   They presented a matrix of potential scheduling of the entire 20,000 square feet of program space on a given day.

2. **MADISON ECONOMIC DEVELOPMENT COMMISSION**—Ryan Duques, Chair

   In concert with...

3. **DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT**—Dave Anderson

   Together they propose that 20,000 square feet be dedicated to a public-private partnership to provide co-working space, educational space with a local university, and a commercial fitness center, all of which could bring in revenue.

4. **TRI-BOARD FACILITIES COMMITTEE (BOE, BOF, BOS)**—Kirk Barneby (BOE), Katie Stein (BOE Chair), and School Superintendent Tom Scarice.

   They emphasized that one of their priorities is to create a state-of-the-art performing arts theater in the schools, likely in a remodeled Polson Auditorium, and they encouraged us not to do the same at Academy School. The architect from QA+M stated that neither the gym nor the auditorium at Academy School is suitable for conversion to a full theater.
5. **MADISON YOUTH AND FAMILY SERVICES—Scott Cochran, Director**

Madison Youth and Family Services provides clinical, human development, and preventive behavioral health services. Their currently available 3500 square feet of space is insufficient for their needs, and was verified by an architectural consultant to require 6200 square feet of space. They would like to relocate their entire operation to Academy School.

6. **MADISON ARTS BARN—Robin Klaskin**

The Town supports the Friends of Madison Youth, which is housed in the Arts Barn. They serve grades 4 through 12 in social, art, computer, and summer programs. The Arts Barn can accommodate 250 people.

She proposed to leave major programs in the Arts Barn and to make periodic use of the performing arts facilities at Academy School. Should the Arts Barn building be declared unsafe for use, then they would request to move their entire operation to Academy School.

7. **SENIOR SERVICES DIRECTOR—Austin Hall**

The Madison Senior Center currently has over 1,000 members, and Austin predicts future increases in the over-60 population in Madison. He reports that the Senior Center is now fully scheduled with programs in education, exercise, film, crafts, etc. The Schiller Institute for Lifelong Learning (SSILL) is popular but can only host a small number on this site. They need additional space for programs and there is no land available for expansion.

He foresees Madison seniors making use of programming opportunities at Academy School, including a kiln for pottery. There are three senior buses which could provide easy access for transportation.

8. **MADISON CHAMBER OF COMMERCE—Robyn Wolcott, Board Member**

Reported that there is no one opinion regarding need for space in a community center among Chamber members and downtown business owners. Preference is for anything that will bring more businesses and patrons to downtown.

9. **SCRANTON MEMORIAL LIBRARY—Laura Downes, Interim Director**

The library renovation is scheduled to be completed by July 2020. The largest space will have a capacity of 137 standing and 67 seated. Other smaller rooms will be available for meetings, classrooms, and small conferences. A teen center will house teen literature and provide a space for informal socializing.
Based on historical trends, Laura believes that the renovated library will not be able to meet all demands for meeting and program space. She foresees the possibility of a cooperative working relationship with a prospective community center.

**10. MADISON ARTS SOCIETY—Beverly Schirmeier and Marge Casey, written submission.**

The Madison Arts Society is a non-profit, volunteer organization with 250 members. Its focus is on instruction, demonstration, and exhibiting sculpture and graphic arts among its members. They requested space for four separate uses: meeting space; art lectures and demonstrations; arts shows/exhibits; and studio space. Specifically requested dedicated use of two large rooms on the third floor of Academy School = 2,100 square feet of space.

**11. MADISON TEENS—Kate Klein, Grace McFadden, and Dylan Cancelliere**

Requested use of space for teens for informal socialization, to collaborate on school projects, and for intergenerational associations with seniors. They would like to have a community center space available to perform, sing, film, draw, paint, and other recreational activities.

**12. PRIOR TOWN BUILDING CONSULTANTS—David Kadamus and Tim Carroll**

Suggested that the town not over-build space for which there is no documented need.

Out of 20,000 square feet available, requests for dedicated program space total 48,300 square feet.

**3.2 Results of public questionnaire**

One of the objectives of the Ad-Hoc Study Committee for a Community Center Design was to obtain public input in order to assist Colliers International and the architectural firm (QA+M) in developing a design for the Academy building as a community center. To do this we developed a questionnaire to assess the public’s preferences for possible uses of the space(s) in the academy building as a community center.

The questionnaire was made available online from March 7, 2019 through March 13, 2019. 779 people responded to the questionnaire and 142 offered comments. The questionnaire listed 10 possible major spaces and 39 possible space uses within the 10 major spaces. All questionnaire items were rated from 0 to 4 (Not Important, Somewhat Important, Important, Fairly Important and Very Important) plus no opinion. The responses are shown in Tables 1 and 2 and Appendix D.

**TABLE 1.**
*Summary of 779 Responses to the online questionnaire: What spaces people would like in an Academy Community Center*
March 7-13, 2019
In the first column of Table 1 you will find the ranking of the 10 major spaces from 1 to 10. This ranking is based on the combined percentages of respondents rating the items as IMPORTANT (I), FAIRLY IMPORTANT (FI) and VERY IMPORTANT (VI) or (% I-% VI shown in the last column of the table. You will observe that SOCIAL SPACE ranked highest with 78.2% of the respondents rating it as Important to Very important. BUSINESS SPACE ranked lowest with 39.9% rating it as Important to Very Important. In general, SOCIAL SPACE and SPACE FOR THE ARTS (MUSIC AND ART) ranked highest (above 68%), followed by THEATER SPACE, EDUCATIONAL SPACE, GYM/AUDITORIUM SPACE and KITCHEN/CAFÉ SPACE (66.1% to 61.7%). MEETING ROOM SPACE, COMMERCIAL MARKET SPACE and BUSINESS SPACE ranked lowest (59.6% to 39.9%).

<table>
<thead>
<tr>
<th>RANK</th>
<th>SPACE</th>
<th>% VI</th>
<th>% FI</th>
<th>% I</th>
<th>% SI</th>
<th>% NI</th>
<th>N Op</th>
<th>% I-%VI</th>
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<td>4</td>
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<td>19.2</td>
<td>6.1</td>
<td>59.6</td>
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<td>9</td>
<td>COMMERCIAL/MARKET SPACE</td>
<td>33.3</td>
<td>9.9</td>
<td>9.5</td>
<td>12.0</td>
<td>29.9</td>
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<td>10</td>
<td>BUSINESS SPACE</td>
<td>13.8</td>
<td>12.8</td>
<td>13.3</td>
<td>18.5</td>
<td>33.5</td>
<td>6.1</td>
<td>39.9</td>
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### TABLE 2.
Summary of 779 Responses to the online questionnaire: What spaces people would like in an Academy Community Center
March 7-13, 2019

<table>
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<th>RANK</th>
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<th>RATING 0-4</th>
<th>RATING %I-VI</th>
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<td><strong>MOST POPULAR</strong></td>
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<td>1</td>
<td>CREATIVITY CENTER FOR CHILDREN</td>
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<td>71.6</td>
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<td>2</td>
<td>ART INSTRUCTION SPACE</td>
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<td>PLAYS/MUSICAL PERFORMANCES (THEATER)</td>
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<td>TEEN SPACE</td>
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<td>5</td>
<td>PRE-TEEN SPACE</td>
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<td>6</td>
<td>SPACE FOR ADULT EDUCATION</td>
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<td>LARGE THEATER EVENT SPACE (GYM/AUD)</td>
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<td>8</td>
<td>PARTY RENTAL WITH USE OF KITCHEN</td>
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<td>9</td>
<td>INSTRUCTION SPACE (MUSIC AREA)</td>
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<td></td>
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<td>FOOD VENDOR SPACE (COMMERCIAL MARKET)</td>
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<td></td>
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<tr>
<td>12</td>
<td>CHILDREN ACTIVITY/PLAY SPACE (GYM/AUD)</td>
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<td>59.2</td>
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<tr>
<td>13</td>
<td>LOUNGE SPACE</td>
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<td>14</td>
<td>SPACE FOR PRESCHOOL CHILDREN (SOCIAL SP)</td>
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<td>15</td>
<td>ART EXHIBIT SPACE</td>
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<td>16</td>
<td>LARGE MEETING SPACE (GYM/AUD)</td>
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<td>17</td>
<td>ARTS AREA RENTAL SPACE</td>
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<td>18</td>
<td>SMALL MEETING SPACE (THEATER)</td>
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<td>26</td>
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<td>BUSINESS EDUCATION SPACE</td>
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<td>32</td>
<td>BOOK CLUB MEETING SPACE</td>
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<td>T.V. AND RECORDING STUDIO SPACE</td>
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<td>37</td>
<td>QUIET/REFLECTIVE SPACE</td>
<td>1.13</td>
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</table>

Table 2 shows 39 (37 + 2) possible space uses within the 10 areas shown in the previous table. Note that two have equal values. These are also ranked by the combined ratings of IMPORTANT to VERY IMPORTANT and grouped into MOST POPULAR, more than 60% (60.1 to 71.6%) of the respondents.
rating these as IMPORTANT TO VERY IMPORTANT. they include childrens’ and teens’ activities and the arts (art, theater and music). A children’s creativity center ranked highest with 71.6% of the respondents rating it as IMPORTANT TO VERY IMPORTANT. Food, KITCHEN SPACE AND VENDOR SPACE (COMMERCIAL MARKET) ranked higher in individual spaces than in the 10 major spaces. A second group, MODERATELY POPULAR spaces ranged from 50% to 59% (50.8% – 59.2%) IMPORTANT TO VERY IMPORTANT. This group included children’s activity/play space followed by lounge space, exhibit space, practice space for the arts and meeting room space and rental spaces. The LESS POPULAR group, less than 50% (28.6% to 47.9%), included a variety of space uses rated IMPORTANT to VERY IMPORTANT from sports activities (47.9%) to quiet/reflective space (28.6%).

142 people offered comments on their questionnaires. Those commenting on preferred space uses for the community center were generally similar to the responses to the questionnaire. Space for the arts, teens, and food service were most frequently cited.

CONCLUSIONS:
1. Greater than 50% of the respondents rated 25 of the 39 area uses as Important to Very Important. Most of the uses listed on the questionnaire, therefore, were considered Important to Very Important by half or more of the respondents.
2. Social Space and Spaces for the Arts (Art, Music, and Theater) were ranked highest among 10 possible major spaces by the respondents to the Questionnaire. A Creativity Center for Children, Space for the Arts, Café/Snack Bar, Adult Education and Food Vendor Space (Commercial Market) ranked highest among 39 space uses within the 10 major space options.
3. Differences in rankings between the 10 major space options (Table 1) and the 39 specific space use options (Table 2) suggest that it is important to consider specific uses in the community center design.
4. The information obtained from the questionnaire was provided to the architect who considered it helpful in developing a design for the Community Center.
4. Reports from Consultants

4.1 QA+M Report and Architectural Drawings

See Appendix E for original document, and Appendix F for architectural sketches and renderings.

Revitalization of the Historic Academy Elementary School for the purpose of developing a new Madison Community Center will require and will feature the following primary scope tasks:

**Exterior Restoration** will be carried out at the full building perimeter. This work will include brick repair, brick repointing, masonry joint repointing, and limestone restoration. In addition, the existing doors and windows will be restored to their original state. Finally, all of the existing building elements, such as the cornice and detailed banding will be rehabilitated. The majority of this work will be carried out at the existing, Southern, portion of the building. The expense of this work may be offset by Historic Tax Credits.

**Roof Replacement** will be carried out for the entire structure. The existing roofing assemblies will be removed in lieu of a new, fully-adhered, EPDM roofing system. The roofing will include continuous insulation in enough quantity to meet the current state energy code and to reduce overall operating costs. This work will ensure protection of the building assets and will be offset by Utility Company Incentives.

**Sitework Upgrades** will include the provision of a new covered drop off area, an access drive through to the back parking area from Academy Street, and 20-30 additional off-street parking spaces directly adjacent to the community center. This will provide for addition HC parking areas, will allow newly secure and lighted access to the building, and will improve emergency access to the full perimeter of the building. Sitework improvements will also include new electrical, gas, water, and septic services for the building.

**A New Building Entrance** will be created on the Western side of the building. A single classroom bay will be removed from the building to accommodate a new, split-level atrium with an elevator that communicates the exterior grade level with all three building floor levels. This work will include provision of a new entrance canopy, creation of a new entrance vestibule & airlock, establishing a new lobby with stairs to the lower floor level and stairs to the upper floor level, and new wayfinding amenities. The new building entrance will be the component that provides full HC access to the entire building. This atrium will be located adjacent to the new parking and drop-off area and will be monitored from the administrative offices.

**The Building Courtyard** will be infilled and roofed-over with a skylight in order to provide a new, central waiting/café/ and pre-function space for the building. This space will be a two-story common area that connects all of the existing building corridors to the elevator atrium. This will be the core circulation area.

**A Corridor** linking both sides of the lower floor level will be excavated out of the existing crawl space. This new corridor will connect the lower level areas to the elevator atrium and establish full HC accessibility.
Interior Restoration of the remaining spaces will be carried out. This work will be light to moderate in nature and will include new lighting, paint, flooring, and rehabilitation of the existing historic elements. Some of these elements include doors, trim, hallway finishes, chalkboards, hardware and amenities. In a few locations a wall will be removed between classrooms in order to accommodate larger, flexible, multi-function spaces. The lower level will feature the opening of a classroom for the purpose of gallery space. A portion of the facility will be left in the state of a “vanilla box” for the purpose of future tenant space.

The Existing Kitchen space will be renovated as a new, flexible kitchen. The new kitchen space will offer the functionality of a service kitchen, a catering kitchen, a warming kitchen, or a full preparation kitchen. This will ensure the community center can provide the full spectrum of food service to programs and tenants throughout the community. Provision of a full kitchen will also allow for culinary instruction, cooking classes, and post/pre-function events that feature refreshments and entertainment. Finally, a fully operational kitchen will support revenue generation through rentals to community groups and patrons.

The Mechanical, Electrical, and Plumbing Systems of the building will be removed and replaced new. This includes new heating and cooling for the building, a new core of fully HC accessible bathrooms, the provision of fire protection (sprinklers) and fire detection throughout, and new sanitary / storm piping. This will ensure the infrastructure of the building will match the renewed 50-100 building life.

4.2 Report from Colliers International

See Appendix G for original document.

Based on the established design parameters set forth by the Academy School Community Center Design Committee and the Conceptual Design proposed by QA+M Architects, Colliers has estimated a total project budget of $13,924,000.00 to convert the existing Academy School into a Community Center. The total project budget can be broken into seven main categories.

1. **Building Construction**—encompasses all construction related work needed to the current building covering all systems and finishes, including but not limited to roofing, mechanicals, select demolition, flooring etc.

2. **Related Construction**—all construction related activity to the site not included in the above building construction. These activities can include hazardous material removal, landscaping, site utilities including septic, paving and parking lot creation etc.

3. **FF&E**—Fixtures, Furniture and Equipment includes all project related materials that are not permanently fixed to the building. In addition to all furniture this could include electronics such as projectors, monitors, office equipment such as filing cabinets and printers, brochure racks etc.

4. **Fees**—All project related consultant fees such as Architect, Hazmat consultant, Geotechnical Engineer, Owners Project Manager, Surveyor etc.
5. **Expenses**—Associated project related costs such as Legal, obligatory Advertisements, Moving departments into the finished building etc.

6. **Contingency**—Typically 5-10% of the total project budget to anticipate any unforeseen conditions or minor additions to scope once construction is underway.

7. **Escalation**—Estimated at 3% per year with 2021 as the anticipated start of construction.

The sum of each category for the project budget is as follows:

1. Building Construction $8,531,100
2. Related Construction $1,390,000
3. FF&E $425,000
4. Fees $1,224,200
5. Expenses $696,700
6. Contingency $1,052,800
7. Escalation $604,200

*Project Total: $13,924,000*

In addition to the initial project costs, estimates for Annual Operating Costs based on current costs for buildings of a similar size and use are as follows:

- **Utilities (Electric and Gas combined):** $100,000 - $120,000
- **Water Usage**: $3,600
- **Septic Maintenance**: $1,500 per occurrence, bi-annual pumping
- **Janitorial Staff**: Town to Determine
- **Operational Staffing**: Town to Determine

*Assumes regular usage with no irrigation or heavy commercial kitchen usage*
5. Common Misconceptions

Given the long history of the broader Academy School project, there is a wide range of information that exists among the public concerning the facts of this community center initiative. Our committee was exposed to a number of misconceptions that came up repeatedly—between the public information sessions, our committee meetings, and other informal conversations—and so we’ve chosen to name them here in order to help set the record straight and, hopefully, to move the conversation forward. It is important to note that we intend to stay in the realm of facts here and not adjudicate subjective opinions, though we understand there is some grey area in between.

These misconceptions include:

● That there is adequate space in the facilities (Senior Center, Library, Town Campus, etc.) to meet local needs, including large meeting and performance space.
● That Academy has much more space than is needed for a Community Center.
● That management costs would necessarily be prohibitive; as one example, Beach and Recreation is interested in managing the center, and there are likely other potential operators.
● That there is little interest in Madison for space in a Community Center.
● That there would be inadequate parking at the Academy site.
● That there would be competition with other facilities in town.
6. Appendices

A. Meeting Minutes
B. Written reports from groups and organizations
C. Online Questionnaire
D. Results of Online Questionnaire
E. Report from QA+M Architects
F. Architectural Renderings
G. Report from Colliers International
H. Additional comments from committee members
   a. Roz Cama
APPENDICES
Subject to Approval
Academy School Community Center Design Committee

Meeting Date: March 1, 2019
Meeting Place: Town Campus, Room A, Campus Drive, CT

Members Present:
• Chair William Stableford
• Rosalyn Cama
• Catherine Flynn-Donovan
• Gus Horvath
• John-Michael Parker
• Dick Passero

Others Present:
• Al Goldberg, Board of Selectman

Call to Order:
The meeting was called to order at 3:05 p.m.

1. Public Comment:
   From Al Goldberg:
   BOS Minutes dated February 11, 2019 were presented to the Committee by Selectman Goldberg where this Committee’s charge is presented.
   This Committee will be charged in:
   1. Creating a Community Center design proposal
   2. Creating a cost estimate for the Community Center design proposal
   3. Holding public Workshop/Input Sessions to overview this design and cost to the public
   4. Recommending to the Board of Selectman by April 8, 2019, a Committee Center design proposal and cost to bring to Referendum

2. Presentation from Catherine Ferrante:
   Combined with Item 4.

3. Presentation from Gus Horvath, including review of building floor plans:

   Gus Horvath called attention to the Boards & Commissions section of the Town’s Website where additional information can be found, it is there where this committee’s agenda will be posted.

   Gus reviewed with the committee the existing building plans, interior zones by addition dates and each plan’s unique qualities. Building statistics have been emailed to the
committee. Per Colliers the building is comprised of 53,600 sq ft, classrooms are approx. 1,000 sq ft each.

4. Presentation from Dick Passero, including review of Guilford Community Center operating costs and staffing patterns:

Catherine Ferrante with Dick Passero shared their investigative work and possible scenario of a program in a presentation prepared at the time of the consideration for residential developers. This was presented as a view for what a Community Center could look like.

Propositions include a Town Owned /Town Run – no commercial operation with consideration for Historic, Civic, Sentimental design interventions. The business case and ROI with tax implication were formulated and submitted to the public in the Community Center scenario of the Great Blue survey, which received the most votes.

Dick Passero presented his previous committee’s investigations in three reports presented to each committee member.

Report 1: Explains the methodology in the arrival of the formulaic taxpayer pro-rated assessment value using a similar formula used for the Madison Senior Center @12,000 sqft. This report also categorizes local Community Centers as Multi-Purpose versus Cultural Arts Centers.

Report 2: Shows how each community tailored its Center to its community’s needs. Guilford’s is run by Parks & Recreation/ Madison statistics are shared as if to do the same.

Report 3: Is the tally conducted by Passero and Fresante at the last Town meeting. It is a paper poll of desired activities completed by 17 in attendance and rated from Most to Least Popular. Al Goldberg announced that First Selectman Tom Banisch is willing to post this committee’s questionnaire on the Town’s Website for a broader reach to the specificity of desired services to be housed in the proposed Community Center.

5. Presentations from Catherine-Flynn Donovan and John-Michael Parker, including review of existing Madison facilities:

The committee did not review this item.

6. Presentation from Roz Cama, including conceptualization of design process:

Rosalyn Cama distributed to committee members and presented (as a way to organize a complete assessment of the town’s needs, coupled with an effort not duplicate any existing services) a Town Map and a list of non-profits as listed on the Madison Chamber of Commerce website. A two-by-two committee, Roz with John Michael Parker will
annotate this map for possible understanding and duplication of proposed community services.

Rosalyn Cama proposed an evidence-based approach and schedule in preparing for the town’s charge of a “workshop.” Her proposition was to spend the next two weeks to gather intelligence beyond what the previous committees have completed. The gaps in this investigation are to visit and interview the best community centers within reason noting their best outcomes (Colliers will schedule a local tour, locations tbd), a literature search of the design of facilities that have measured those outcomes (Roz and John-Michael will run concurrent with the development of Dick and Catherine F’s questionnaire) and create a list of those relevant design typologies (design interventions that will result in improved outcomes – Roz offered a previous project’s study) that will create a stew of Project Wisdom.

The committee, and others in the session saw this approach as costly and adding delay to the end charge, but more importantly undoing a Town’s confidence in the project’s approval. Roz tried to assure that innovation does not = additional cost, but could not allay those fears. This effort is tabled.

John-Michael suggested a tandem approach as the former committee’s work has essentially fulfilled 50% of this committee’s charge and places us ahead of schedule. At the next meeting Roz and John-Michael will look at the intersection of Dick’s team’s and this methodology’s finding and offer questions to the questionnaire that will address the desired Behavioral, Organizational and Economic synergies to be considered in the Town Poll.

Catharine Flynn-Donovan agreed to work with Dick on the development of the questionnaire. All are encouraged to offer suggestions.

The conclusion of Roz’s presentation to use this to develop a Project Vision or Program will be tabled until the questionnaire (versus workshop) is complete. The final deliverable was suggested to be an architectural bubble diagram of building requirement types that will inform a square footage approach to building type estimates. Roz offered an understanding of simple versus complex program type spaces. Colliers and QAM Architects will assist in this endeavor.

7. Receive input from Colliers:

Colliers led a conversation that ensued about delivering a program aligned with the proposed budget. Colliers presented a workplan, dates and milestones, to get to a final deliverable. They are currently running numbers on a variety of scenarios that will stay within the proposed $14M budget.
It was suggested in public comment that we begin to identify advocates and arm them with talking points to sell this committee’s approved program and budget to the community prior to a vote.

8. Discuss and take action to create a Committee work plan that adheres to the Charge:

The final deliverable was suggested to be an architectural bubble diagram of building requirement types that will inform a square footage approach to building type estimates within the proposed $14M budget.

9. Discuss and take action to set meeting schedule:

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 5</td>
<td>3pm</td>
<td>Tour with Colliers</td>
<td>Academy School</td>
</tr>
<tr>
<td>March 6</td>
<td>7:30pm</td>
<td>Public Meeting</td>
<td>Polson School</td>
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<tr>
<td>March 7</td>
<td>3pm</td>
<td>Committee Meeting</td>
<td>Town Hall – Questionnaire Due</td>
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<tr>
<td>March 12</td>
<td>3pm</td>
<td>Committee Meeting</td>
<td>Town Hall</td>
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<td>March 14</td>
<td>4pm</td>
<td>Committee Meeting</td>
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<tr>
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<td>3pm</td>
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<td>March 28</td>
<td>4pm</td>
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<tr>
<td>April 2</td>
<td>3pm</td>
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10. Discuss and take action to approve 2-member subcommittees, if necessary:

A two-by-two committee of Rosalyn Cama and John Michael Parker will annotate a Town map for an understanding of retail and non-profits.

11. Discuss and take action to schedule a tour of the Academy School building.

The Committee agreed to a tour of the building on March 5, 2019 at 3:00 p.m. as indicated in the above schedule.

12. Discuss and take action to determine a schedule of tours of other Towns’ facilities.

The committee did not review this item.

13. Discuss strategies for Public Hearings and Public Input Sessions, including possible questionnaire.

Catharine Flynn-Donovan agreed to work with Dick on the development of the questionnaire that will be placed online. All are encouraged to offer suggestions.

Sarah Barret suggested that we begin to identify advocates and arm them with talking points to sell this committee's approved program and budget to the community prior to a vote.

Concern about the lack of turn out at a public hearing that will gather the right needs assessment. She also noted a desired "Marketplace" which may require a zoning change.

Concern about another public meeting next week, similarly concerned that not many people know about this and the input will be skewed.

Hence, Al Goldberg noted the importance of an online survey.

15. Motion to Adjourn:
Move to adjourn approved at 5:26pm.
Subject to Approval
Academy School Community Center Design Committee

Meeting Date: March 5, 2019
Meeting Place: Town Campus, Room A, Campus Drive, CT

Members Present:
- Chair William Stableford
- Rosalyn Cama
- Catherine Flynn-Donovan
- Gus Horvath
- John-Michael Parker
- Dick Passero

Others Present:
- Al Goldberg, Board of Selectman
- Scott Murphy
- Jean Ferris
- Tom Arcari, Q+AM Architects
- Felicia Smith, Colliers

1. A Tour of the existing Academy School facility was led by Felicia Smith at 3pm.
2. The Committee adjourned at 4:30pm
Subject to approval
Ad-Hoc Academy School Community Center Design Committee Minutes
3/7/19
Town Campus, Room B (moved to A)

Committee Members present:
- Bill Stableford (Chair)
- Rosalyn Cama
- Catherine Flynn-Donovan
- Gus Horvath
- John-Michael Parker
- Dick Passero

Others present:
- Al Goldberg, Selectman
- Colliers and QA&M representatives

1. Public Comment
   a. Brief public comments

2. Discuss and take action to approve minutes of March 1, 2019 and March 5, 2019
   a. 3/1 Minutes
      MOVED by Dick Passero and seconded by John-Michael Parker to approve minutes of March 1, 2019.
      VOTE: Motion was approved unanimously
   b. 3/7 Minutes
      MOVED by Gus Horvath and seconded by Catherine Flynn-Donovan to approve minutes of March 5, 2019.
      VOTE: Motion was approved unanimously

3. Review Freedom of Information Act (FOIA) with Executive Assistant / Risk Manager
   a. Presentation from Lauren Rhines, Town Executive Assistant

4. Review public comments and input of March 6, 2019 Public Hearing
   a. Substantial discussion among committee about previous public meeting

5. Presentation by Assistant Director of Beach & Recreation regarding potential utilization of Academy School
   a. Scot Erskine, Director, and Linda LaSance, Assistant Director, Madison Beach & Rec presented charts and descriptions about current programming and potential programming in Academy building

6. Review project scope with Colliers and QA+M Architects
   a. Felician Smith, Colliers, and Tom Arcari, QA+M, architect, presented current ideas

7. Adjourn
   MOVED by Gus Horvath and seconded by Roz Cama to approve adjourning at 5:30 p.m.
   VOTE: Motion was approved unanimously

Respectfully submitted by,
John-Michael Parker
Call to Order:
The meeting was called to order at 3:02 p.m.

1. Approval of Minutes of 3/7 meeting:
   Corrections: From Public Comment -
   Minutes record actions of Committee not citizen’s comments
   Bill Stableford and Al Goldberg state there is no need in this meeting format to record
citizen comment.

   Motion to approve: Gus Horvath
   Second: Dick Passero
   Vote: Motion was unanimously passed

2. Presentation by and Discussion with:
   A. Economic Development Commission (EDC) – Ryan Duques, Chair and Dave
   Anderson, Town Planner
   EDC is hopeful to include in the Community of Center best in class programming
   that the Town isn’t best suited to provide, such as vibrant activities to meet
demographic needs not being serviced by others in town. Specifically they are looking at businesses that will bring in revenue as fit-out tenants (The tenant will pay to outfit their spaces). Their suggestions include a post-graduate education program, fitness center and a co-working venue. They have identified an area University for adult Education, two New Haven businesses as anchor tenants for co-working spaces, and a Health and Fitness Vendor. They see this type of tenant as an opportunity to offset the operational costs of the debt service from the renovation and general operational expenses of the community services.

Program Requirements = 15-20,000 square feet.*

The Committee questioned the ability to keep these spaces flexible for after hour community usage, to keep the services unparalleled by other town offerings, to qualify zoning changes if needed and provide data to support need for co-working venues.

*The architect later noted that after all circulation, support and large spaces of assembly are removed from the overall 53,000 square feet there only remains 20,00 of program space.

B. Tri-Board Committee Kirk Barneby, Katie Stein, Tom Scarice

Provided history of the Committee's charge along with right-sizing and improvement plan for the Town's educational system. In evaluation of the duplication of services discussion occurred around adult education and performance spaces. Adult Education is offered through a Middletown System as ERACE had low enrollment. The performance space with top quality and likely include upgrades to the Polson Auditorium. The School Systems arts programs are robust and seasonal but may not be available to Town venues except during summer session when the students are on vacation.

3. Report From and Discussion with Colliers

Next steps to update the Committee's Timeline were reviewed. We are in a Budget to Design phase. The Committee asked if more time was needed to be prepared for a thorough public review. We have the responsibility of public opinion and an obligation to get to yes. There are two more public hearings March 21 at 6:30pm and April 1 at 7pm. Thursday we will hear from the Arts Barn and Youth and Family Services, next Tuesday from the Library and the Chamber of Commerce.

Extra Funding sources were discussed, in this timeline is not feasible to explore. John-Michael Parker will look into SHPO

4. Report from and Discussion with architectural firm QA+M

A formal presentation will be made at Thursday's meeting. Comments made, noted above about square footage. There are a few major components to the renovation:

1. Code upgrades and Containment abatement
2. Site and Parking upgrades  
3. Building Accessibility and ADA upgrades  
4. MEP (Mechanical, Electrical & Plumbing) upgrades  
5. General cosmetic upgrades – ceilings, walls, floors  
6. FFE: Furniture Fixtures and Equipment (all that would shake out of a building if turned upside down)  
7. Basement linkage at grade change  
8. Courtyard upgrades

The architect suggested we also look at low cost renovation (patch and paint) spaces and then review higher ticketed program spaces like the gym, kitchen and theater to set priorities.

The committee asked if a base bid could give all that is necessary to occupy and offer add alternates for desirable features not necessarily needed at opening in order to reconcile $14 Million budget.

5. Discuss March 21, 2019 BOS Public Information Session
   Al Goldberg suggested that in the Public Information Session Ground Rules may change and that the BOS may relax rules of how we answer questions.

6. Public Comment:
   Kathryn Hunter: Congratulated the committee. Engagement in public to guide and answer questions would be helpful. She suggests bridging the gap in EDC’s public private renovation proposal with multi-functional spaces. Design first to Committee’s program then allow a future public/private partnership to reconfigured to their needs. Should not change our mission. Mandate is $14M. Likes the base building budget approach with drop down choices in upgrades. Can’t be $1 over. Don’t bring to a referendum without a bonding question Bill: up to BOS.

   Catherine Ferrante: Find alternate Fund sources to communicate in a timely fashion, if Committee is over worked and cannot get minutes to town in Freedom of Information Act. Note the FOIA allows 7 calendar days but this committee meets more frequently.

   Suzanna Gradle: Regarding comments about the uses and wishes of Schools will be a confusing issue to the public and impact a full understanding of the need for a Community Center. She sees a scheduling issue. BOE has to be more specific. Bill: They are unable to say what the level of performance their space will be at this time. Make clear we are not competing with the BOE’s program.

   Paul:  
   Best Practice in Wilton small groups do not use schools.
Roz Fahey: Are we going to have a committed question by April 8? BOS will come up with question. Bill: This Committee will have a program, building design, report and budget.

Mark Sklenka: Regarding Public hearing: Bill should give a process analysis, Tom shares concepts, we are still in the sharing information phase.

Kathryn Hunter:
Issue a slide show. Great for public information.

7. Motion to Adjourn at 5:26pm
Motion to approve: Gus Horvath
Seconded: Dick Passero
Vote: Motion was unanimously passed

Respectfully Submitted,
Rosalyn Cama

The Town of Madison does not discriminate on the basis of disability, and the meeting facilities are ADA accessible. Individuals who need assistance are invited to make their needs known by contacting the Town’s ADA/Human Resources Director Debra Milardo at 203.245.5603 or by email to milardod@madisonct.org at least five (5) business days prior to the meeting.
Academy School Community Design Center
Special Meeting Minutes
Subject to Approval

Town of Madison
Connecticut 06443-2563

Meeting Date: March 14, 2019
Meeting Place: Town Campus, Room A, Campus Drive

Members Present:
- Chair: William Stableford
- Rosalyn Cama
- Catherine Flynn-Donovan
- Gus Horvath
- John-Michael Parker
- Dick Passero

Others Present:
- Al Goldberg, Board of Selectmen
- Mark Sklenka, Colliers
- Tom Arcari, Q+AM Architects

Call to Order:
The meeting was called to order at 4:04 p.m.

1. Approval of the Minutes of the 3/12 meeting: Pending as they are submitted but not distributed having met 49 hours ago.

2. Presentation by and Discussion with:
   A. Madison Department of Youth and Family Services – Scott Cochran
      This department provides human services organized around youth and families as defined by the State of Connecticut Department of Social Services. Specifically around human development and adverse behavioral prevention services. They are currently housed in a building next door to the Academy School. To be located at the town green is key. This location has made them more visible and accessible to more citizens, especially as many use their services daily. Their current 3,500 square foot space is deficient and was verified by an architectural consultant to require 6,200 sq ft. Their program however requires confidentiality and security and their operational program requires smaller spaces than currently available in the Academy School. Therefore they would need more infrastructure work than this committee is currently budgeting. They would vacate an adjacent building, part of the Memorial Town
Hall Campus begging for a campus wide space audit. This department currently has $187,000 set aside for capital improvements in the current budget.

The committee chair stated it is our job to assess all town needs as broadly as possible and consider all requests. However, there are conflicts in assessing town department deficiencies as well as community expectations. We have been asked to deliver a community center which can be defined as expansion of existing services and/or as an opportunity to offer unmet needs.

Al Goldberg, asked us to use our judgement in thinking about a flexible program for the building to serve both needs. It was stated as “What is appropriate for this building—may be a cluster of services.”

B. Arts Barn – Robin Klastin
Friends of Madison Youth is housed in the Madison Arts Barn. They are not part of town programming, however the town supports their services. Currently they serve grades 4 through 12 in social, art, computer, and summer programs. Workshops, camps, community events, and Daddy Daughter events can draw up to 250 people. The Arts Barn theater will accommodate 250 people. Robin offered two analyses...

Option 1: The Arts Barn continues with its deferred maintenance and uses a new Community Center on an as needed basis for larger productions and a fully functioning commercial kitchen. Their productions entertain 150 patrons.

Option 2: They add a trailer to the Arts Barn for needed storage or move to the Community Center for performances where equipment could be housed, however this is not ideal for young artists who would rehearse in one location and perform in another.

Therefore she concludes that they would look at periodic usage of a Community Center. It therefore becomes more of a scheduling request.

C. Senior Center – Austin Hall
Located on Bradley Road. Their facility has an exercise room, conference room, billiards, a library, 4 classrooms, computer lab, and doctor’s office.

The Senior Center currently has over 1,000 members. Membership is $15/year/resident and $20/year/non-resident. Then members pay ala cart for activities. Non-Madison members make-up 30% of the total. Our Senior Center serves many of the neighboring town’s residents.
Services include programs in education, exercise, film entertainment, lunch, boce, etc. They don't and can't offer Theater Groups for Seniors. Having access to an auditorium would be a great advantage allowing for concerts and musical performances. SIL or Shiller Institute of Life Long Learning is quite popular but can only host a small number on this site. Guilford gets most of programming for 100 or more. The Madison Senior Center serves 20,000 meals in a café as well as through meals on wheels. They provide on-site services from 8:30-4pm Mon – Fri. They are open at night and weekends by appointment. The Rotary, Lions, Home Owners Associations, athletic, and civic groups all have board meetings in this facility. The Café can hold 60 seated, 85 in assembly. They are getting requests from every group now with the Library closing. The proximity to Academy School would be advantageous. They have three buses and could provide transportation services to both facilities.

Statistics show an aging population is growing in Madison from a quarter of the population now approaching over 65 and a third over the age 60, growing 15% in the next 15 years (from Connecticut demographic data.)

A next door vacant Lot offered hope for expansion but is no longer for sale. Therefore they cannot expand. The cafeteria would be the priority to expand to meet demand and expansion however this would add to the parking problem. Meal programs are the draw for Senior engagement.

Desired amenities not currently offered are:

- A pottery kiln, a growing attraction in most senior centers.
  Dick: offering expanded art classes, currently limited due to facility constraints. It would be nice to go elsewhere.

- Kitchen: Could the Senior Center Kitchen be a Catering Center? Answer no. Suggest rental space of Commercial Kitchen elsewhere. Architect states it is an all or nothing for outfitting a commercial kitchen.

Public Comment: As the town ages over 1/3 will be seniors. Need to serve this population appropriately
Another: Need more things for kids to do
Another: No we must accommodate all ages.

3. Report from and Discussion with architectural firm QA+M
   Tom Arcari engaged by Colliers to put together concepts and a schematic design to test the viability of Academy School to serve as a Community Center.
   Mark Slenka who has worked with Dave Anderson to look at this building over the last few years assisted in the presentation.
Tom presented his schematic design response to the Committee’s initial findings. The following are the comments that coincided with a graphic visual presentation:

**Site analysis:**
Thoughts on Site: Access and accessibility is the biggest architectural issue. Prudent to add parking and an access drive at the proposed entry. This could provide ADA parking and entry drop off. He recommends using the basketball court for swing parking/court. None of the current building entrances are accessible therefore the proposed new entry. This proposed scheme accommodates 45 parking spaces. A second option stretches parking and gets to 60 parking spaces.

The architect shared an exterior and interior concept images. Although this schematic plan takes two classrooms out it does not eliminate any of the fields.

**First Level:** A New Atrium addition for the building entry solves accessibility issues. It does however, remove one classroom for the atrium, and another for the elevator while providing full accessibility to three floors in the building. New septic could be explored beneath the proposed parking area. This plan proposes an infill of the courtyard area which could become a multi-story lounge. The core of the building could house a vertical stack of support services, like bathrooms, environmental service areas.

Classroom spaces would remain the same offering multifunctional programs. A Teen Center is imagined in the east classrooms, not far from a revitalized gymnasium. There are ADA accessibility issues with the gym’s stage, which may be overcome with an accessible lift to one side.

At the opposite end of the building on the south side is an auditorium which when opened to adjacent classrooms expands capacity. An Administrative Center is suggested in another western facing classroom.

**Lower level:** An accessway/corridor linking both sides of the building needs to be added. All corridors are wide enough to serve as Gallery space. Classroom space on this level, found just below the gymnasium can potentially house hand and soft crafts or can provide a separate suite to house a unique private/public entity. i.e. Could accommodate Youth and Family Services with approximately 4,500 square feet available.

Below the auditorium there is an open reception room adjacent to a former cafeteria kitchen space. It too can be multifunctional such as a choral practice space. The mechanical boiler room shall stay as is.
Second Floor: Overlook would open to lounge below. Two classrooms could be opened for example if a dance studio were needed. The former Home Economics classroom space would need an accessible ramp to the half level rise just above the auditorium.

Penthouse: Would be maintained without accessibility.

Square Footage: Documented Existing Conditions at 53,000 square feet. The addition reduces the gross square footage to 50,000. Circulation and assembly space deductions net to 13,000 square feet of program space. Approximately 16,000 square feet of classroom space.

Public Comment:
Request to work plumbing into arts space.

Can a commercial kitchen or a fitness space be built-in? Yes, but there are trade-offs.

Donor and Private entities are suggested.

Make sense to look at the whole campus. Think about all services, and parking for walkers.

4. Report From and Discussion with Colliers
   Included in the architects report above

5. Review Questionnaire Responses
   Statistics and comments were passed out. The committee will review next Tuesday.

6. Discuss March 21, 2019 BOS Public Information Session
   Discussion about whether the architect’s plans are ready to be shared with the public. Mark advised waiting till the committee reconciled until pricing. The architect will show where requests are trending on Tuesday. Colliers will meet Monday with the architect to flesh out budget scenarios.

   The BOS approved a two-way dialogue between the committee and the Public audience.

Public Comment:
We would like to see more specificity and think about ideas for it.

7. Extension of Time for Committee Work
   Question whether we need more information. Concern about burning out our committee as well as community.
Motion provided by the Chair was tabled until next Thursday after the 6:30pm public hearing.

8. **Motion to cancel March 21 at 3pm**  
   Moved: Catherine Flynn Donovan  
   Second: Dick Passero  
   Vote: Motion was unanimously passed

9. **Public Comment:**  
   *Gathered throughout*

10. **Motion to Adjourn at 6:04 pm**  
    Motion to approve: Gus Horvath  
    Second: Dick Passero  
    Vote: Motion was unanimously passed

Respectfully Submitted,  
Rosalyn Cama

_The Town of Madison does not discriminate on the basis of disability, and the meeting facilities are ADA accessible. Individuals who need assistance are invited to make their needs known by contacting the ToADA/Human Resources Director Debra Milardo at 203.245.5603 (Telecommunications Devises for the Deaf—203-245-5638 or by email to milardod@madison.org at least (5) business days prior to the meeting._
Special Meeting Minutes  
Academy School Community Design Center  
March 19, 2019  
Subject to Approval

Meeting Date: March 19, 2019  
Meeting Time: 3:00 p.m.  
Meeting Place: Town Campus, Room A, Campus Drive

Members Present:
- Chair William Stableford  
- Catherine Flynn-Donovan  
- Gus Horvath  
- John-Michael Parker  
- Dick Passero

Others Present:
- Al Goldberg, Board of Selectman  
- Mark Sklenka, Colliers  
- Tom Arcari, QA+M Architects

Call to Order:
The meeting was called to order at 3:02 PM

1. Approval of Minutes of 3/7 and 3/14 meetings:
   a. Given that Roz Cama, minute taker, is not here to deal with any changes, recommendation—with official approval—to table this to next week  
   b. Motion to defer meetings approval to next week  
      i. 1st: Gus Horvath  
      ii. 2nd: Catherine Flynn-Donovan  
      iii. Unanimously approved

2. Presentation by and discussion with
   a. Robyn Wolcott, Board Member of Madison Chamber of Commerce  
      i. Robyn started by noting that no one person can really speak for the entire chamber, since their interests are varied. But, she’ll do her best to share what she’s heard and answer some questions.  
      ii. Within the business community there is the same push and pull that exists in the broader community about what to go in a community center. Some people think there is overlap that exists between potential uses and other resources that already exist in the town, so, there is no
consensus. Mixed residential use comes up among the business community.

iii. The commonality for all members of the chamber is the desire to bring business to this town, by getting the message out to others.

iv. The chamber uses an email list to share information; so, if there is some information to be shared, it can go through this list.

b. **Laura Downes, Interim Library Director**

i. Hoping the library will open in July 2020. Largest space will be Johnson community room with a capacity for 134 standing and 67 tables and chairs. Two other larger rooms (all have sinks) on this floor: one for meetings, roughly as large, and one that’s more for a classroom space. Two small rooms on this floor: one is a small conference, the other won’t be closed off.

ii. Prior to July, library was open 70 hours a week; now down to 40 hours. Not sure about the future.

iii. Upstairs is mostly stacks, with two small study rooms. Also a small board room (with a sink), as well as a teen space with a teen study room. Also a maker space, “the loft”, which is still TBD... applying for grants to get specialized equipment (e.g. milling), with a sink.

iv. Library used to turn away so many people for use: all for-profit turned away, some non-profits allowed (no charge), booking for the year. Turned people down every single day. And then, they often couldn’t do their own program because there were others using the space. Library partners with about 30 orgs.

v. Question: “Do you think the library would see the community center as a threat? Or, could there be a way to work together? (like in Guilford)”.

Laura says in her experience people in this town always want to learn, and want to learn more, and so she thinks the two centers could be used and work great together.

vi. Teen center has the teen literature with stacks, also intended to have some room for a “hangout” with comfortable, movable furniture; no computer setup (hoping for laptops on a cart).

vii. 35,000 sq. ft, entire renovation and expansion. Cost $15M—construction around $10M at about $400/sqft. $2M state grants (library construction), $1M private grant, and other fundraising. Referendum in 2017 was for $9M, leaving the remaining $6M to come from all of the above. After grants and current philanthropy, the library still has about $700,000 to raise to reach their goal.

3. **Overview of online questionnaire results—Dick Passero**

a. 779 people completed questionnaire, 142 comments.

b. Dick Passero submitted a report on the questionnaire results and discussed the percentage responses rating the major areas and the area uses for a community center. All data, including summaries, will be available on the website.
c. There is a question if any surveys were submitted after the 5 PM deadline which weren't counted—Catherine Flynn-Donovan will look into this.

d. Big takeaways from consultants:
   i. Mark/Colliers: Let's use these words in future meetings/presentations; we need to look through this to figure out if there's anything that could be *uniquely* provided here—the one thing that isn't offered anywhere else is “business space”, but it ranked lowest here. (Dick Passero notes, maybe we could have asked the question in a way to get more). We're not looking at a full “theater space” here, even though it's referenced highly (note, though, that any space here that can be used for theater would be an improvement over e.g. Arts Barn). Overall note here is that we should set expectations, and maybe even tighter with our language.

4. Report from and discussion with architect from QA+M – Tom Arcari
   a. Met with Mark and made some changes: on lower level what was called preschool is now “Proposed Multi-tenant, multi-lease space”; admin offices on main floor; put “Arts & Crafts” to top floor
   b. Mark shared that in order to get estimates they met to organize into heavy, medium, and light renovation spaces, and also new construction, and they feel confident that we're in the ballpark of $14M
      i. Need to look at bonding costs, which in this case means the legal fees, transaction costs—note, NOT debt paid on bonds
   c. This all includes parking (about 60 spaces), furniture, landscaping, other costs
   d. Had to escalate costs to start construction in 2021
      i. Referendum 2019
      ii. Full design 2020
      iii. Start of construction 2021
   e. Review of hazmat report to revise that number
   f. Hard costs are likely to be $10M

5. Report from discussion with Colliers
   a. Included with the above

6. Preparation for March 21, 2019 Public Hearing
   a. This meeting will be run by committee; not selectman. Bill Stableford will start with an overview of process (who was invited to present); Dick Passero will present questionnaire; Tom Arcari and Mark Sklenka will present plans; then we will open up a 2-way dialogue (not just comments, like in the past)
   b. Motion to open the agenda: John-Michael Parker
      i. Second: Catherine Flynn-Donovan
      ii. Unanimously approved
   c. Motion to add funding discussion: John-Michael Parker
      i. Second: Dick Passero
      ii. Unanimously approved
d. Three potential funding sources: tax credits, grants, and philanthropy
   i. Tom has a lot of experience with this. Likely that we would qualify, though it’s a process. Tax credits can be bought for usually 90 cents on the dollar
   ii. We will mention this at the meeting Thursday, but this is a conversation to be gotten into further later

7. Public Comment
   a. Lots of need for space from public (e.g. poetry group)
   b. Arts Barn (not from official Arts Barn personnel) would be happy to go to community center, even though Robin didn’t exactly say this

8. Motion to Adjourn at 4:50 PM
   a. Motion: Gus Horvath
   b. Second: John-Michael Parker
   c. Unanimously approved

Respectfully submitted,
John-Michael Parker
Meeting Time: 3:00 p.m.
Meeting Place: Town Campus, Room A, Campus Drive

Members Present:
- Chair William Stableford
- Catherine Flynn-Donovan
- Gus Horvath
- John-Michael Parker
- Dick Passero

Others Present:
- Al Goldberg, Board of Selectman
- Mark Sklenka and Felicia Smith, Colliers
- Tom Arcari, QA+M Architects

Call to Order:
The meeting was called to order at 3:05 PM

1. Approval of Minutes of 3/12, 3/14, and 3/19 meetings
   a. Motion to approve minutes of March 12
      i. 1st Gus Horvath
      ii. 2nd Catherine Flynn-Donovan
      iii. Unanimously approved
   b. Motion to approve minutes of March 14
      i. 1st Dick Passero
      ii. 2nd Gus Horvath
      iii. Unanimously approved
   c. Motion to approve minutes of March 19
      i. 1st: Catherine Flynn-Donovan
      ii. 2nd: Gus Horvath
      iii. Unanimously approved

2. Discuss public comments heard at the March 21 Public Hearing
   a. Al Goldberg shared that he updated the BoS, and they are discussing whether or not to cancel the April 1 meeting (might be unnecessary); additional discussion about April 8 meeting, which we will prepare for
   b. Roz Cama shared an overview of public hearing comments: lots of affirmation, personal requests, cautioned need to be careful about what is presented re:
setting expectations, validity of questionnaire, one comment about parking and septic, process
c. Mark Sklenka added: question about connecting Academy to downtown, two comments about food (don’t compete with local food businesses, more food options)
d. Gus Horvath noted that “space for opportunity” is a good framing
e. Tom Arcari noted that there were some comments about the timeframe and the rush of it; however, he noted that the process that we followed has completed all the steps of processes his company has used in other community centers
f. Al Goldberg noted that there was some confusion around nomenclature re: on-street vs off-street parking; also confusion around what first floor means (vs bottom)

3. Discuss and take action on a decision to contact the Neighborhood Music School
   a. Roz Cama notes there are other orgs in this same category that we might also reach out to
   b. Agreement that we won’t do this now, though can list other orgs like this that might be reached out to

4. Consider other possible consultations
   a. Grace McFadden (after coordinating with Kate Klein), sharing that it would be possible to engage teens in the center even if there is not designated “teen space”; noting there might be need for a more professional/educational use of the space, as opposed to strictly recreational/entertainment. She strongly made the point that there is a need for informal, communal space where teens and others can meet, do projects, and share experiences.
   b. Dylan Cancelliere commented that it would be nice to have transportation to the community center from school for kids that might not otherwise be able to get there
   c. Roz Cama noted that there are some real architectural “gifts” in this space, like lots of light, big corridors, etc.—things that don’t happen today

5. Report from and discussion with architect firm QA+M – Tom Arcari
   a. Nothing new to report; at this point, Tom Arcari considers the concept phase to be complete

6. Report from and discussion with Colliers
   a. Continuing to build total project budget
   b. Bill Stableford noted that it would be helpful to get some detail within the budget, not just one final number
   c. Mark Sklenka notes there are seven major categories:
      i. Building Construction (physical building)
      ii. Related Construction (site work, septic, hazardous material abatement)
iii. Furniture, Fixtures, and Equipment (loose tables, chairs, monitors, file cabinets, etc.)
iv. Fees (architect, hazmat consultant, geotechnical engineer, surveyor, OPM, etc.)
v. Expenses (legal costs, advertisement costs, moving costs, etc.)
vi. Contingency (9% was used in this case)
vii. Escalation (given that this project is slated to be built in 2021; delaying longer than that would cost even more)
d. Initial operational costs: energy consumption (utilities) including gas and oil are likely $100K - $150K; will continue to look into other operational costs
e. Starting to look into rebates or incentives; Eversource has a number of initiatives to be considered

7. Discuss and take action on preparing a final report to the BOS
   a. Timeline: meeting scheduled Thurs 3/28 at 4 PM; Tues 4/2 at 3 PM; there is a possibility for a meeting on Thursday 4/4, though it is not fully scheduled
   b. Bill Stableford notes that we should have the end of the meeting on 4/4 as our final deadline for our report
   c. Al Goldberg shares that the report: is a document suitable for Selectman and public; less on process and more on conclusions; great to list people we’ve talked with and meetings held; what the public is interested in most is our conclusions (and this should be the lede); a page or two is fine; the more general the better
   d. Dick Passero notes that we should caution against being too brief so as to ensure we get public support, and really focus on providing a public record. Moreover, he notes that he believes if our report is too brief, it will probably not indicate the significance of what we have accomplished and not provide the BOS with the necessary impetus to make a decision. Also, he notes that he thinks the report should show the public that we have made substantial progress toward a solution to the Academy school as a community center.
   e. Felicia Smith notes that it’s important to separate Findings from Recommendations, so that we can keep recommendations as broad as necessary, and not necessarily get behind a given “finding” (e.g. 20,000 sq ft for EDC)
   f. Draft outline
      i. Executive Summary
      ii. List our original charge
      iii. List meetings / activities to date
      iv. List sources of public information
      v. Summarize and prioritize findings / input from the public
         1. Note Findings vs Conclusions vs Recommendations
   g. On Thursday March 28 we will continue to work on this outline

8. Public Comment
a. Terry VandenDolder asked if it was possible to amend the building’s conceptual design to include the elevator shaft to have access to the roof of the building and what the additional cost might be to do so. She asked this because it seemed obvious that there was a call for even more space by the many parties interested in using the Academy building than the entire interior of the building provided. To extend the elevator shaft at a later time if one were already constructed (but which stopped sort of the would be very difficult and very expensive. Tom Acari said yes, it is indeed possible to have the elevator & shaft be built with roof access, but that in order to have full use of the roof space outside of normal roof maintenance, they would need to look into the structural capabilities of weight-bearing on the roof and the Historical Society would need to be consulted as well. Marc Sklenka from Colliers estimated it would cost approximately $100,000 to bring the elevator access to roof level and to have 2 points of egress from the roof, as the architect Tom Acari stated is necessary by code, but this figure was something he pulled off the top of his head without really having the time to review the actual cost estimate.

9. Motion to Adjourn at 4:52 PM
   a. Motion: Gus Horvath
   b. Second: Catherine Flynn-Donovan
   c. Unanimously approved
      i. Note, Roz Cama and John-Michael Parker had left by that point and did not vote

Respectfully submitted,
John-Michael Parker
Meeting Time: 3:00 p.m.
Meeting Place: Town Campus, Room A, Campus Drive

Members Present:
- Chair William Stableford
- John-Michael Parker
- Dick Passero

Call to Order:
The meeting was called to order at 3:12 PM

1. Approval of Minutes of 3/26 meetings
   a. Motion to approve minutes of March 26
      i. 1\textsuperscript{st} Dick Passero
      ii. 2\textsuperscript{nd} John-Michael Parker
      iii. Unanimously approved

2. Discuss public comments heard at the March 21 Public Hearing
   a. Motion to replace Item 2 with a presentation from David Kadamus, 7 Fence Creek Dr, and Tim Carroll, 558 Boston Post Rd
      i. 1\textsuperscript{st} Dick Passero
      ii. 2\textsuperscript{nd} John-Michael Parker
      iii. Unanimously approved
   b. Dave Kadamus and Tim Carroll presented about the economic and demographic trends that should influence big decisions (like the Academy project), as well as the value of having qualitative data that points to the need for any big municipal project. Furthermore, they shared about the desire that exists to bring government back to town center (and the potential economic impact of such a move), and some ideas about how to involve a renovation of Memorial Town Hall in a broader reimagining of downtown.

3. Discuss and take action on preparing a final report to the Board of Selectman
   a. Dick Passero and John-Michael Parker presented drafts of sections of the report.
   b. Decision to meet on Monday to continue the work.

4. Public Comment
5. **Motion to Adjourn at 4:30 PM**
   a. **Motion:** Dick Passero
   b. **Second:** John-Michael Parker
   c. **Unanimously approved**

Respectfully submitted,
John-Michael Parker
Meeting Time: 3:00 p.m.
Meeting Place: Town Campus, Room B, Campus Drive

Members Present:
- Chair William Stableford
- John-Michael Parker
- Dick Passero

Call to Order:
The meeting was called to order at 1:37 PM

1. Approval of Minutes of 3/28 meetings
   a. Motion to approve minutes of March 28
      i. 1st Dick Passero
      ii. 2nd John-Michael Parker
      iii. Unanimously approved

2. Discuss and take action on preparing a final report to the Board of Selectman
   a. The draft was workshopped.

3. Public Comment
   None.

4. Motion to Adjourn at 2:57 PM
   a. Motion: John-Michael Parker
   b. Second: Dick Passero
   c. Unanimously approved

Respectfully submitted,
John-Michael Parker
Meeting Time: 3:00 p.m.
Meeting Place: Town Campus, Room A, Campus Drive

Members Present:
• Chair: William Stableford
• Rosalyn Cama
• Catherine Flynn-Donovan
• Gus Horvath
• John-Michael Parker
• Dick Passero

No others, public included, were present:

Call to Order:
The meeting was called to order at 3:04 p.m.

I. Approval of the Minutes of the 4/1 meeting:
   Motion to approve: John-Michael Parker
   Second: Dick Passero
   Vote: Motion was unanimously passed

II. Discuss and take action on preparing a final report to the Board of Selectman:
   Ten hard copies will be needed. Coordination will occur with Lauren for content and format.

   The CommitteeEdits:
   Executive Summary
   Roz adds hazardous material abatement and ADA Compliance
   Dick Passero offered additional notes but they are already included in the minutes. The programmed activities were ordered per survey.

   Responsibilities & Process
Remove focus groups, add local groups & organizations
Added a BOS Public Meeting

Findings
All occupancy proposals COULD not WOULD work in the building
Out of 20,000 square feet available program space 48,300 square feet of dedicated program space was requested by those proposing occupancy.

Reports from Consultants
Bill asked that it come from their Letterhead in Appendices

Takeaways – Change to “Conclusions”
Take Common Misunderstandings make positive. Dick offered edits

Appendices
Reordered - John-Michael Parker recorded the order

III. Public Comment
No public Present

IV. Motion to Adjourn at pm
Motion to approve: John-Michael
Second: Gus
Vote: Motion was unanimously passed

Respectfully Submitted,
Rosalyn Cama

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Meeting Time: 3:00 p.m.
Meeting Place: Town Campus, Room A, Campus Drive

Members Present:
- Chair William Stableford
- John-Michael Parker
- Dick Passero
- Gus Horvath
- Catherine Flynn-Donovan
- Roz Cama

Also present:
- Al Goldberg, Selectman Representative
- Felicia Smith and Mark Sklenka, Colliers
- David Quisenberry, QA+M

Call to Order:
The meeting was called to order at 3:04 PM

1. Approval of Minutes of 4/2 meetings
   a. Motion to approve minutes of April 2
      i. 1st Catherine Flynn-Donovan
      ii. 2nd Gus Horvath
      iii. Unanimously approved

2. Discuss and take action on coordinating our committee’s presentation to the BOS on April 8 with Colliers and QA+M Architects.
   a. The presentation order will be:
      i. Bill Stableford presents summary of work, findings, organizations and groups who presented
      ii. QA+M presents drawings
      iii. Colliers presents budget
   b. Motion to accept the drawings as created and presented on March 21
      i. Motion: Gus Horvath
      ii. 2nd: Dick Passero
      iii. Yes: Bill Stableford, Gus Horvath, Dick Passero
      iv. Abstain: John-Michael Parker, Catherine Flyn-Donovan, Roz Cama
3. Discuss and take action on preparing a final report to the Board of Selectman.
   a. The committee will plan to meet on Tuesday 4/9 at 3 PM to debrief the presentation to the BoS
   b. Motion to accept the ACCD Final Report as written
      i. Motion: John-Michael Parker
      ii. 2nd: Roz Cama
      iii. Unanimously approved

4. Public comment

5. Motion to Adjourn
   a. Motion: Gus Horvath
   b. Second: Catherine Flynn-Donovan
   c. Unanimously approved

Respectfully submitted,
John-Michael Parker
Academy School Community Center
Public-Private Partnership Concept

Approximately 20,000 feet be dedicated to space that is operated under a public-private partnership to offer best-in-class services in a few categories.

Objectives:

- Provide best-in-class programming
- Serve demographics of Madison that are not served by other programming in town
- Generate revenue to support the operation of Academy and help offset debt service

Programming:

- Co-working: Space provided in the modern design, anchored by two or more tenants that have team-members living in Madison. This makes Madison a destination for homebuyers and makes it sticky for residents and businesses.
- Higher Education presence, to forge relationship with a university, allow them visibility and provide continuing education opportunities
- Wellness / Fitness / Physical Therapy
The programs and services provided by Madison Youth and Family (MYFS) would fit well if included with the Academy Street School design for a community center. We have long outgrown our primary facility at 10 School St. and operate our core operations between that building and Memorial Town Hall. We have requested more space from the Town either through renovating our current building or moving us. We require space that is designed well to fit the programs and services that we offer and we would like all of our primary operations housed under one roof. Our department provides a full array of programs and services including positive youth development, clinical services, substance abuse prevention and social services. We fulfill a vital role in the health and welfare of our community.

**MYFS is a good fit for a down-town Community Center:**

MYFS provides programs and services that reach thousands of residents every year. Our current level of programming already includes frequent groups, meetings and individual appointments and could be further expanded with additional space. Our presence as a family-friendly and overall supportive agency in a community center building could provide additional benefit to the other programs occurring and vice versa. Opportunities to more easily collaborate with other groups and programs that would be sharing the building would also be increased.

MYFS has been working with Town officials for years to consider our space needs. Based upon an architectural consultation that was completed in 2017, our estimated needs for square footage would be approximately 6200 square feet. Within that square footage, we would require a blend of smaller spaces for offices and several larger spaces to accommodate groups and meetings. We can provide more details regarding specific numbers and sizes of office spaces as requested. These needs would likely fit well into the existing physical structure of the Academy School building. We would need a section of the building with controlled access for our offices to enhance the safety and confidentiality of our programs, especially therapy and social services. That being said, we could share larger meeting spaces with other Town departments and local groups for our programs that more public and non-clinical.

MYFS currently has $187,000 budgeted in the Town CIP for a facility enhancement. If MYFS is included in the Academy project, we could assume that funding to come with us. If MYFS moves from 10 School St., that building could also be included in larger plan for the larger parcel.

**Academy is a good fit for MYFS:**

The Academy School Building is located next door to our current main office, and we need to remain in the downtown area for access and visibility. Assuming the square footage and design as requested here, this could be a permanent home.

Our staffing consists of 14-17 (Approx 10.5 FTEs) yearly full and part time workers, including 1-3 interns, two contractual therapists and one part-time contractual clinical consultant. Space utilized for therapy appts, meetings (large and small), group trainings, and normal operations such as planning of programs, case management, etc.
Scenario #1
1. Main location - Stay at the current location at Town Campus
2. Academy Street location – Be allowed to use space to run programs either weekly or on occasion such as:
   a. Usage of the Stage
   b. Usage of the Kitchen
   c. Usage of a classroom or common room
3. Pros
   a. Security for our assets and supplies
   b. Individual space – not shared
   c. Large area
   d. People associate us with the building - Identity
   e. Able to set up for events in advance and at our own space
   f. Does not overwork our volunteers and small staff to have to set up and tear down after every rehearsal or class/workshop
   g. Everything you need close
4. Cons
   a. Building maintenance issues
   b. Parking
   c. Visibility
   d. After School / Bus access

Scenario #2
1. Main location – Move into Academy Street if our current location is closed
2. Space required to accommodate our current operations.
a. Large capacity Event Space – 250 person limit
   i. Needed for our larger community events such as our Daddy Daughter event
   ii. Needed for rehearsals
      iii. Would also be used for smaller classes and events
b. Stage with audience seating of at least 150 people – what we currently can accommodate

3. The equivalent of five to six classrooms in space
   a. Costume storage
   b. Prop Storage
   c. Set Storage (Possibly two rooms)
   d. Office/Paperwork
   e. Workroom for building props and storage

4. Kitchen or a Café area
   a. Could share access to a full Kitchen
   b. Would need a way to lock up and separate our Food/Supplies
   c. We could set up a separate Café from a large Kitchen and would not require a stove/oven but would need a sink and water supply.

5. Need access to a Utility Sink – Separate from the kitchen/café and bathrooms.
   a. Needed to wash paint brushes, mops, etc...

6. Security
   a. We would need to be able to lock up our space and not have it be in common areas

7. Pros
   a. Location – Visible and accessible for after school programs – Buses
   b. Low maintenance – if building is renovated
   c. Potential for larger Stage and seating capacity
   d. Collaboration with other organizations in the building

8. Cons
a. Relocation costs and efforts – Strain on volunteers and small staff
b. Space sharing – Strain on staff to set up and tear down
c. Security and preservation of our assets and supplies– If space is not able to be locked up
d. If space is not as big as current location including loft storage and outside trailer to house all current assets and supplies
e. Having everything in separate places and not everything close and accessible
f. Loss of our identity – People associate Academy street with the Town
   i. Some of our students are looking for a place that is separate from the town/schools
801 Boston Post Road
Community Space Available (expected opening July 2020)

Estimates:

<table>
<thead>
<tr>
<th>Room</th>
<th>With tables and chairs</th>
<th>Standing</th>
<th>Square Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>First Floor:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Johnson Community Room</td>
<td>67</td>
<td>134</td>
<td>990</td>
</tr>
<tr>
<td>Lifelong Learning Center</td>
<td>28</td>
<td>56</td>
<td>420</td>
</tr>
<tr>
<td>Henry Bacon Room</td>
<td>10</td>
<td></td>
<td>400</td>
</tr>
<tr>
<td>East River Reading Room</td>
<td>8</td>
<td></td>
<td>280</td>
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<tr>
<td>Children's STEAM Learning Center</td>
<td>51</td>
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<td><strong>Second Floor:</strong></td>
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<tr>
<td>Executive Board Room</td>
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<td>Study Room #1</td>
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<tr>
<td>Study Room #2</td>
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<td>40</td>
</tr>
</tbody>
</table>

Laura Downes
Interim Director
203-245-7365
downesl@scrantonlibrary.org
Richard Passero <rnpassero@gmail.com>  

Fwd: Academy School Art Cultural Center Proposal  

To William Stableford <wstableford43@comcast.net>  

Bill, Here is the request from the Madison Art Society. Probably should pass it on to Colliers emphasizing the importance of MAS in the Academy design process and the stature of a community center.

------- Forwarded message -------
From: Richard Passero <rnpassero@gmail.com>
Date: Mon, Mar 4, 2019 at 10:50 PM
Subject: Re: Academy School Art Cultural Center Proposal
To: Beverly Schirmeier <bschirmeier@yahoo.com>

Thanks Bev. Nice to meet with everyone. Really appreciate their enthusiasm. I will wait to see who shows up at the meeting and what they give to our committee. Then will give your statement to our committee and Colliers' architect to make sure it gets into the process. Enjoy Florida. Will keep in touch. Dick

Sent from my iPhone

On Mar 4, 2019, at 6:49 PM, Beverly Schirmeier <bschirmeier@yahoo.com> wrote:

Thanks to the artists that came out today to hear Dick Passero's presentation and model of the Academy School. Madison did a Great Blue survey of residents and many stated they would like to see the Academy School be used as a cultural arts center. They asked that this question be addressed in the May referendum. There will be another meeting to discuss the proposal and it will be held this Wednesday, March 6 at 7:30 p.m. at the Polson School. Dick's Ad Hoc Committee is working with an architect to get solid cost figures and specifications for an Academy School Cultural Arts Center. If MAS wants to have their ideas incorporated into this proposal, we needed to get the information to Dick ASAP. Also we need to attend the meetings to voice our support.

Based on the turn around to the committee and the architect, I incorporated and updated the MAS plans we initially discussed with the SAA and the library. See attachment.

I will be out of town for two weeks. Please print out these specs (see attachment) and use them when attending the meetings. Dick will give Bill Stapleford the Chairperson a copy for the architect.

Sincerely
Beverly

Formal letter attached

March 4, 2019
Mr. Bill Stapleford
Chair of the Ad Hoc Design Committee
Mr. Stapleford,
On behalf of the MAS members, we are excited about the potential plans for the Academy School Community Center proposal. We would like to take this opportunity to address our specific needs so that it can be incorporated into the future design requirements. We are pleased that the Madison community has been an active participant in our many art events for the past 44 years and enjoys our presence in their community.

The Madison Art Society is a non-profit, 501(c)(3) volunteer organization with 250 members. Our purpose is to promote, sponsor, and encourage excellence in painting, sculpture, and graphic arts among its members, in the community, and in the schools.

MAS provides support and exhibition opportunities for artists at all levels of experience in Madison and the surrounding towns. It also works in collaboration with non-profit organizations and provides educational demonstrations open to the public. Over the years, MAS has held numerous art exhibitions and demonstrations at the library. All of these art shows are very well attended and would bring more people to Madison.

MAS Space and Use Requirements

Meeting Space:
Board of Directors, monthly meetings at the library except December - 19 members. Conference Room second floor. Artists could display paintings on the walls as a rotating show.

Art lectures and demonstrations by leading local art figures and representatives from museums and galleries. These events as well as the art exhibition are open to the public. Normally about 35-50 participants. Use the
Media Room. Ability to darken room if showing slides. Chairs set up lecture style. Powerpoint capabilities. Microphone – portable body type when doing a demo without having to stand at a microphone. Spotlight on speaker. Podium.

**Art Shows:**

- **Small Exhibit shows-space for small art shows or for individual artists – 15-20 works of art, Ongoing**. Could use the hall or a conference room on 2nd floor. Good lighting and hanging system.

- **Member Shows- displaying the art works of our 250 member artists (normally 120 participate) – one month. Large gym room. Portable mobile wall on wheels and storage for the portable walls. Good flexible lighting with movable spot lights. Wall hanging systems. Outside walls around the room set up so paintings can be hung on them with hanging rods.

- **Elected Artist Show (80-100 works of art). One Month. Large gym room. Portable wall on wheel and storage for the portable walls. Good flexible lighting with movable spot lights. Wall hanging systems. Outside walls around the room set up so paintings can be hung on them with hanging rods.**

- **Jury Art Shows where we select normally 80 works of art and which draws artists from the entire state of Connecticut. Prizes are awarded that are donated by local merchants and generous citizens of the town and surrounding areas. One Month, Large gym room. Portable wall on wheel and storage for the portable walls. Good flexible lighting with movable spot lights. Wall hanging systems. Outside walls around the room set up so paintings can be hung on them with hanging rods.**

- **Board of Directors show – 20 artists Smaller room**

- **Winter Studio Show and possibly Plein Air Art Show – 25 paintings Smaller Room**

- **Summer Outdoor Art Show to benefit the Scranton Library – two large tents on patio area and 16-20 artists.**

- **Storage room for movable walls on wheels, hanging systems, plus one week art work not accepted in jury show (one week to pick up).**

- **Use glass atrium for sculpture and sitting outdoor**

- **Studio space – 3rd floor 25 artists**

**Art Studio Space**
There are two large rooms on the third floor that were used for Home Economics and Science. These would be perfect for our art studio spaces. They had water and a sink. Plus they are larger rooms to accommodate art easels and tables and a large locked closet space for storage of these items. We would need good lighting. On the counter where the sink is located, we would have a coffee maker, small refrigerator and microwave (electrical outlet). Could use one of the large room if attached with a door to another classroom. Would need to see the space again. Water and closet important.

**Space Requirement**

- Increased wall space to display art work
- Lighting – good overall lighting plus movable spot lights
- Wireless Microphone wifi system for presentations
- Hanging system for mounting artwork – lock system and movable wings to support hanging more than 1 painting straight
- Multiple mobile large space dividers – used to show work in dedicated gym room and outside of the room. Good lighting needed in halls if are placed outside the community room. Perhaps the gym room could be dedicated for use as an art gallery several times throughout the year with mobile dividers and the surrounding walls of the gym where art could be hung on them. Library used a fabric woven wall paper so nail holes were not visible or use movable hanging systems with rods.
- Storage space for materials (easel, supplies for receptions, demos, etc)
- Screen for demos and Power point computer for slides
- Room darkening capabilities if showing slides during the day
- Chairs
- Tables
- Reception space – access to a small kitchen and water
- Storage for art work not selected at jury shows – less than 1 week pick up
- Air conditioning
- Elevator
We hope you will consider our concerns as you finalize your plans. We have enjoyed and valued our presence in the town of Madison over the years and wish to continue to do so for many years to come. We welcome your response and would be more than willing to meet with you and the architect to discuss design possibilities to meet our potential needs.

We feel that the Madison Art Society illustrates its desire to contribute to the cultural fabric of Madison and that the Academy School is an appropriate and fitting environment to showcase our artwork. In short, we are most appreciative of the opportunity to have the community center as our “home” and making it a designation place for the community and the arts.

Sincerely,

Beverly Schirmeier
Past President of the Madison Art Society
Thank you for the opportunity to present to your group. I would like to commend this group and its efforts to develop a program for the Academy building in the timeframe that seems totally unrealistic. In reviewing the conceptual design it is very clear that your hard work has resulted in some wonderful ideas and attractive designs.

I would like to share with you though some insights that I gained over my years working with the town. By way of background I began with a wonderful program to re-design memorial Townhall for government with the firm Roth and Morre - that design was never implemented and instead the town purchased the town campus and moved government there. After that I developed a plan for management of the operations and capital for all the facilities for the town. That effort evolved into working for Kay Griffin developing the long-term master plan for Madison public schools. That plan included the new high school restructuring of the grade profile and predicting the demographic changes that we are experiencing today. Beginning in the mid 90’s I was the chair of Madison EDC for nearly a decade and during this time we authored the Bradley Road vision statement that was incorporated to the Plan of Conservation Development and also did the economic Analysis for the Griswold airport development program. Finally, in 2012 I was appointed by the BOS as the chair of the Ad Hoc Academy Investigatory Committee. So I think I have some perspective in Town governance that may be helpful today.

Let me be clear I am a huge supporter of restoring Academy and bringing greater activity to the downtown area. As a professional that spent his career in managing, programming, and developing facilities I learned that any good design is driven by, mission, market demand and clear empirical evidence that defines the need. I have not seen this in any of the materials presented so far and urge this committee to investigate that.

A few weeks ago, at the public meeting many people stood up and talked about how great the Guilford Community Center was and that in fact they took their children to participate in programs there. That raised the question to me that their programs must be under capacity if they allow non-Guilford residents to participate. So, I looked at some of the data.
• Guilford’s population is 22,375 22% larger than Madison’s population of 18,296
• Guilford’s population is growing at a rate since 2000 of 4.6% while Madison’s is half that at 2.3%
• There are over 3,500 students in the Guilford schools and over 3,800 students in the Madison Schools.
• Madison is forecasting a continuing drop in student population as evidence by the closure of Island Ave.
• Our plan of conservation development articulates that people between 30 and 45 in those over 55 are in a net negative migration out of Madison.

The Guilford community center is 22,650 ft.² and includes their senior center. We have a senior center that’s 13,566 ft.² we have a gym at the town campus it’s 13,328 ft.² the Arts Barn that is 7,955 ft.² and now we’re talking about adding close to 50,000 ft.² for another Community Center – a total of some 85,000 ft.² nearly 4 times the size....

By the way, these numbers don’t include our new library which has 20% fewer books in Guilford’s but yet is a much larger building. We have the Strong Center and Surf Club which are all wonderful assets sold as community space - Guilford doesn’t.

So I need to ask for the market and demographic data that shows that there the demand for a community center that is nearly 4 times that of our neighbor – one with a larger population and that is growing faster than we are.

It’s time to slow this process down to avoid having a building that is underutilized and a cost drain on our town. We proposed in 2012 to restore Memorial town Hall which was originally built as a wonderful auditorium and performance space, here are pictures from 1897. We also recommended bringing the town government back to Academy. Retrospectively we should have had a stronger vision to add community space in that plan. The numbers though work. If we merge the Community Space with as restored Memorial Town Hall, Powder House, Academy and the Senior Center, we can actually accomplish all the goals much more at lower cost. We can restore vibrancy to the Town Center. And, we can create a funding source by selling and developing the town campus and putting it back on the tax rolls.
I urge this committee to do their design job and give us more than an attractive design, but a rationale of why the space will be needed and how will be used at what level of utilization. I think it is unlikely that you’ll be able to justify an undertaking of this size solely for a Community Center. So instead of losing the wonderful momentum we need to open the tent and bring economic development to the Town and the downtown area. Together we can build a stronger solution for everyone with better programs at a lower cost.

Thank you.
## Community Center Feasibility View 2019

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Town Campus Gym</th>
<th>Surf Club</th>
<th>Memorial Town Hall</th>
<th>Academy School</th>
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<tr>
<td>Offices</td>
<td>X (one)</td>
<td></td>
<td></td>
<td>X (six)</td>
</tr>
<tr>
<td>Gym</td>
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<td>X (with stage and bleachers)</td>
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<tr>
<td>Lockeroom with showers</td>
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<td>X (one med)</td>
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<tr>
<td>Auditorium with stage</td>
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<td>X (med)</td>
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<tr>
<td>Dance Studio</td>
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<tr>
<td>Fitness Room</td>
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<tr>
<td>Activity Room - small 8-12 pp</td>
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<tr>
<td>Activity Room - Med Cap 72</td>
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<tr>
<td>Activity Room - Lg Cap 113</td>
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<td>X 16 classrooms*</td>
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<tr>
<td>Conference Room 10-12 pp</td>
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<td>Library</td>
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<td>could dedicate a room*</td>
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<tr>
<td>Custodial Office</td>
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<tr>
<td>Storage</td>
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<td>X (many oppts)</td>
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<td>Fields</td>
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<tr>
<td>Basketball Courts</td>
<td>X (indoors)</td>
<td>X (outdoors)</td>
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<td>X (indoors and outdoor)</td>
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<tr>
<td>Tennis Courts</td>
<td>X (outside)</td>
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<td>Playground</td>
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<td>Picnic Tables 1-3</td>
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<td>X (many)</td>
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* this could be one of the 16 available
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<th>AC #6</th>
<th>AC #7</th>
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<th>AC #9</th>
<th>AC #10</th>
<th>AC #11</th>
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<th>AC #14</th>
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<th>CR #2</th>
<th>CR #3</th>
<th>CR #4</th>
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<tbody>
<tr>
<td>Room Overview</td>
<td>Academy School</td>
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<td>8:30 AM</td>
<td>Step Aerobics</td>
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<tr>
<td>9:30 AM</td>
<td>Zumba</td>
<td>Puzzles</td>
<td>poetry</td>
<td>Sr. Stretch</td>
<td>Board Games</td>
<td>Card Games</td>
<td>Art Act</td>
<td>prenatal exercises</td>
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<td>yoga class</td>
<td>Flower decorating</td>
<td>Holiday crafts</td>
<td>Zumba</td>
<td>Tai Chi</td>
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<tr>
<td>10:30 AM</td>
<td>Muscle Ballet</td>
<td>Puzzles</td>
<td>poetry</td>
<td>Sr. Stretch</td>
<td>Board Games</td>
<td>Card Games</td>
<td>Art Act</td>
<td>book club</td>
<td>yoga class</td>
<td>Flower decorating</td>
<td>holiday crafts</td>
<td>guest lecture</td>
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<tr>
<td>11:30 AM</td>
<td>Tap</td>
<td>Puzzles</td>
<td>poetry</td>
<td>clogging</td>
<td>Board Games</td>
<td>Card Games</td>
<td>Art Act</td>
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<tr>
<td>12:30 PM</td>
<td>Jazz</td>
<td>Puzzles</td>
<td>poetry</td>
<td>clogging</td>
<td>Board Card</td>
<td>book club</td>
<td>guest</td>
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<td>1:30 PM</td>
<td>Sr. Creative</td>
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<tr>
<td>2:30 PM</td>
<td>Clogging</td>
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<tr>
<td>3:30 PM</td>
<td>Little Ballet</td>
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<td>4:30 PM</td>
<td>Little Hip Hop</td>
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<td>5:30 PM</td>
<td>Hip Hop</td>
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<td>7:30 PM</td>
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<tr>
<td>8:30 PM</td>
<td>movie</td>
<td>drop and shop anime</td>
<td>Pokemon Go</td>
<td>D&amp;D</td>
<td>youth book club</td>
<td>voice lessons</td>
<td>acting lessons</td>
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<tr>
<td>9:30 PM</td>
<td>karaoke</td>
<td>drop and shop babysitting cooking</td>
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<td>food decorating</td>
<td>holiday crafts</td>
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## Room Overview
### Academy School

<table>
<thead>
<tr>
<th>Time</th>
<th>AUD</th>
<th>GYM</th>
<th>CAF</th>
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<tbody>
<tr>
<td>Level</td>
<td>MID</td>
<td>MID</td>
<td>LL</td>
</tr>
<tr>
<td>7:30 AM</td>
<td></td>
<td>Walkers</td>
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<tr>
<td>8:30 AM</td>
<td></td>
<td>jazzercise</td>
<td></td>
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<tr>
<td>9:30 AM</td>
<td></td>
<td>stretch &amp; Tone</td>
<td></td>
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<tr>
<td>10:30 AM</td>
<td></td>
<td>senior line</td>
<td></td>
</tr>
<tr>
<td>11:30 AM</td>
<td></td>
<td>senior line</td>
<td></td>
</tr>
<tr>
<td>12:30 PM</td>
<td></td>
<td>preschool pilates</td>
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<tr>
<td>1:30 PM</td>
<td></td>
<td>preschool pilates</td>
<td></td>
</tr>
<tr>
<td>2:30 PM</td>
<td>Theater</td>
<td>parent lot</td>
<td></td>
</tr>
<tr>
<td>3:30 PM</td>
<td>Theater</td>
<td>Youth sports</td>
<td></td>
</tr>
<tr>
<td>4:30 PM</td>
<td>Theater</td>
<td>youth sports</td>
<td></td>
</tr>
<tr>
<td>5:30 PM</td>
<td>Theater</td>
<td>youth sports</td>
<td></td>
</tr>
<tr>
<td>6:30 PM</td>
<td>concerts</td>
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<td></td>
</tr>
<tr>
<td>7:30 PM</td>
<td>concerts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8:30 PM</td>
<td>battle of bands</td>
<td>Adult gym</td>
<td></td>
</tr>
<tr>
<td>9:30 PM</td>
<td>battle of bands</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2. THE FOLLOWING RANKING APPLIES TO **MUSIC SPACE** WITHIN THE COMMUNITY CENTER MODEL. PLEASE RATE EACH OF THE FOLLOWING AREAS IN THE BUILDING FROM "0- NOT AT ALL IMPORTANT" TO "4- VERY IMPORTANT" TO INCLUDE IN A COMMUNITY CENTER PLAN FOR THE ACADEMY SCHOOL.

<table>
<thead>
<tr>
<th>Music Area</th>
<th>0 - Not at all Important</th>
<th>1 - Somewhat Important</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instruction Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recital Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Practice Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Space</td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

3. THE FOLLOWING RANKING APPLIES TO **SOCIAL SPACE** WITHIN THE COMMUNITY CENTER MODEL. PLEASE RATE EACH OF THE FOLLOWING AREAS IN THE BUILDING FROM "0- NOT AT ALL IMPORTANT" TO "4- VERY IMPORTANT" TO INCLUDE IN A COMMUNITY CENTER PLAN FOR THE ACADEMY SCHOOL.

<table>
<thead>
<tr>
<th>Social Area</th>
<th>0 - Not at all Important</th>
<th>1 - Somewhat Important</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creativity Center for Children</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Designated Space for Pre-School aged Children</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Designated Space for Pre-Teens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Designated Space for Teens</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Lounge Space</td>
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<td></td>
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</tr>
<tr>
<td>Reading Room</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quiet / Reflection Space</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
* 4. THE FOLLOWING RANKING APPLIES TO **KITCHEN / CAFETERIA SPACE** WITHIN THE COMMUNITY CENTER MODEL. PLEASE RATE EACH OF THE FOLLOWING AREAS IN THE BUILDING FROM “0-NOT AT ALL IMPORTANT” TO “4 - VERY IMPORTANT” TO INCLUDE IN A COMMUNITY CENTER PLAN FOR THE ACADEMY SCHOOL.

<table>
<thead>
<tr>
<th>Area</th>
<th>0 - Not at all Important</th>
<th>1 - Somewhat Important</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen / Cafeteria Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cafe / Snack Bar</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Party Rental Space w/ Kitchen use</td>
<td></td>
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* 5. THE FOLLOWING RANKING APPLIES TO **THEATER SPACE** WITHIN THE COMMUNITY CENTER MODEL. PLEASE RATE EACH OF THE FOLLOWING AREAS IN THE BUILDING FROM “0-NOT AT ALL IMPORTANT” TO “4 - VERY IMPORTANT” TO INCLUDE IN A COMMUNITY CENTER PLAN FOR THE ACADEMY SCHOOL.

<table>
<thead>
<tr>
<th>Space</th>
<th>0 - Not at all Important</th>
<th>1 - Somewhat Important</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theater Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plays / Musicals Theater Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recital Space</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Exhibit Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Meetings Space</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Rental Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
* 6. **THE FOLLOWING RANKING APPLIES TO GYMNASIUM / AUDITORIUM SPACE WITHIN THE COMMUNITY CENTER MODEL. PLEASE RATE EACH OF THE FOLLOWING AREAS IN THE BUILDING FROM “0-NOT AT ALL IMPORTANT” TO “4 - VERY IMPORTANT” TO INCLUDE IN A COMMUNITY CENTER PLAN FOR THE ACADEMY SCHOOL.**

<table>
<thead>
<tr>
<th>Area</th>
<th>0 - Not at all Important</th>
<th>1 - Somewhat Important</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gymnasium / Auditorium Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Theater Event Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Meeting Space</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exercise Space</td>
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<td></td>
</tr>
<tr>
<td>Sport Activity Space</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Children Activity/Play Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Dances/Social Event Space</td>
<td></td>
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</tbody>
</table>

* 7. **THE FOLLOWING RANKING APPLIES TO BUSINESS SPACE WITHIN THE COMMUNITY CENTER MODEL. PLEASE RATE EACH OF THE FOLLOWING AREAS IN THE BUILDING FROM “0-NOT AT ALL IMPORTANT” TO “4 - VERY IMPORTANT” TO INCLUDE IN A COMMUNITY CENTER PLAN FOR THE ACADEMY SCHOOL.**

<table>
<thead>
<tr>
<th>Area</th>
<th>0 - Not at all Important</th>
<th>1 - Somewhat Important</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Education Space</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Meeting Space</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Business Conference Space</td>
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</tbody>
</table>
8. THE FOLLOWING RANKING APPLIES TO **EDUCATIONAL SPACE** WITHIN THE COMMUNITY CENTER MODEL. PLEASE RATE EACH OF THE FOLLOWING AREAS IN THE BUILDING FROM "0-NOT AT ALL IMPORTANT" TO "4-VERY IMPORTANT" TO INCLUDE IN A COMMUNITY CENTER PLAN FOR THE ACADEMY SCHOOL.

<table>
<thead>
<tr>
<th>Educational Space</th>
<th>0 - Not at all Important</th>
<th>1 - Somewhat Important</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Education Programming Space</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Youth Extracurricular Education Programming Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Youth Tutoring Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T.V. and Recording Studio Space</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

9. THE FOLLOWING RANKING APPLIES TO **MEETING SPACE** WITHIN THE COMMUNITY CENTER MODEL. PLEASE RATE EACH OF THE FOLLOWING AREAS IN THE BUILDING FROM "0-NOT AT ALL IMPORTANT" TO "4-VERY IMPORTANT" TO INCLUDE IN A COMMUNITY CENTER PLAN FOR THE ACADEMY SCHOOL.

<table>
<thead>
<tr>
<th>Meeting Room / Space</th>
<th>0 - Not at all Important</th>
<th>1 - Somewhat Important</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic Club Meeting Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Book Club Meeting Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exhibition Spaces</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boards and Commissions Meeting Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
*10. THE FOLLOWING RANKING APPLIES TO **COMMERCIAL MARKET SPACE** WITHIN THE COMMUNITY CENTER MODEL. PLEASE RATE EACH OF THE FOLLOWING AREAS IN THE BUILDING FROM "0-NOT AT ALL IMPORTANT" TO "4 - VERY IMPORTANT" TO INCLUDE IN A COMMUNITY CENTER PLAN FOR THE ACADEMY SCHOOL.

<table>
<thead>
<tr>
<th></th>
<th>0 - Not at all Important</th>
<th>1 - Somewhat Important</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial Market Space</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food Vendor Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Vendor Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Space Type</td>
<td>0 - Not Important At All</td>
<td>1 - Somewhat Important</td>
<td>2 - Important</td>
<td>3 - Fairly Important</td>
<td>4 - Very Important</td>
<td>No Opinion</td>
</tr>
<tr>
<td>---------------------------</td>
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<td>------------------------</td>
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<td>----------------------</td>
<td>-------------------</td>
<td>------------</td>
</tr>
<tr>
<td><strong>Arts Space</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arts Space</td>
<td>71</td>
<td>14.9%</td>
<td>57</td>
<td>12.0%</td>
<td>59</td>
<td>12.4%</td>
</tr>
<tr>
<td>Instruction Space</td>
<td>71</td>
<td>14.9%</td>
<td>47</td>
<td>9.9%</td>
<td>76</td>
<td>16.0%</td>
</tr>
<tr>
<td>Exhibit Space</td>
<td>85</td>
<td>17.9%</td>
<td>94</td>
<td>19.8%</td>
<td>99</td>
<td>20.8%</td>
</tr>
<tr>
<td>Demonstration Space</td>
<td>86</td>
<td>18.1%</td>
<td>96</td>
<td>20.2%</td>
<td>92</td>
<td>19.4%</td>
</tr>
<tr>
<td>Rental Space</td>
<td>99</td>
<td>20.8%</td>
<td>81</td>
<td>17.1%</td>
<td>66</td>
<td>13.1%</td>
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<tr>
<td><strong>Music Space</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Music Space</td>
<td>75</td>
<td>15.8%</td>
<td>44</td>
<td>9.3%</td>
<td>70</td>
<td>14.7%</td>
</tr>
<tr>
<td>Instruction Space</td>
<td>86</td>
<td>18.1%</td>
<td>60</td>
<td>12.6%</td>
<td>90</td>
<td>18.9%</td>
</tr>
<tr>
<td>Recital Space</td>
<td>83</td>
<td>17.5%</td>
<td>56</td>
<td>11.8%</td>
<td>80</td>
<td>16.8%</td>
</tr>
<tr>
<td>Practice Space</td>
<td>99</td>
<td>20.8%</td>
<td>90</td>
<td>18.9%</td>
<td>88</td>
<td>18.5%</td>
</tr>
<tr>
<td>Rental Space</td>
<td>101</td>
<td>21.3%</td>
<td>80</td>
<td>16.8%</td>
<td>74</td>
<td>15.6%</td>
</tr>
<tr>
<td><strong>Social Space</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Social Space</td>
<td>57</td>
<td>12.0%</td>
<td>27</td>
<td>5.7%</td>
<td>70</td>
<td>14.7%</td>
</tr>
<tr>
<td>Creativity Ctr for Children</td>
<td>75</td>
<td>15.8%</td>
<td>40</td>
<td>8.4%</td>
<td>67</td>
<td>14.1%</td>
</tr>
<tr>
<td>Space for Pre-School Children</td>
<td>104</td>
<td>21.9%</td>
<td>67</td>
<td>14.1%</td>
<td>76</td>
<td>16.0%</td>
</tr>
<tr>
<td>Space for Pre-Teens</td>
<td>82</td>
<td>17.3%</td>
<td>48</td>
<td>10.1%</td>
<td>56</td>
<td>11.8%</td>
</tr>
<tr>
<td>Space for Teens</td>
<td>83</td>
<td>17.5%</td>
<td>48</td>
<td>10.1%</td>
<td>63</td>
<td>13.3%</td>
</tr>
<tr>
<td>Lounge Space</td>
<td>99</td>
<td>20.8%</td>
<td>63</td>
<td>13.3%</td>
<td>74</td>
<td>15.6%</td>
</tr>
<tr>
<td>Reading Room</td>
<td>191</td>
<td>40.2%</td>
<td>83</td>
<td>17.5%</td>
<td>257</td>
<td>12.0%</td>
</tr>
<tr>
<td>Quiet / Reflection Space</td>
<td>214</td>
<td>45.1%</td>
<td>102</td>
<td>21.5%</td>
<td>47</td>
<td>9.9%</td>
</tr>
<tr>
<td><strong>Kitchen/Cafeteria Area</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchen/Cafeteria Area</td>
<td>105</td>
<td>22.1%</td>
<td>65</td>
<td>13.7%</td>
<td>72</td>
<td>15.2%</td>
</tr>
<tr>
<td>Cafeteria Area</td>
<td>79</td>
<td>16.6%</td>
<td>50</td>
<td>10.5%</td>
<td>55</td>
<td>11.6%</td>
</tr>
<tr>
<td>Party Rental w/ Kitchen Use</td>
<td>92</td>
<td>19.4%</td>
<td>59</td>
<td>12.4%</td>
<td>56</td>
<td>11.8%</td>
</tr>
</tbody>
</table>
### Theater Space Responses

<table>
<thead>
<tr>
<th>Space</th>
<th>0 - Not Important At All</th>
<th>1 - Somewhat</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
<th>RANK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theater Space</td>
<td>77 (16.2%)</td>
<td>59 (12.4%)</td>
<td>52 (10.9%)</td>
<td>82 (17.3%)</td>
<td>180 (37.9%)</td>
<td>14 (2.9%)</td>
<td>2.51</td>
</tr>
<tr>
<td>Plays / Musicals Performance Space</td>
<td>75 (15.8%)</td>
<td>51 (10.7%)</td>
<td>57 (12.0%)</td>
<td>82 (17.3%)</td>
<td>189 (39.8%)</td>
<td>14 (2.9%)</td>
<td>2.57</td>
</tr>
<tr>
<td>Recital Space</td>
<td>90 (18.9%)</td>
<td>61 (12.8%)</td>
<td>68 (14.3%)</td>
<td>94 (19.8%)</td>
<td>130 (27.4%)</td>
<td>23 (4.8%)</td>
<td>2.26</td>
</tr>
<tr>
<td>Exhibit Space</td>
<td>126 (26.5%)</td>
<td>86 (18.1%)</td>
<td>83 (17.5%)</td>
<td>78 (16.4%)</td>
<td>61 (12.8%)</td>
<td>30 (6.3%)</td>
<td>1.68</td>
</tr>
<tr>
<td>Small Meeting Space</td>
<td>102 (21.5%)</td>
<td>87 (18.3%)</td>
<td>70 (14.7%)</td>
<td>94 (19.8%)</td>
<td>92 (19.4%)</td>
<td>21 (4.4%)</td>
<td>1.97</td>
</tr>
<tr>
<td>Rental Space</td>
<td>114 (24.0%)</td>
<td>75 (15.8%)</td>
<td>55 (11.6%)</td>
<td>65 (13.7%)</td>
<td>121 (25.5%)</td>
<td>30 (6.3%)</td>
<td>2.01</td>
</tr>
</tbody>
</table>

### Gymnasium / Auditorium Space Responses

<table>
<thead>
<tr>
<th>Space</th>
<th>0 - Not Important At All</th>
<th>1 - Somewhat</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
<th>RANK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gymnasium / Auditorium Space</td>
<td>96 (20.2%)</td>
<td>55 (11.6%)</td>
<td>63 (13.3%)</td>
<td>78 (16.4%)</td>
<td>157 (33.1%)</td>
<td>14 (2.9%)</td>
<td>2.32</td>
</tr>
<tr>
<td>Large Theater Event Space</td>
<td>91 (19.2%)</td>
<td>57 (12.0%)</td>
<td>59 (12.4%)</td>
<td>71 (14.9%)</td>
<td>171 (36.0%)</td>
<td>16 (3.4%)</td>
<td>2.39</td>
</tr>
<tr>
<td>Large Meeting Space</td>
<td>112 (23.6%)</td>
<td>74 (15.6%)</td>
<td>66 (13.9%)</td>
<td>84 (17.7%)</td>
<td>114 (24.0%)</td>
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<td>Exercise Space</td>
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<td>73 (15.4%)</td>
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<td>Sport Activity Space</td>
<td>147 (30.9%)</td>
<td>75 (15.8%)</td>
<td>52 (10.9%)</td>
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<td>106 (22.3%)</td>
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<tr>
<td>Children Activity / Play Space</td>
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### Business Space Responses

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<tr>
<th>Space</th>
<th>0 - Not Important At All</th>
<th>1 - Somewhat</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
<th>RANK</th>
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<tbody>
<tr>
<td>Business Space</td>
<td>158 (33.3%)</td>
<td>88 (18.5%)</td>
<td>63 (13.3%)</td>
<td>61 (12.8%)</td>
<td>66 (13.9%)</td>
<td>29 (6.1%)</td>
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<tr>
<td>Business Education Space</td>
<td>166 (34.9%)</td>
<td>96 (20.2%)</td>
<td>71 (14.9%)</td>
<td>61 (12.8%)</td>
<td>41 (8.6%)</td>
<td>32 (6.7%)</td>
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<tr>
<td>Business Meeting Space</td>
<td>159 (33.5%)</td>
<td>94 (19.8%)</td>
<td>67 (14.1%)</td>
<td>59 (12.4%)</td>
<td>56 (11.8%)</td>
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<td>Business Conference Space</td>
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<td>57 (12.0%)</td>
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### Educational Space Responses

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<th>Space</th>
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<th>1 - Somewhat</th>
<th>2 - Important</th>
<th>3 - Fairly Important</th>
<th>4 - Very Important</th>
<th>No Opinion</th>
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<tbody>
<tr>
<td>Educational Space</td>
<td>87 (18.3%)</td>
<td>53 (11.2%)</td>
<td>105 (22.1%)</td>
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<td>Adult Education Programming</td>
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<td>59 (12.4%)</td>
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<tr>
<td>Youth Extracurricular Programming</td>
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<td>53 (11.2%)</td>
<td>86 (18.1%)</td>
<td>71 (14.9%)</td>
<td>162 (34.1%)</td>
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<tr>
<td>Youth Tutoring Space</td>
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<tr>
<td>Space Type</td>
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<td>2 - Important</td>
<td>3 - Fairly Important</td>
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<tr>
<td><strong>Meeting Room Space</strong></td>
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<tr>
<td>Meeting Room Space</td>
<td>91 19.2%</td>
<td>78 16.4%</td>
<td>102 21.5%</td>
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<td>Exhibition Space</td>
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<td>96 20.2%</td>
<td>77 16.2%</td>
<td>62 13.1%</td>
<td>48 10.1%</td>
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<tr>
<td>Boards &amp; Commissions Meetings</td>
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<td>82 19.4%</td>
<td>66 13.9%</td>
<td>56 11.8%</td>
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<tr>
<td><strong>Commercial Market Space</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Market Space</td>
<td>142 29.9%</td>
<td>57 12.0%</td>
<td>45 9.5%</td>
<td>47 9.9%</td>
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<tr>
<td>Food Vendor Space</td>
<td>111 23.4%</td>
<td>56 11.8%</td>
<td>54 11.4%</td>
<td>64 13.5%</td>
<td>167 35.2%</td>
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<tr>
<td>Retail Vendor Space</td>
<td>173 36.4%</td>
<td>58 12.2%</td>
<td>43 9.1%</td>
<td>44 9.3%</td>
<td>130 27.4%</td>
<td>16 3.4%</td>
<td>1.78</td>
</tr>
</tbody>
</table>
**Comments**

The idea of a swimming pool was given no mention, and despite costs, it was initially approved for the new high school ten years ago before being cut. A pool, despite costs, is a common gathering place for community members of all ages and can be provided for a fee to maintain its presence. And Madison swim teams can practice there as well. It should be listed as an option on your survey.

Do not duplicate library or school related activities or functions/operations held at those location.

It is important that the funding for this amazing community center is not misappropriated. There is no reason to include spaces that are very much available at several other buildings in town. This center can be successful with two simple main focuses: a place for the preteens / teens of Madison to gather and participate in non-screen activities, and a clean, affordable, healthy food marketplace. Thank you so much for all your time and efforts! -a lifelong madisonite now raising her kids here

Would like to see kitchen/cafeteria space used for Culinary School Instruction Space and the cafe, supported above, to be run by the culinary school staff and students.

As to commercial market space, I wouldn’t mind a couple of food trucks around Academy school but not in the school.

Emphasis should be placed on providing services that are not currently provided through the Town Library, Town Campus, and Senior Center. At a time where our schools are being neglected this will be a hard sell to the families of Madison.

I fully support the Community Center idea, provided that it can balance many needs without becoming a "lowest common denominator" that is useful to and utilized by none. I agree that some commercial market space is absolutely necessary to provide some revenue. I think meeting spaces that could be booked by civic groups, other clubs needing a place to meet (book clubs were mentioned but there could be many others) is great. But I think space dedicated for teens is sorely needed, and to be encouraged. I know it’s been tried before (and failed). I was a teen in Madison in the late 80’s when they built the building at 79 and Old 79 that now houses the ambulances and tried to make it be a teen center. The Arts Barn was just after my time but hasn’t sustained as they might have wanted it to. I think both of those suffered from not being in the central downtown stretch. The gymnatorium could accommodate some sports activities (again, offering a more central location than the town gym does) as well as offer space for some of the productions that the Arts Barn puts on, or smaller dance studios could rent for recitals, etc. Overall it should be a place that Madison residents WANT to be.
I am open to what ever makes the most sense financially in this community center space. I think age appropriate space for tweens and teens is a critical need in town, and a casual food space for all ages is desperately needed too. I hope the theater can be rehabilitated and a partnership with the high school will be considered since the performance space in the high school is such an embarrassment. Perhaps programs from the Arts Barn could be moved into this new space since they have a well developed program but it sounds like that building is in disrepair. I'm so excited for a space like this in Madison for me, my family and friends! Thank you for making it happen!

I would love to see performing arts spaces emphasized, as well as flexible multi-purpose spaces (gym/rec/pay space; meeting room/reading space/library; dedicated theater/stage/recital/concert hall; gallery/retail space; etc) so that the space can grow and flex with demand.

Would love to see party rental space. I'm tired of giving the Guilford Community Center my money for children's birthday parties.

Children's activities are at the Guilford community center every Saturday with my toddler for gymnastics classes. Would love to do that here.

Work space. I work from home 4 days a week, would love a co-working area.

Cafe/food. I think the food trucks prove there is a need. Between Little League, the playground, and all the weekend events on the Green, I'm constantly using the trucks. Would love to see food, like the Guilford marketplace has. Especially in conjunction with a co-working space.

Other could we bring the summer concerts inside in inclement weather? Could we extend that schedule with an indoor space? Movie nights for families?

Happy to also support whatever the needs of the music/arts communities are.

Did my best to provide input on the needs, but without any definitions for what the space types mean (is an ART space a commercial gallery, a place for kids to fingerprint, along the lines of the Guilford art center, a gallery, what?) the input you will get will most likely prove of limited value. Happy to discuss further in person. Madison has a great opportunity here. We just need to take advantage of it. Whatever you do, please do not sell the land!

Bob Reinhardt rwr3161@mac.com. 475-355-0583

I see this somewhat like the Kate. You can't be too many things.

I don't want a Community Center. We are already going to have one in the over priced library. Switch the Town Campus buildings to Academy and build revenue generating condos on the Town Campus property.
There seems to be overlap in the above options. I think of this as having multi-use space, similar to the Guilford Community Center. Rooms that can be educational and meeting spaces. Rented out or for town space. An active space for parks and rec activities/adult classes, but also used for recitals, etc. I think a food vendor would be nice. Could revenue from the Food Truck permits go into the Academy building given their parking situation and the building.

Between the library & senior center and town hall, there are plenty of places people can use for meeting. I would love to see mixed use of residential and retail with so food p Options but believe it should be an outside developer. The cost of rehabbing this building is too much on the tax payers.

This Community Center idea must be stopped. Second only to the Griswold Airport purchase this is a waste of taxpayer dollars. There is NO need for a Community Center in Madison. Stop the madness.

This may just be wishful thinking, but try to do something(s) that will not cost the town a lot of money. Rental space is important in this regard. Preferably have most, if not all, of the space available for rental.

My choices are reflective of a mixed use application. Which is where I feel this needs to go to be successful. To the degree we can offset the lost revenue from tax base addition (all commercial) with revenue from commercial applications interspersed with community space to drive toward net neutral affect on taxes, we should. I'm sure it's not 100% possible but should still be looking for offset opportunity.

Honestly, I'd rather see the money go towards renovating the aging schools we already have in town and to include the arts space that many are looking for in those locations. Make those spaces available after school hours to those who would like to rent the space. Seems to me that you could kill two birds with one stone that way. Create schools with state of the art equipment and spaces which would in turn attract more of the young families that our town so desperately needs. The Academy building could then be used for a variety of retail endeavors such as an indoor farmer's market that operates year round. Central Market in Lancaster, Pa. and Lexington Market in Baltimore, Md. are two great examples of town/city owned properties that operate retail space.

But, if we're to do this, then let's make sure we do it right the first time! Parking can not be an afterthought. If we want this community center we need for it to be user friendly and we can not expect the churches will allow for us to utilize their parking, just as we can not expect that they will always allow us to use their green space. In order to make this appealing to the community as a whole there needs to be a heavy focus on mixed use. My main concern is that I don't want this project to be a money pit. It needs to generate revenue and not be completely funded by the tax payer. As a town we continue to face more tax burden due to decisions that are being made at the state level and there is only so much that we as individual tax payers have to give.
I chose not to have meeting space as I think we should be utilizing the library and senior center. I do feel the need for a place where there could be children activities.

Not sure why a Community Center is needed at all in Madison. In addition to the schools, which have ample space for these things, there's also the municipal campus. This will just raise our taxes for duplicative spaces. Unless you charge rents, but they won't be enough.

I would love to see the space used as an open concept market-type space for food, farm and retail vendors. I think a more casual environment would draw people from our town and surrounding areas and produce a heightened feeling of community. We have enough community areas that only draw a limited scope of people already in this town.

MYFS should have space for Positive Youth Development programs after school and at night. Also MYFS needs therapy space. Community engagement is also key and needs a large space for Adults and youth to come together to learn and grow as a community.

Having vendors much like Guilford Market Place is key to get people in the door and interested in the programs and being involved. Warm, inviting space is important so all feel welcome. MYFS clinic has a big space issue- not enough therapy rooms and the town loses possible Commission by turning away clients. Please considered these needs.

Convert it back into a school? Otherwise, space for yoga/exercise classes, space for town campers when it's raining, town pool, fitness equipment.

I envision a marketplace/cafe that opens up onto the playing field where individuals of all generations can congregate and sip a drink, eat a pastry and watch kids playing on the fields. I loved the idea raised at the forum of having an educational series led by Seniors in our community that residents could register for. This is a perfect example of an amazing, progressive way to engage all members of our community. There are so many great activities that could be operated out of this space.

The senior center just needs a name change to community center.

Should be planned to complement new community spaces that will be available in the library which has been publicized as having meeting and classroom areas. Would prioritize having a modern theater/performance space because this does not exist anywhere else in our town. Also would want to have a commercial area with shops and food.
My pre-teen son would like to see chess boards, a lounge area, an arcade, a place to go after school, golf simulator, pool tables, and a juice/frozen yogurt bar. Whatever is incorporated I would like to see something for the 21st century. High tech, lots of led screens and ability to bring in video feeds and to make presentations, charging stations, computer center, community equipment rental, and for it to be eco-friendly (green roof, rainwater collection, non-toxic materials). Outdoor gathering areas that are mindful of the historic district. I would also like to see a giant indoor playground for all ages for kids to run around and get exercise in the winter - with no fees! (I don’t have those kids anymore but would have LOVED that when they were younger. Remember stay and play in Old Saybrook? Think stay and play. A ‘children’s village’)

Clubs and groups need places to reserve and gather. Is a community pool too much to ask for?! How about a sauna?

Based on these questions hard to understand how the other town facilities fit in... Senior Center usage, Memorial Town Hall, schools facilities like auditoriums etc, Town campus center, town campus gym, arts barn. These need to fold not this plan as a comprehensive town plan for social and activity spaces.

We need to attract young families with a facility that caters to their desires. If we can build a center with new activities unavailable on the Shoreline, we can attract professionals that work in New Haven, Hartford, Boston and New York. We have to think what families are looking for in 10 years, not today.

Some ideas for spaces:

1. Shared work space. Look at WeWork. Lots of folks in the area work from home and need a temporary office space and meeting conference rooms that they can rent.
2. Commercial kitchen that can be rented out. Food start ups in the area need a kitchen to run production and the town can make good money here.
3. STEM Room. Partner with local colleges to get a technology room full of robotics and STEM applications. Likely paid for by grants.
4. College Remote location: Ask UCONN or Yale to open a "remote learning" campus (room or rooms). Charge rent.
5. TV Studio is key. The internet will be all about content creation and having a studio in the town that can be rented out will be a game changer for the 21st century economy.
6. Farmers Market. Can set up booths in the hallway. Saratoga does an indoor farmers market in a space very similar to the Academy school.
7. Coffee shop.
8. Theater that can host outside production companies for shows. People need children’s entertainment and will spend money at these events in the winter.
9. Children play area. An indoor playground like McDonalds. Have a community fund raiser to raise money or find a sponsor.
I think the retail/cafe/restaurant section will be very important to making this space work. 55,000 square feet is really large, far more than what just a community center really needs. The income-producing spaces, retail/food/some office will help not only make the building potentially cost neutral (or perhaps a positive cash flow in time, like some) but also a much more energetic and entertaining use of the space. This would make it a real draw. There are a number of easy ways to do this (I constantly search out new concepts as part of the music performer and venue consulting I do). All the concepts listed above are perfectly viable and all deserve some space. Being a music guy, I'm obviously partial that way. Some of the Fire In The Kitchen concerts that could draw as many as 300 (we sell out at 210) could be moved down there, and if there's a restaurant in the building, watch out, we're the coolest place on the shoreline. Moving the arts barn down would be nice as well, keep it lively, and save the cost of keeping the arts barn from burning down! Overall, these are all very good ideas, but I think we'll need to lease at least 50% to that retail/food/office combination to make it a big success. We also need to be flexible for the future. Sometimes that ratio may gamut or down. And, as a final thought, the septic system should really be considered. There's no place in town for visitors to go to the bathroom. Must be 10 times a summer a visitor stops me on the street and asks me. All I can do is leads them into Ashley's (they're a sponsor of the series...I can cheat a little). That's kind of bush league. Anyway, this could be unbelievably great! Charlie Shafer, 85 Woodsvale Rd.

It would be beneficial to have the non-beach dependent classes currently held at the Surf Club move to the Community Center so that the Surf Club space could be used for beach related classes and activities like coastal and marine science.

Madison tax payers can not afford a community center. The construction, maintenance/insurance and personnel cost would be a burden on Madison tax payers especially after the library project. The primary usage would be the "in town" residence with the remaining citizens paying for the costs.
The gymnasium/stage should be kept as a multi-use space (i.e. not just a theater space or just a gym with permanent equipment). Would be great if it could be used as a polling place for elections, rental hall for parties that are larger than the Surf Club can accommodate, band performances with dancing, RJ Julia author presentations.

I support the idea of a co-working facility where office equipment and high-speed internet access can be rented on an hourly basis somewhere in the plan.

I support the idea of a small snack-coffee-tea bar somewhere in the plan. Full service dining should remain beyond the scope of this building to encourage people to frequent our established merchants in the center of Town.

I support the idea of at least two rooms outfitted with appropriate flooring and mirrors and barres for dance and martial arts classes. These rooms should be larger than the current dance room in the Town Campus Gym.

I support the idea of at least two rooms being outfitted with counters and sinks and ranges and ovens appropriate for small cooking classes.

I support the idea of at least two rooms outfitted with sinks and equipment suitable for art classes.

I support the idea of at least two rooms being appropriately soundproofed for music lessons and rehearsals.

It is important to note that when provided with the most basic of suitable spaces, Beach and Recreation Department Programs are self-sustaining, bringing their own instructors and equipment/supplies at no additional cost to the Town (other than facility maintenance).

TCLC needs to move out of where they are - make room for them at the community Center! Along with summer camps (like Guilford) the beach building is an embarrassment and awful for summer camp!!!!

It is vital that you keep in mind we will have a brand new library for reading and tutoring and children's programs. We have a senior center for all kinds of activities. We have the Arts Barn for dances and theater productions. We have the old Town Hall for meetings. We have the Town Campus gym. Please, please consider all of that when planning the used for Academy.

I support the idea of a co-working facility where office equipment and high-speed internet access can be rented on an hourly basis somewhere in the plan.

Sell condos
I'd love to see more retail and food vendors (bring on Trader Joe's!) and commercial type business in this space, attract some more people to Madison and help to stimulate the economy in the process. Also, children's program (similar to what Guilford parks and rec offers)- different things like a science class for little ones, music classes, hands on type learning etc.

I feel some of the use ideas (especially for teens or meeting spaces) overlap with the proposed library or Senior Center. As long as we are not having unused space due to certain things already existing in town.

1. The Academy School building is not an appropriate building for a community center. The Academy building is much too large to be converted into a community center for a town such as Madison. 2. None of the uses listed above are at all important because does not need a community center.

It is important that this facility not duplicate what is already available. For example, what spaces and functions will be available in the renovated library?

The public should have been presented with the cost of renovating, maintaining, and staffing a community center and the impact on their taxes before being asked to vote on options.

I don't want to fund and staff a cafeteria/kitchen with town money. This should be a small rented cafe space paid for by a private vendor. Why don't you get best practices from towns that have made this model work and generate revenue, and go that route, instead of getting mixed opinions from people who really have no idea what their opinions entail.

Whatever costs the least amount of money to create the most versatile use of space. Or just tear it down and put up a lovely pavilion and install public bathroom facilities.

But please just do something, this conversation is getting tiresome.

I really like the idea of having some retail space. I think a restaurant/cafe is a MUST HAVE. To be clear, this should be an independent restauranteur, not a town-run cafeteria. That would be a net negative and detract from the upscale nature of our community.

Small shops could be great too.

Play space for children and families is essential for making the town enticing to families (i.e., a strong tax base). This could be an opportunity to get a franchise like Gymboree Play and Learn, Little Gym, or Rock the Spectrum in to generate revenue for the town (in addition to providing a needed play space).
In order to actually see regular and repeat use of the space I think having food or coffee retailers would be very appealing! A café where we could look outside onto the playground or fields with a deck would be so amazing!

We don’t need anything proposed by this survey that can’t be provided through private ownership. Turn this into something that benefits the community by generating tax revenue from business instead of another publicly funded center that every resident will be forced to pay for and few will actually use.

Spaces should be configured to all for multi-uses

Any space that would require a change in zoning is not something I support.

Waste of money.

I feel the building and upkeep of a community center is not at all in the best interest of the town. How will this be paid for? How much will our taxes go up? How many people will use it realistically. We are all ready spending a large sum on a new library, in a time when library usage is diminishing. It’s time we really start thinking about the future of our town and stop spending large sums of money. Susan Wagner

This building needs to bring in revenue and be self-supporting. I am not in favor of paying more taxes to support it.

WANTS & NEEDS. Utilize the spaces, buildings, fields & land we already have in our coffers. Who’s going to pay for this today & tomorrow (staff, maintenance etc)?

This ‘community center’ this be self sufficient and not require added taxpayer dollars to run.
It's just not possible to have a dedicated space for every demographic in this town (teens, pre-teens, pre-schoolers, etc.). Spaces should be able to be used for various purposes, so that if there's a teen group that wants to meet, they can schedule that, and that same room can be used for a book club or a meditation group. I certainly hope people aren't going to expect separate spaces for all of these groups/purposes, as this will result in rooms being under-used. Sharing is caring.

Also, we have a gym at the town campus as well as gyms at the schools. We don't need another gym. I'm assuming there is plenty of space for board and committee meetings at the town campus. Business meetings should not take place at a community center -- that would make the space unavailable for community needs.

Some of the items on this list are confusing. What is a "demonstration" space (under arts)? Why is there an "exhibition space" under theater? Can't instructional spaces be used for many different purposes? Can't a theater be used for musical performances?

I hope we're not going to insist there be a reading space and a quiet space when the library is just down the street. Again, if someone wants to book a room for a meditation class or practice, they should be able to do so, but to dedicate a room for specific purposes like this is self-defeating.

50 meter swimming pool would bring a ton of people for local businesses during swim meets and lessons. No other large pool in area for 50 meter swim meets.

I'd like to see the community center be a cultural and educational center of our community where you could go to concerts, see plays from the high school or similar groups, and where especially children could go to take classes in art, sports, music, etc. I'd love for it to be a mix of what the community center in Guilford is like and the Kathryn Hepburn center in Old Saybrook—a place where we can come together as a community and learn and enjoy time together.

I would like to see an inside walking trail laid out for inside walking. Some type of plan formulated as to time and areas to be used. Sort of like mall walkers. Also don't see need for any more retail space as the center can't stay filled as it is. Thank you.

Thank you to the Academy Community Center ad hoc Committee for your efforts to turn that historic building into a gem for our town!

My question for meeting spaces—will the new library have designated spaces for this purpose?

Marketplace marketplace! Model example: http://oxbowpublicmarket.com
Please save the crooked tree next to the road by the sidewalk. Just about every Little League player or his or her sibling have watched sitting in that tree! Can it be saved? Tar the injured spots? It’s Older than me! I sat on it watching my brother! It’s over 61 years old! Write a story on it Suzi Page!

How’s about solar motion light on areas where kids sneak in!? How deter them doing that?

Let’s ask for donations to do the basketball court! Not fancy. Let’s fill in the holes!

Redo hop scotch, four square area! Make that fun for toddlers!
Redo the map!
Anything that can bring in revenue should be priority. Poll organizations in town.

Scot at Beach and Rec should Supply excel spreadsheet of customers who rent spaces on last 2 years. Approach these customers! ALH always rents their space to Hispanics who have those fancy 15 year birthday parties. Maybe advertise! Create Facebook site for the HUH. HAND ACADEMY HUB.

Don’t take down walls. Do in stages! Where is the old H from the gym stage?

Save the gym! Have wrestling practice there!

Is The old flooring underneath the carpet? If it is save it! Get rid of the carpet. The old coat rooms were terrific!

Save the old ticket booth!

Create naming opportunities!

Contact professional fundraising person to teach how to raise money. The first Congregational Church did this a couple of years ago when they had to replace the roof and reconstruct the steeple. Who did they use?

This center should be a lifelong opportunity for multigenerations. It should have leased cafe and the beach and rec should be housed within the building which would be an asset to all of the community for various programs. I believe we should also have a room that we can have computer and robotic technology conference and competitions.. Have programs that generate revenue to offset operating cost yet add to entertainment and excitement to the downtown area.

I feel that Madison deserves a center of Art, Music, Theater, meeting rooms, gathering areas for teens to hang out in; friendly, welcoming places for all ages to convene. Included should be spaces for instruction, group and club meetings, exhibition areas, practice rooms, and performance stages. I wholeheartedly thank this ad hoc committee for doing this work for our community!
<table>
<thead>
<tr>
<th>I would love to see the marketplace included.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A large theater should be at another venue in town with better parking and facilities.</td>
</tr>
<tr>
<td>Please reach out to regional theaters for guidance and advice on their funding pillars: Westport Country Play House, Ridgefield Play House, Yale Repertory, The Kate, Ivoryton Playhouse, Saratoga Performing Arts, Fishers Center at Bard College, Troy Music Hall</td>
</tr>
<tr>
<td>Priorities are preteens and teens arts, activity, social, and sports spaces plus healthy affordable food. We have Senior Ctr and Library for everything else.</td>
</tr>
<tr>
<td>A dedicated indoor play space for kids approximately ages 2 - 8 is crucial. It is cold for four months and there are no good spaces in town for kids to just play. Make this a priority and people will want to move here.</td>
</tr>
<tr>
<td>Waste of money!</td>
</tr>
<tr>
<td>Would be great to have a main floor microbrew pub aka place for adults to gather and enjoy a casual fun evening with local friends.</td>
</tr>
<tr>
<td>the highest priority should be pre teens and teens. They have nowhere to go in town.</td>
</tr>
<tr>
<td>No community center. No tax increase.</td>
</tr>
<tr>
<td>Don’t crossover functionality with the new library spaces.</td>
</tr>
<tr>
<td>Indoor playscape or indoor gym for young kids!!!</td>
</tr>
<tr>
<td>Need to generate revenue as well as provide community space</td>
</tr>
<tr>
<td>I am not a supporter of a community center in Madison at this time. Our school infrastructure is in need of revitalization. Tax revenue is not sufficient to do both.</td>
</tr>
<tr>
<td>Space needs should be coordinated with what is available in the other facilities in town (Scranton Library, Arts Barn, Senior Center, etc.) and must include some retail/rental element to offset associated costs. No need to create another Taj Mahal like the Senior Center which seems under-utilized.</td>
</tr>
<tr>
<td>Definitely need a space for young kids like a mini play place during the winter. Would love to be able to spend a day there with playing, doing a class, buying some lunch all on the premise. Would be nice having a little craft store of local artists there and maybe a mini market for grocery essentials.</td>
</tr>
<tr>
<td>The community center is an awesome idea but only if the town can create a mix of use that DOES NOT INCREASE TAXES! Town must use its assets for increasing the tax base...not increasing taxes.</td>
</tr>
</tbody>
</table>
There should be enough revenue generating functions in the space so as to not burden tax payers.

Whatever we create it must generate some revenue to offset operation costs and taxes.

It should be designed after the Guilford center and what they offer for both the youth and all ages of the community. And you should turn town campus back into an elementary school. It's a newer building and it's next to the police station. It's a win win.

I think we should tear it down with some form of memorial facade and just have town fields. The savings could be put back into our schools which are a much higher priority.

Bottom line: It seems it will be important to clarify what resources already exist, or will exist, in town (new library, Arts Barn, Senior Center, gym at Town Campus) and how a community center could enhance those things. (For instance, we don't need more commission rooms, a gym, or TV studios since all are at Town Campus) I have noticed, however, that for students, it does make a huge difference to have a downtown location. Pre-teens and high-school students prefer being downtown.

I think it would also help to compare other towns' offerings. Especially, what features in Guilford's community building are especially popular.

I will add, I have always found it hard to find spaces to hold meetings and gather with groups.

There should be no commercial or business areas in this building. This should be for a community center run by the Beach and Rec. dept.

Art center! Income to town. Make Madison a destination for the arts. With our theater, rjs, school of rock.

The building needs to have community space for education programs for our youth and adult population but just as important, there needs to commercial uses that will draw people not only from Madison but surrounding towns that will help defray the costs of the building. This building needs to be a destination.

There should also be a huge focus on STEM learning for our youth's in particular. Classes on coding, software development, bio-sciences, mathematics, engineering, investing, personal finance, starting a business etc should be the focus, not music and the arts. There are plenty of music schools and art schools around the shoreline but nothing focusing on STEM. This could be a destination for not just Madison residents, but surrounding communities as well. Embrace STEM and people will flock to Madison. A restaurant, marketplace, retail stores, etc will also help draw people in.

Book club and tutoring meeting belongs in library; public, boards, and commissions meetings belong in Town Hall; sports belong in school gym/fields; business meeting in office buildings; rental space belongs in private businesses such as "CT Sportsplex" in North Branford or maybe open up Arts Barn as rental facility.

Charging rent to use a community center is a contradiction, somewhat like tolls.
Adult Ed classes, an indoor winter farmers market, a teen center

I've read the whole survey and every single one of the options can be redirected to existing sources such as the Arts Barn, the town hall meeting rooms, the senior center, the surf club, the library, etc. I am absolutely against this for the simple reason that it is a financial burden and the decreasing population in town cannot support all of these ideas.

Obviously I'm very disappointed with the direction of the town in spending so much money for a space that really isn't needed. We are trying to find reasons to build up the space to justify the direction.

A market space can help supply funding, just as long as it does not take over community center intent. Arts, Education, Theater, and a Food Vendor or Cafe option are most important to the families and will draw more families to Madison.

We have educational spaces and lots of meeting rooms. Please utilize this space to drive commercial revenue with rental office space, food court, pay for play areas like batting cages, etc and take some of the burden off of the taxpayers.

The town does NOT need a Community Center. This is a huge waste of tax payer dollars! We already have a library, senior center, arts barn, and gym complex. If it's going to be retail, commercial or office space - sell it! That way the town doesn't need to spend more money renovating and managing the property.

This building should not be used to provide space for people to make a profit for themselves - tutoring private students, selling of products for personal gain, seminars for selling retirement plans, etc.

I am opposed to a marker place here. The overseeing of such a place should not be part of a Town government. We should not be in a profit-making enterprise!

Renovate the gym for DHHS use (Indoor winter sports so they don't have to share with Polson) and renovate theatre for our theatre groups. No more cafeteria. Use front end of the building for food court and small retail. Use some of the other space as Rec area for teens.

It is very hard to make sense out of these check a box surveys. The things I felt strongly about were NO to a quiet reflection space as we live in a town full of quiet reflective spaces to spend time alone, and the need for commercial market space. I thing a community center is a good idea, but the size of that building, will require some income in addition to tax dollars to maintain it, and quite frankly, to get people to come to it. People love spending money on food, and if that gets them to come to the community center, help fund it, and meet their neighbors, discover what is there, I am all for it.

This community center needs to be self supporting. We do not need another sports outlet. This needs to be a creative space that also makes money to sustain its operation.
I strongly believe we should move ALL town campus offices, gym, preschool and all arts barn programs to the community center so the town can explore commercial or condos at the town campus location. Police and the new ball field can stay but the town needs to unload some capital before taking on a community center and the school upgrades. Moving town campus to central location would make sense and it is paramount that a marketplace be incorporated to revitalize our downtown area and offset operating costs! Thanks!

I think the Marketplace idea is the most important to be considered. Between the Town Campus, Surf Club, Library renovation and the schools there is ample space for performances, meetings, book clubs, exercise, gym, etc but one thing Madison is lacking is food, spaces to congregate for families and small kids, and a bookend to businesses in town. As a parent of small kids one of my biggest complaints in Madison is there are almost no places to go before 10am and there are very few kid friendly destinations in Madison. Everyone I know spends more time and money in Guilford because their Marketplace, Java Hut, community center are kid friendly, open early and fun. The Guilford Rec department hosts tons of little kid programs in their space and they are extremely popular with non-guilford residents. I would love to see Madison invest more in family friendly, non boutique or elderly catering businesses to make this a more desirable place to live. I would strongly suggest checking out the Guilford Rec center and business hours/offerings and see how well run they are. Likewise The Marketplace in Guilford and Chester are always busy and make great informal meeting spaces, something Madison is lacking.

I’d love to see a space similar to the Guilford Rec Center, but with an area for high-end food vendors. No disgusting mall chains like subway, sbarro, etc. But maybe a small coffee shop or deli where people can relax/meet/study with options for food within the building.

Many of these spaces could be multi-purpose rooms complete rolling tables, a white board, and projector. This would serve business, education, and community meeting needs well without leaving certain rooms vacant. Perhaps there could be variety in capacity rather than purpose for more general rooms.
I would love for the community center to be very focused around the children of our town. From babies to teenagers, I'd love to see a space where they can learn, play and be a part of the community as they grow.

Kid friendly retail spaces, like a coffee shop with a play area, would be great for the mom's of younger than school age students. I'd also love to see a gym space and toddler gymnastics classes like what Guilford has at their community center.

An indoor rockwall and some other community fitness equipment would be great too. In addition, I think it would be great if some other youth focused classes were available like Let's get messy (a toddler sensory class at the Guilford community center) and mommy and me yoga.

What I wasn't sure about is the meeting space/art and music needs. I put no option for most of those questions because I don't know what's available on town campus, at the senior center, and at the arts barn.

As the committee continues to solicit feedback, it would be really helpful if they publish something about the existing meeting spaces, auditoriums etc. so that the community understands what's already out there and can thus access whether or not those things would truly be assets to the community center.

Thank you for all you work on this!!

Some of these areas can be used as exhibition space in both theater music or educational areas. It is important to create a community space for all ages while providing space for small businesses

We have most of these spaces around town. I'm looking forward to a gathering place for young children and new families. We go to the Guilford community center for gymnastics. It would be nice to have that central gathering area in Madison.

Move town offices to the building.

Not sure how this translates to specifics.

I think a town indoor swimming pool built where the addition (gym) now exists would be great. The swim team could use it as well as Seniors and young families year round.
I also feel we should not build or provide similar spaces that are already planned for the new library. Does the committee know what's coming? They should compliment each other and cover a broader range of citizens desires.

A waste of tax dollars.

Looking forward to improving our town and offering a variety of activities!!!
Indoor farmers market space would be nice. Additional meeting spaces is very much needed in Madison. I would like to see any outdoor space to contain gardens that may have some educational value to the community and fit with the time period of the building. I don’t think the town needs any additional sports areas since the town campus has gym space except an upgraded exercise room with updated equipment.

Some of my answers in the negative (exercise space) are because of the availability of space at Town Campus. If those spaces were to close then I would support exercise space in this place, or at least flexible space that could accommodate. Dance space for things like contra dance or square dances would be fun!!

Optimizing the use of current town facilities (new library, surf club, senior center, town campus and town hall) and determining the persistent unmet needs would help guide successful planning.

another Madison mega-millions project? really? enough of this. there are "projects" scattered all over town that were poorly planned, badly executed, and underfunded.....and remain unfinished to this day (salt meadow park, greenway trail to nowhere, strong field, downtown, library, ad nauseum. enough of this foolishness! I would bet anything that this feel-good foolishness will become another expensive embarrassment. and who is going to pay for all of this? especially the operating costs? the state has just announced one billion in new taxes, plus tolls. we don't need our taxes here in town to go up as well. this whole thing needs to be stopped in its tracks, it is untenable.

Keep field space for community

It would be nice to have a small makerspace. It could be membership based and feature 3-d printers, a laser cutter and STEM programs.

I hope the committee will talk with boards of other successful community centers and learn from their successes and mistakes. I also hope space will not be redundant with other underused or available for the same purpose spaces in town.

Many of the book and education related questions: answered as unimportant because these are readily available at the library. Especially our new fancy one....

I rated many of these as not important- not because I don’t believe our town needs these types of spaces- but because I believe we’re on track for getting them in other buildings. For example, once complete the Library will have, meeting spaces for book clubs, events, civic club meetings, art exhibitions, tutoring, and children/teen programming. I wish the town/state was in a position to do it all- but we have to make choices and doubling up on things seems an inefficient way to do it. If anything goes into that building I think it should be under the community marketplace- something that will bring people in to spend money in town.

The point is, to not change the character of the Town. Also, the town has to make sure someone doesn’t make it their living space.
A cool place for teens to hang out on a Friday or Saturday night would be great.
The biggest priority to me is preschool and school age programs. We go to Guilford regularly for their programs (Twos without You, Preschool Camp, Gymnastics, etc)

In my opinion, Madison needs a community center / marketplace to bring a bit of life downtown where families of all ages can go to spend leisure time throughout the year. I am the father of a toddler with another on the way, and my wife and I (along with all of our friends in town) go to Guilford for everything. Young kid classes, family restaurants, leisurely cafes with space for kids to run around - I could keep going. There are no community oriented places in Madison to go spend a leisurely hour or two other than the summer months at the beach parks.

The model I propose would be something very similar to the Boston Public Market (on a much smaller scale) which has been a wild success in Boston where I recently moved from. It is a perfect blend of local vendors and counter service restaurants where people of all ages spend a ton of time.

I envision the first floor of Academy being this type of lively marketplace / restaurant with a lot of open space seating. A microbrewery in this space would be terrific in my eyes because you'd have families come in for an activity and the parents would actually want to spend a good chunk of time there! A family type of microbrewery doesn't have many suitable locations in Madison.

The floors above ground level would be a perfect space for a variety of activities where there could be a focus on young kid activities (classes that the Guilford Rec department offers in abundance)

I am extremely confident that this would be a commercial success. Madison is a well off town but the commercial center of the town has almost no establishments that are attractive to families with children. At the Halloween Trunk or Treat it was shocking to see how many young families from town were there - but you know where they all go to spend their money for leisure? Guilford! Why would the town not use this perfect space to build something vibrant to keep all the young families and their spending in town??? I am so confident that this would be a success that I would be interested managing / owning the marketplace operations for something like this.

There are already ample meeting spaces that sit empty most of the time and gym space at the schools - why would we need more??

In short, Madison needs a community space that brings some life to the town! The town is at serious risk of losing families to other towns without some prioritization to make the town more attractive as a vibrant community.

Please feel free to contact me - I would love to be engaged with this proposal: Sporn.Scott@gmail.com
Thank you for the consideration!

Scott Sporn
Thanks to everyone working to get Madison back & happening again

Many child-related features should be able to take place at the new library

I’m ok with a portion of the sq ft being set aside for retail, but the revenue has to be worth the space it takes up and related to the activities/uses of the space. I am concerned that it may not happen beyond food vendors. Basketball court and play set can be moved toward the senior center to make for parking. This is exciting. There could be many activities going on simultaneously.

Although several suggestions have been made to create this new space into something encompassing all of the above, I would still like to keep alive the plausibility of moving part or all of our town campus services over time to this newly renovated space to revitalize our downtown area and then SELL the entire town campus property adjacent to the Police Station for the revenue it will take to upgrade the Academy building.

Adding a pool would be an idea so that we don’t all have to become members of the YMCA. And we could rent it out to other school districts for competitions.

Mold issues and bringing building up to code...Including handicap ramps and elevator may bring costs...may bring costs of project out of reach.

Town is in need of reasonably priced places to eat so perhaps this building can include food venue for families

The community center should include everyone, with a heavier focus on families through teens and young adults. A safe space for youth to gather and learn. And a space for local artists and entrepreneurs to display/rent to present their products. A cafe and/or market would keep the center active all day and avoid a deadness in the building. With very little commercial businesses on that end on town, a market or cafe would keep things lively. The food trucks should be allowed to continue operations as well. The activity will keep crime and mischief down if there is a place with the lights on and patrons.

Renting space has gotten expensive in other Madison spaces and most of these options should be available in our new library. Those not, are available at town campus.

I feel that we need to put some focus into practical spaces that can be rented to bring in some revenue for this facility.

we have ample space for youth activities; we will have a remodeled library; we have ample eateries in town; we need space for theater & musical productions; adult classes & demonstrations not well covered by Senior Center or Adult Ed. Any conference rooms should be rented out at a cost to businesses and organizations using them for programs and meetings
to help defray cleaning, maintenance, damage. Landscaped outdoor space for quiet enjoyment. We have sufficient sports fields. NO CONDO/HOUSING use.

WHY does Guilford have a Community Center and Madison does not?!!?
I moved away 18 years ago and the Academy School had just been closed. My daughter and son both attended school there. We moved back 2 years ago and were shocked to learn that Academy had been vacant for all these years. My husband and I could not believe it! Please bring back life to Academy which is the heart of Madison. A Community Center would revitalize the downtown and would be wonderful for all of us to enjoy! Thank you for all your hard work.

Looking forward to hearing about the progress! As a community center I think the focus should be on providing space and resources to draw participation for arts, music, theater, talks, conference rooms, recording and video studios, etc. and not duplicate things that can be already provided at other town facilities, the upgraded library, our schools, and local businesses (the exception being possibly great food service and culinary learning). I would be ok with some degree of retail and business space, but *not* to get carried away with that - don't turn the building into a mini-mall!

A community center is not needed in the town of Madison we have enough spaces elsewhere to do meetings other buildings in the town are not fully being used The academy Street School should be sold to a private builder we should not spend any more time or money on the academy Street School we need to use the money to fix our roads and other schools that need more repairs done to them.

It would be helpful if the space was multigenerational.

Need to make this as financially neutral as possible. So need to prioritize rental space ideas. Need to move all arts barn activities to new center and close/rent arts barn so we do not have to support two places that have same purpose. I would still like to see the town office moved into the space along with community center space as the building is big enough for both. The Great Blue survey never gave us a choice to combine the two. I think if we can combine the two it would be the perfect mix as we could sell /rent old town office building /land. Therefore it would take that off maintenance budget and hopefully add something to revenue base.

As I was against the idea of turning Academy School into a Community Center, I believe that the town should be fiscally responsible for its usage. In my opinion the town should look at this building and largely consider ways that it could be a money maker for Town instead of costing the town money to maintain it. Case in point….Salt Meadow Park. It costs the Town $$$ to maintain it while the student population continues to decline and fewer fields are needed. It largely sits idle.

I hope that the Academy School Community Center doesn’t have the same fate. Heating bills alone for that building will be high. It’s a large building, fill it with renters who are willing to pay for the space.

We cannot afford to build a Comm Ctr in town. We have plenty of rooms available for every conceivable need ~ The new library, Sr. Ctr., Surf Club, Memorial Town Hall, Arts Barn & gymnasium at Town Campus should be plenty of space for this small town’s needs. People tried to run a "market" in the modern brick building next to Webster Bank, and no-one supported it!! I think you should tear down Academy School and make a park or sell it to a developer and bring some money into town.
My intended goal in rankings is to support a variety of programming and activities for a dynamic multifunctional center, which is compatible with existing facilities (if utilized to their full capacities) and does not compete with our commercial district. If operated by a branch of Beach & Rec or separate department, a full calendar should include leased and licensed spaces for use by local organizations and private vendors - revenues from which can offset operating costs. It is essential to bring families and youth to town to enjoy the variety of programming and activities available at such a community center and bolster our private sector (east of Rt 79). Renovation and adaptive reuse of the existing school building (including the interior layout), will achieve this purpose and cap renovation costs. A commercial enterprise in the community center presents zoning challenges, operational challenges, expanded costs (septic, parking, insurance) and competes with our retail center. A multi-functional community center is consistent with the historic district - church, state, education and public gathering - and the residential neighborhood that surrounds it.

1st and foremost how do you verify I'm a resident filling out this survey?? We've used other surveys in past for other town decisions and there was no ability to verify the person filling out the survey was a town resident of Madison.

2nd We have a paid Selectman and in addition a paid Town Planner???? Why do we need both if there is no leadership. Since the town leadership does not offer sensible direction a small group of emotional and aspirational individuals drive proposals that are unrealistic. Examples- Purchase of Griswold Airport most recently where we spent 10 million for 2 soccer fields we did not need. We could have had a 55+ community which was a more realistic concept. Our population is getting older, not younger. Somehow the leadership has not offered honesty and direction on this proposal. We can't keep raising taxes on the home owners to pay for these big ticket purchases. The leadership should eliminate the choice of spending 14-15million dollars on a proposal that is unrealistic and show some leadership and that doesn't include how much it would cost in operating expenses. Our leadership still hasn't completed the downtown project and the library will be sure to have overrun costs. The leadership in town is going to tax people out of town. We should either tear down the building and build a park or sell the property to a developer who is qualified and has sensible plan for housing use. We do not need more retail space. Current retailers go out of business in town on a regular basis. We do not need a market since we've already experienced markets that have failed in town. Example was the building where the Verizon store is located. Someone tried a market and a tea house. It failed. There is no sustained support for this concept.

NO TO THE COMMUNITY CENTER. SHOULD BE PRIVATELY DEVELOPED

Sell the property!

Restore Memorial Hall to itâ€™s pre-1938 condition - thatâ€™s your Community Center Restore Academy School to itâ€™s pre-1935 condition - demolish the rest - thatâ€™s your meeting areas Throw down some grass seed and call it a day. The fields and land will be a park in the future

Make it into a roller rink.
<table>
<thead>
<tr>
<th>Would love to see dance classes for adults here!</th>
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I would like to see this space used mostly to promote activities that bring the community together: art exhibitions, theatrical performance spaces, exercise class space, cafes, a small amount of commercial space and small food market, a coworking space could also be beneficial. I feel that between the new Scranton library and the new Academy center, roles should be evenly distributed for educational purposes (book clubs, tutoring centers, etc.) but am not super familiar with the planned layout for Scranton. As a young person who would like to move back to Madison further into adulthood, I am hoping this center brings, above all, diversity to the town, something I'm afraid we're seriously lacking.

I feel it should mostly revolve around kids, a cool place to hang, play sports on rainy days, cafe/snack/ice cream. Also a good theater and places for classes and things can coexist...lounge area = art exhibit. I think meeting space that can be used for variety maybe with small fee to help offset costs, some vendor rental space and room for community events like dances where fees can be charged would also help to offset operating costs. Maybe a game room with pool tables etc. Maybe a place for parents while kids go crazy.

We love the Guilford Community Center. Love that they have rooms that dancers in our community can go practice dance and yoga. Wood spring floors with a wall of mirrors would be terrific for dance rooms. Love that the Guilford Community Center that the lounge areas are multi-purpose - used for craft shows, reading and relaxation room, exhibiting artwork, social, etc. Would love a game room with pool tables. The staff in Guilford is also very friendly and welcoming. We have been going to classes there for more than 10 years and love the space and atmosphere. Please get the right staff and review them regularly. Should be welcoming and inviting so our community enjoys it. Sometimes beach and rec and surf club staff is rude. We don't want that. It should be a friendly and welcoming place. Guilford has great staff. We can learn a lot from Guilford Community Center. It works! Thank you!

Try not to duplicate services at schools and library or in retail sector.

A demonstration Kitchen, not to serve food but to teach would be desirable.

A ridiculous waste of money. I do not support the "build it and they will come" mentality. Show the need, then plan the facility. Too easy to spend other people's money on boondoggles like this. Who will staff this facility? What will the added costs be to maintain it and provide programming? I am not one who thinks we should never invest in town facilities. I would support improvements to the Surf Club. What did we get for the 9 million plus investment in the Airport property. It sits basically unused and the quality of the facility is an embarrassment.

I voted against a community center because I feel we already have enough buildings we pay for that accommodate all the above. I still feel the building should be privately developed for condos & commercial/mix used space and generate income for our town.
Adult game room I e card games billiards etc. indoor pool sauna steam room -something we don't hav in Madison -

I think alto of the spaces above will be covered by the Library once it reopens in Madison. So maybe more retail/house options to get people into the down town area. Just trying to think outside the box based on what we already have access to. A space for gardens would be nice.

My hope is that when the community center model is presented to Madison residents, we not only get an estimate of the price to build the center, but also the costs to maintain the property.

Some of the ideas presented in this survey seem like duplicates of what will be available with the new library that's being built.

Hard to answer this questionnaire when it is not explained what each category means and what it arts barn and the senior center? Doesn't a lot of these activities occur there?

I am sure all music spaces would be rental.

The organizers need to communicate with the new Library facility organizers, as you don't want to double up spaces. I think small children, youth, would use the Library more, as there will be the resources there for them - don't waste money on double spaces. In New Canaan they built a teen centre and it failed as teens didn't want to go there. Pre teens used it before it closed down. Many years were spent planning it & it was well organized but teens simply wouldn't use it.

I don't think this survey is well thought though. It is un clear in many places & doubles up questions on the same ideas +++++

Some public meeting/social event space, adult lecture series/workshops, youth/family programs, theater, music space -- those would make a lot of sense. There are already enough places in town for sporting activities. We don't have and need a social/cultural center in town -- and it would also make sense for it to include a marketplace, because people follow the food. A market place would be an obvious compliment to the other programs/activities/spaces offered -- and it would also generate regular, significant revenue to offset costs of the whole center. People would then come outside of structured community center events (to the marketplace) just because they want to be there and enjoy the offerings, on a regular basis, turning the whole center into a successful hub -- which is something we don't currently have -- for our town.

$14 million for a community center is not something Madison can afford now. On top of the cost of an expanded library? And how can any of the above features be at all important compared to the necessary $100M school renovations?
We already have a Town Hall in the extravagant Hamonassett Town Campus for all town Board Meetings, no need to use Academy!
Also, not a fan of using Academy as a commercial venture.
(I remember when the little intown Rec Center was a virtual hub of multiple activities for all townspeople. So ambitious for such a tiny building, but it worked!)
Kitchens/caferias add expensive complications to what should be a simpler plan for the building. Who needs it?!!!

Please try to keep or create as much open air space as possible. Save any viable trees in the area.

We do not need a community center.

We must consider strengths and weaknesses of Library, all schools, senior center and Town Campus. It seems many of the suggested uses could be handled by existing facilities, especially the new Library.

We need to have the space available for money making revenue. This cannot be supported totally by the town budget.

We need decent theatre space for kids to put on productions so they don’t have to use the arts barn which is falling apart.

Also space for local art exhibits.

This facility is needed for the arts. The existing barn the kids use for theater productions is an embarrassment. The Madison Art Association really never had a good location to exhibit artwork. The facilities Guilford has far exceeds Madison! I have been a Madison resident for over 40 years. Little by little the community has been slipping down hill. This town needs this!!! Thank you for this opportunity to speak my two cents.

I believe that a modern market place concept should be highly considered. Madison needs a space that appeals to young families who want to move out of a city environment but do not want to leave that world completely behind. With declining enrollments, we should be considering how to make this space attractive and thus competitive with similar towns in Fairfield and Hartford County. With a new library at one end and a vibrant Academy at the other end of town, combined with our Surf Club and a great school system, Madison can be appealing to a young families.
We do NOT need another financial debt burden like so many other projects in this town that does NOT generate any tax revenue, such as the 10 million dollar folly at the old airport, along with other financial blunders (our wonderful old library), and other projects that have weighed a heavy burden on us as home owners and taxpayers.

We should bring this Community Center to a vote of the total population of Madison and not just a minority sampling of the residence. We need to make decisions on some creative, business plans to bring in tax revenue, NOT just spend more of our tax money on these non-revenue projects. You are driving people out of Madison !!

Both large and small theaters are needed.
A coworking collaborative space, as proposed in the original Greylock proposal, with rental fees.
Dance space also needed.
Many opportunities exist for rental income to offset operational costs.
What is meant by TV and recording studio space? Would that be to relocate and expand the existing facility?
OK
Regular retail vendors not needed; leave in downtown area.
Need at least a snack bar concession or two.
As far as youth space and sports space are concerned, don't need to duplicate what is available through the schools; need to look at whole picture of town facilities and decide where various things should be.
Moving Beach and Rec office to Academy would be very helpful.
Should add a parking lot such as in the Horton proposal, with reconfigured ball fields. This could be considered in the same referendum, possibly as an secondary addendum question.

This space should have a revenue of some kind from a few small vendors, a small cafe with drinks and snacks, large and small places to be set up for any activity, a quiet space for all ages and a recreation area for young children to play indoors and out.

This is a ridiculous idea! We have an Arts Barn, we have a gym, we have a senior center, we have many churches for music and recitals, we will soon have an expanded library, and we have many schools with under utilization. (And lack of proper maintenance on all.)
Thanks for putting out survey - see some challenge with definition of terms - would benefit from examples/detail to minimize misunderstandings - I see multiple use of same space being workable - eg music practice space can ALSO serve as small civic meeting room at different times; theater performance space can alternatively serve as exhibition space, or even sports activity space.

Encourage the commission to look at and benchmark to all possible spaces along the shoreline (Yale, Quinnipiac, schools, churches, Guilford Arts Alliance space, KATE cultural arts center in Old Saybrook; Madison Senior Center; etc. to help shape what this WILL be like and what it will NOT be like.

Favor mixed use to accommodate: Arts, town and outside performance (theater, music, etc.) community use by municipal, student age, seniors and all else. Also favor some rental-income producing space (but do not pretend this "pays-the-way" - only a help to operational costs)

Try to make the space usable for outside groups who would PAY for their use--that way we could generate revenue over the years. Having commercial, food and retail space which can be leased is key.

I've been eager to see Madison & the coastal area host residency programs during the summer especially & take advantage of performance groups en route to, for example, Jacobs Pillow or The Yard. Residencies might include short workshops in the new community center, followed by a performance within the center as envisioned in the model. Ideally performance would integrate the soundscape with outdoor performances. Would love to join in on the discussion.

Madison Youth and Family Services needs space for their Positive Youth development programs and all grade levels after school and including their student night meetings. They also need space for the clinician services . All of the staff members at MYFS are in much need of space.

Please make this happen! This community center must happen, and keep our town as one of the most desirable places in the state!

Thank you for exploring these options! I see how the community center in Guilford is such an asset to the town and am excited that Madison may have one soon.

This space should really be a place for kids and young adults in order to encourage and support constructive activities. Please make this happen!

All a waste of the towns money...do more research and will see that there is no true economic benefit to the town...many of these things can be done at town campus with 10% of the budget.
It is my opinion that in addition to have space for the Arts, Music, Education, Theatrical, the Sciences and Social Meetings, having business / revenue opportunities included within the overall design of an Academy Community / Business Center building is very important from a number of aspects.

First, a Community-Business Center would provide revenue to help defray operating costs that might otherwise hit the Madison taxpayers with another increase in their annual tax bill to support a stand-alone Community Center.

Second, the Madison Town Planner frequently receives inquiries from businesspersons looking to rent space close to town. There currently is not enough commercial-use space within the context of downtown Madison to meet the demand. Including small commercial entities within the Academy building would work to CONNECT and COMPLEMENT (not compete with) the business entities on Main Street and Wall Street both with those people using the Center and also with scheduled events on the Town Green and the Historic District.

Third, social media sites noted the disappointment of many that there were no new restaurants going into the new building being built on Wall Street. (It is to be office space only.) Quality Food and beverage facilities at Academy could be the glue that connects Route 1 and weaves a joint fabric of community opportunities and services through the full length of our collective downtown.

Something like a restaurant, a marketplace, and a tavern would provide a great venue for those attending a cultural / educational / social / recreational events at a community/business center with one of the most important and long-standing needs in existence: food and beverage. Just as people naturally congregate around the kitchen in a personal home, people would gather around one or more eatery facilities (a quality restaurant, tavern, and / or marketplace) in a community center that one could enjoy before or after attending an event at the CC, or even on its own, independent of such events.

Incorporating quality food services in the design of Community Center at Academy is crucial to creating a holistic center and meeting the innate needs of people. To exclude these types of amenities / services I believe would be a mistake and could limit the success of a Community Center at The Academy for the long term.

I believe that the community center should not duplicate activities and space planned for the new library. So, hopefully, there will be coordination. The center should not duplicate spaces in the schools, senior center and town offices. I also believe that the center should attempt to generate revenues in order to reduce town contributions. Effort should be made to minimize activities that will raise insurance costs.
I feel the space would be used best if it brings more people to Madison and has more to offer the whole community, not just certain age ranges. I feel that a lot of the options above are served in other locations, for example, a reading/book club quiet place can be fulfilled with the new library.

We have a vastly underutilized senior center, a town gym, auditoriums in our schools, an arts barn, the surf club building in a great location (which needs to be renovated) and next year will have a doubled in size new library. We cannot afford to spend money on a huge building which isn’t needed.

I really do not think we need the cost of the community center. I would rather see it sold for a marketplace if anyone would put the money into it to develop it or for condos.

Why can’t we use the Senior Center as a community center? Seems to me that the town should get the maximum use out of all it’s buildings.

I don’t see any need for a community center. We have the Senior Center that has rooms that can be used, especially evening functions. We are paying for a new library and space there can be utilized. My suggestion is that the building be demolished and leave it as open space.

Make use of the senior center at night instead of spending the money.

sell the building make it taxable property. on the referendum , have a question asking do you want a community center.

Should not be a community center, but should be sold and use for apartments and office space.

For too long this town has operated with each sector having its own fiefdom (senior center not sharing space, arts barn, gym but no room for Madison Hoop Dreams) which is extremely detrimental to our sense of community. And yet Guilford a beautiful, vibrant action-packed community center that attracts ALL AGES TO THE SAME SPACE.

There are already plenty of town buildings and fields that serve the sports community. Giving equal importance to the arts and creativity should be the focus here.

I really have absolutely no interest or support for turning into the academy school into a community center.

From what I understand only about 55% of the respondents to the survey were in favor of a community center. The survey was closed by the time I tried to respond. I did not get a phone call. Directly behind the Academy fields there’s a senior center senior citizen center. Why not tweak the name and use the facilities there for many of the questions you’ve put forth in the questionnaire?
March 30, 2019

Community Center Building Committee
Madison Town Hall
8 Campus Drive
Madison, CT 06443

Re: Renovations and Upgrades to the Historic Academy School Building
For A New
Madison Community Center

SCOPE OF WORK NARRATIVE

Dear Community Center Committee:

Revitalization of the Historic Academy Elementary School for the purpose of developing a new Madison Community Center will require and will feature the following primary scope tasks:

**Exterior Restoration** will be carried out at the full building perimeter. This work will include brick repair, brick repointing, masonry joint repointing, and limestone restoration. In addition, the existing doors and windows will be restored to their original state. Finally, all of the existing building elements, such as the cornice and detailed banding will be rehabilitated. The majority of this work will be carried out at the existing, Southern, portion of the building. The expense of this work may be offset by Historic Tax Credits.

**Roof Replacement** will be carried out for the entire structure. The existing roofing assemblies will be removed in lieu of a new, fully-adhered, EPDM roofing system. The roofing will include continuous insulation in enough quantity to meet the current state energy code and to reduce overall operating costs. This work will ensure protection of the building assets and will be offset by Utility Company Incentives.

**Sitework Upgrades** will include the provision of a new covered drop off area, an access drive through to the back parking area from Academy Street, and 20-30 additional off-street parking spaces directly adjacent to the community center. This will provide for addition HC parking areas, will allow newly secure and lighted access to the building, and will improve emergency access to the full perimeter of the building. Sitework improvements will also include new electrical, gas, water, and septic services for the building.

**A New Building Entrance** will be created on the Western side of the building. A single classroom bay will be removed from the building to accommodate a new, split-level atrium with an elevator that communicates the exterior grade level with all three building floor levels. This work will include provision of a new entrance canopy, creation of a new entrance vestibule & airlock, establishing a new lobby with stairs to the lower floor level and stairs to the upper floor level, and new wayfinding amenities. The new building entrance will be the component that provides full HC access to the entire building. This atrium will be located adjacent to the new parking and drop-off area and will be monitored from the administrative offices.
The Building Courtyard will be infilled and roofed-over with a skylight in order to provide a new, central waiting/café/ and pre-function space for the building. This space will be a two-story common area that connects all of the existing building corridors to the elevator atrium. This will be the core circulation area.

A Corridor linking both sides of the lower floor level will be excavated out of the existing crawl space. This new corridor will connect the lower level areas to the elevator atrium and establish full HC accessibility.

Interior Restoration of the remaining spaces will be carried out. This work will be light to moderate in nature and will include new lighting, paint, flooring, and rehabilitation of the existing historic elements. Some of these elements include doors, trim, hallway finishes, chalkboards, hardware and amenities. In a few locations a wall will be removed between classrooms in order to accommodate larger, flexible, multi-function spaces. The lower level will feature the opening of a classroom for the purpose of gallery space. A portion of the facility will be left in the state of a “vanilla box” for the purpose of future tenant space.

The Existing Kitchen space will be renovated as a new, flexible kitchen. The new kitchen space will offer the functionality of a service kitchen, a catering kitchen, a warming kitchen, or a full preparation kitchen. This will ensure the community center can provide the full spectrum of food service to programs and tenants throughout the community. Provision of a full kitchen will also allow for culinary instruction, cooking classes, and post/pre-function events that feature refreshments and entertainment. Finally, a fully operational kitchen will support revenue generation through rentals to community groups and patrons.

The Mechanical, Electrical, and Plumbing Systems of the building will be removed and replaced new. This includes new heating and cooling for the building, a new core of fully HC accessible bathrooms, the provision of fire protection (sprinklers) and fire detection throughout, and new sanitary / storm piping. This will ensure the infrastructure of the building will match the renewed 50-100 building life.

If you have any questions or concerns regarding the scope of work outlined above, please do not hesitate to call or e-mail me at tarcari@qumarch.com.

Sincerely,

Thomas P. Arcari, A.I.A.
Principal
Architectural + Engineering Services for

MADISON COMMUNITY CENTER
MADISON, CT

Presentation – March 21, 2019

presented by:
Tom Arcari, AIA – Principal
Existing Conditions

Approach View / Access Drive
Thoughts - Site

EXISTING PARKING: 20 - 35
PROPOSED PARKING: 60 SPACES
Thoughts – Building Section / Entrance

- Lobby/Lounge
- Atrium
- Elevator Shaft
- Vestibule
- Gallery
- Crawlspace
- New Sub
- Tea Games/Studio

QA&M Architecture

Madison Community Center Presentation
March 21, 2019
Thoughts – Entrance
Thoughts – Main Level
Thoughts – Lower Level
Thoughts – Upper Level
Thoughts – Concept Images

Café – looking from counter back towards atrium and gym
Thoughts – Concept Images

Café – looking from gym

Gymnasium
Thoughts – Concept Images
Thoughts – Concept Images
Thoughts – Concept Images

Madison Community Center

Presentation

March 21, 2019
## Building Use / Area Tabulation

### Net Square Footage Allocation

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lower Level</strong></td>
<td></td>
</tr>
<tr>
<td>Multi-function / Reception</td>
<td>2,500 sf</td>
</tr>
<tr>
<td>Kitchen</td>
<td>1,150 sf</td>
</tr>
<tr>
<td>Classrooms (Arts &amp; Crafts etc)</td>
<td>5,675 sf</td>
</tr>
<tr>
<td>Common Space</td>
<td>4,980 sf</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>14,300 sf</td>
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<tr>
<td><strong>Main Level</strong></td>
<td></td>
</tr>
<tr>
<td>Gymnasium / Stage</td>
<td>5,423 sf</td>
</tr>
<tr>
<td>Auditorium</td>
<td>2,468 sf</td>
</tr>
<tr>
<td>Lounge / Lobby Atrium</td>
<td>1,224 sf</td>
</tr>
<tr>
<td>Classrooms (Arts &amp; Crafts etc)</td>
<td>5,076 sf</td>
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<tr>
<td>Common Space &amp; Vestibule</td>
<td>4,868 sf</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td>19,270 sf</td>
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<tr>
<td><strong>Upper Level</strong></td>
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<tr>
<td>Classrooms</td>
<td>6,570 sf</td>
</tr>
<tr>
<td>Common Space</td>
<td>3,203 sf</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td>9,773 sf</td>
</tr>
<tr>
<td><strong>Total Net Space</strong></td>
<td>43,645 sf</td>
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### Gross Square Footage Allocation

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Footage</th>
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</thead>
<tbody>
<tr>
<td><strong>Overall</strong></td>
<td></td>
</tr>
<tr>
<td>Lower Level</td>
<td>16,316 sf</td>
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<tr>
<td>Main Level</td>
<td>20,965 sf</td>
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<tr>
<td>Upper Level</td>
<td>12,215 sf</td>
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<tr>
<td>Penthouse</td>
<td>512 sf</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>50,008 sf</td>
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Academy School Community Center Design Committee

Based on the established design parameters set forth by the Academy School Community Center Design Committee and the Conceptual Design proposed by QA+M Architects, Colliers has estimated a total project budget of $13,924,000.00 to convert the existing Academy School into a Community Center. The total project budget can be broken into seven main categories.

1. **Building Construction** – encompasses all construction related work needed to the current building covering all systems and finishes, including but not limited to roofing, mechanicals, select demolition, flooring etc.
2. **Related Construction** – all construction related activity to the site not included in the above building construction. These activities can include hazardous material removal, landscaping, site utilities including septic, paving and parking lot creation etc.
3. **FF&E** – Fixtures, Furniture and Equipment includes all project related materials that are not permanently fixed to the building. In addition to all furniture this could include electronics such as projectors, monitors, office equipment such as filing cabinets and printers, brochure racks etc.
4. **Fees** – All project related consultant fees such as Architect, Hazmat consultant, Geotechnical Engineer, Owners Project Manager, Surveyor etc.
5. **Expenses** – Associated project related costs such as Legal, obligatory Advertisements, Moving departments into the finished building etc.
6. **Contingency** – Typically 5-10% of the total project budget to anticipate any unforeseen conditions or minor additions to scope once construction is underway.
7. **Escalation** – Estimated at 3% per year with 2021 as the anticipated start of construction

The sum of each category for the project budget is as follows:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Building Construction</td>
<td>$8,531,100</td>
</tr>
<tr>
<td>Related Construction</td>
<td>$1,390,000</td>
</tr>
<tr>
<td>FF&amp;E</td>
<td>$425,000</td>
</tr>
<tr>
<td>Fees</td>
<td>$1,224,200</td>
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<tr>
<td>Expenses</td>
<td>$696,700</td>
</tr>
<tr>
<td>Contingency</td>
<td>$1,052,800</td>
</tr>
<tr>
<td>Escalation</td>
<td>$604,200</td>
</tr>
</tbody>
</table>

**Project Total:** $13,924,000
In addition to the initial project costs, estimates for Annual Operating Costs based on current costs for buildings of a similar size and use are as follows:

Utilities (Electric and Gas combined): $100,000 - $120,000
Water Usage*: $3,600
Septic Maintenance*: $1,500 per occurrence, bi-annual pumping
Janitorial Staff: Town to Determine
Operational Staffing: Town to Determine

*Assumes regular usage with no irrigation or heavy commercial kitchen usage
Academy School Madison Connecticut Building Design Attributes

Design that Impacts Human Behavior:

The sheer scale of the building affords a pleasant human experience. The ceiling heights, width of the corridors and large rooms with full exterior glazed walls gives the building occupant a blurred line between indoors and outdoors. The scale of the building was built for a dynamic elementary school education with active participants moving throughout the interior. This luxury of circulation and room dimensioning has been revised overtime to reduce real estate costs and operational energy efficiencies. The human experience inside buildings where we spend 90% of our time has been changed as a result. The Academy School’s generous access to daylight is not to be minimized. Although Madison, Connecticut offers many outdoor activities throughout the year, for six months, most will spend much of their time indoors. Light therapies are provided from both accesses to the out of doors (proximity to playgrounds and the Town Green) and borrowed light from generous windows, hallway transom lights and skylights. The views to nature are also proven to be therapeutic and contribute to a quality of healthy living.

Roz

ROSYALYN CAMA, FASID, NCIDQ, EDAC
PRESIDENT

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