Architectural + Engineering Services for

MADISON COMMUNITY CENTER
MADISON, CT
Presentation – November 8, 2021

presented by:
Marc Sklenka – Managing Director
# Building Use / Area Tabulation

## Net Square Footage Allocation

### Lower Level
- Community spaces: 6,350 sf
- Kitchen: 1,150 sf
- Youth & Family Services: 2,030 sf
- Common Space: 4,852 sf
- **Subtotal**: 14,382 sf

### Main Level
- Gymnasium / Stage: 5,423 sf
- Auditorium: 2,468 sf
- Lounge / Lobby Atrium: 1,224 sf
- Beach & Rec: 956 sf
- Community spaces: 4,120 sf
- Common Space & Vestibule: 4,868 sf
- **Subtotal**: 19,270 sf

### Upper Level
- Community spaces: 2,920 sf
- Youth & Family Services: 3,650 sf
- Common Space: 3,203 sf
- **Subtotal**: 9,773 sf

### Total Net Space: 43,645 sf

## Gross Square Footage Allocation

### Overall
- Lower Level: 17,710 sf
- Main Level: 22,000 sf
- Upper Level: 13,215 sf
- Penthouse: 512 sf
- **Subtotal**: 53,437 sf
POSSIBLE USES FOR COMMUNITY SPACES:
- GATHERING SPACES
- EDUCATIONAL
- ARTS & CRAFT
- GALLERY SPACES
- RESOURCE CENTER
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Thoughts - Site

Parking Summary
Existing 30
Proposed On-Site 66
Proposed front of building 25
Total Proposed 91 spaces
Site

Downtown Madison Corridor
## TOWN OF MADISON, CT
### Academy School Options - Renovation

**Total Project Budget**

9/21/21

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<thead>
<tr>
<th></th>
<th>A</th>
<th>D</th>
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<tbody>
<tr>
<td>$000) except $/GSF</td>
<td>Renovation</td>
<td>Renovation</td>
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<tr>
<td>9/22/2021</td>
<td>10,000</td>
<td>10,000</td>
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<tr>
<td>10/17/2018</td>
<td>43,437</td>
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<tr>
<td><strong>Total GSF</strong></td>
<td><strong>53,437</strong></td>
<td><strong>53,437</strong></td>
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<tr>
<td>Heavy Renovation $/GSF - Current</td>
<td>$400.00</td>
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<tr>
<td>Light Renovation $/GSF - Current</td>
<td>$105.00</td>
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<tr>
<td>LL Core &amp; Shell Only $/GSF-Current</td>
<td>$100.00</td>
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**I. Building Construction**

A. Heavy Renovations $4,000.0  
B. Light Renovations Renovations $4,140.9  
C. LL Core & Shell Renovations $400.0  

**Total Building Construction** 8,540.9  

**II. Related Construction**

**Total Related Construction** 1,285.0

**III. Escalation**

(2023 Construction) 1,669.0  
**Total Construction - Escalated** $11,494.9  

**IV. Furniture, Fixtures & Equipment (FF&E)**

Total FF & E 700.0

**V. Fees and Expenses**

A. Fees  
   Sub-total Fees 1,168.4  
   **Total Fees and Expenses** 2,057.9

B. Expenses  
   Sub-total Expenses 889.5  
   **Total Fees and Expenses** 1,951.9

**VI. Contingency**

A. Construction 344.8  
B. Owner's Project 427.6  

**Total Contingency** 772.4

**Total Project** $15,025.2

Assumes:

- Successful Referendum in 2022
- Construction Start 2023
- Occupancy 2024