Academy Community Center Proposal

Academy Today

Rendering of Proposed Academy Community Center
Academy Recent History

- Vacated in 2004 by Board of Education, turned over to Town in 2011
- Current Community Center Proposal result of 2018 Academy Guidance Committee:
  - Tasked to examine private/public options and select feasible options to bring to public poll
  - GreatBlue Research Poll conducted November 2018
- In 2019 the Academy Community Center Design Committee (ACCDC) charged by Board of Selectmen (BOS) to develop community center design proposal
- Final report issued April 2019, final recommendation to BOS in July 2019 for Community Center plan
Actions Taken Since 2019

• **January 2020:** Academy Community Center Proposal adopted into Town’s Capital Improvement Plan and targeted for bonding

• **February 2020:** BOS adopts timeline for an October 2020 referendum for both Madison School Renewal Plan and the Academy Community Center Proposal

• **March 2020:** COVID Impacts State/Town government operations

• **April 2020:** BOS rescinds proposed Referendum timeline for Academy due to COVID uncertainty

• **August 2020:** BOS appoints DRA to complete Town Wide Facilities Audit and Conditions Assessment Study, including Academy School building

• **February 2021:** DRA Final Report identifies space needs for town departments

• **July 2021:** First Selectwoman identifies next steps to BOS to prepare Academy Community Center Proposal for referendum

• **November 2021:** Final proposal made by Academy Working Group on updated plan. **BOS votes to recommend Academy Community Center Proposal for a Bonding Referendum targeted for February 2022**
What’s Changed from 2019 Proposal?

- **Working Group spearheaded by FS Office:**
  
  Peggy Lyons - First Selectwoman
  Al Goldberg - Selectmen liaison to ACCDC
  Bill Stableford - Chair of ACCDC
  Marc Sklenka - Colliers International, consultant to ACCDC
  Bill McMinn - Director of Town Facilities
  Austin Hall - Director of Beach & Recreation
  Scott Cochran - Director of MYFS

- **Specific space for town departments identified due to DRA Report:**
  
  - MYFS allocated ~ 6,000 sqft for offices & dedicated programming
  - B&R allocated ~1,000 sqft of office space for staff
  - Leaves ~ 36,000 sqft of space for programming, including 5,400 sqft Gym and 2,500 sqft Theater

- **Project costs increased by $1.9 M to reflect current construction costs, proposed municipal use, inclusion of energy efficient mechanicals**

- **Research conducted to address community questions**
Municipal Use Identified

- Municipal space needs identified in 2021 DRA Town Facilities Assessment Report:
  - Identified MYFS as primary candidate in need of improved office/programming space
  - Space needs align with 2017 consultation on MYFS facility needs and 2020 consultant study on MYFS service offerings
  - Avoids estimated $2M + in renovation costs to modify MYFS current building
  - Beach & Recreation identified as relocation candidate to free up critical space in Town Campus for other departmental needs highlighted in DRA Report
  - Other Town Departments - Assessor, Human Resources, Town Clerk, Registrars of Voters - specifically identified for more/improved space needs
### Building Use / Area Tabulation

#### Net Square Footage Allocation

<table>
<thead>
<tr>
<th>Level</th>
<th>Area Description</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lower Level</strong></td>
<td>Community spaces</td>
<td>6,350 sf</td>
</tr>
<tr>
<td></td>
<td>Kitchen</td>
<td>1,150 sf</td>
</tr>
<tr>
<td></td>
<td>Youth &amp; Family Services</td>
<td>2,030 sf</td>
</tr>
<tr>
<td></td>
<td>Common Space</td>
<td>4,852 sf</td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal</strong></td>
<td><strong>14,382 sf</strong></td>
</tr>
<tr>
<td><strong>Main Level</strong></td>
<td>Gymnasium / Stage</td>
<td>5,423 sf</td>
</tr>
<tr>
<td></td>
<td>Auditorium</td>
<td>2,468 sf</td>
</tr>
<tr>
<td></td>
<td>Lounge / Lobby Atrium</td>
<td>1,224 sf</td>
</tr>
<tr>
<td></td>
<td>Beach &amp; Rec</td>
<td>956 sf</td>
</tr>
<tr>
<td></td>
<td>Community spaces</td>
<td>4,120 sf</td>
</tr>
<tr>
<td></td>
<td>Common Space &amp; Vestibule</td>
<td>4,868 sf</td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal</strong></td>
<td><strong>19,270 sf</strong></td>
</tr>
<tr>
<td><strong>Upper Level</strong></td>
<td>Community spaces</td>
<td>2,920 sf</td>
</tr>
<tr>
<td></td>
<td>Youth &amp; Family Services</td>
<td>3,650 sf</td>
</tr>
<tr>
<td></td>
<td>Common Space</td>
<td>3,203 sf</td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal</strong></td>
<td><strong>9,773 sf</strong></td>
</tr>
</tbody>
</table>

**Total Net Space**: 43,645 sf

#### Gross Square Footage Allocation

<table>
<thead>
<tr>
<th>Level</th>
<th>Area Description</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Overall</strong></td>
<td>Lower Level</td>
<td>17,710 sf</td>
</tr>
<tr>
<td></td>
<td>Main Level</td>
<td>22,000 sf</td>
</tr>
<tr>
<td></td>
<td>Upper Level</td>
<td>13,215 sf</td>
</tr>
<tr>
<td></td>
<td>Penthouse</td>
<td>512 sf</td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal</strong></td>
<td><strong>53,437 sf</strong></td>
</tr>
</tbody>
</table>

Source: [QA+M architecture](http://www.qamarchitecture.com)
POSSIBLE USES FOR COMMUNITY SPACES:
- GATHERING SPACES
- EDUCATIONAL
- ARTS & CRAFT
- GALLERY SPACES
- RESOURCE CENTER

Source: QA+M architecture
POSSIBLE USES FOR COMMUNITY SPACES:
- GATHERING SPACES
- EDUCATIONAL
- ARTS & CRAFT
- GALLERY SPACES
- RESOURCE CENTER

Source: QAM architecture Colliers International
POSSIBLE USES FOR COMMUNITY SPACES:
- GATHERING SPACES
- EDUCATIONAL
- ARTS & CRAFT
- GALLERY SPACES
- RESOURCE CENTER
Thoughts – Parking

Parking Space Summary

Existing 30
Proposed On-Site 66
Proposed front of building 25
Total New Proposed 91

Source: QAM Architecture

Colliers International
Revenue & Operating Costs

- Building room usage and pricing policies to be determined by a committee appointed by the Board of Selectmen

- Additional Staffing Costs:
  - 1 FT Recreation Superintendent: ~ $57K with benefits
  - 2 FT Custodians: ~ $152K with benefits

- Estimated Building Operating Costs (based on Senior Center):
  - Utilities: ~ $105K
  - Maintenance: ~$30K
  - Other possible costs being evaluated
  - Potential for reductions in utilities with installation of more energy efficient mechanicals (photovoltaic, Geothermal, solar, etc.)
# Academy Project Budget

## TOWN OF MADISON, CT
### Academy School Options- Renovation

### Total Project Budget

<table>
<thead>
<tr>
<th>Description</th>
<th>A (11/18/21)</th>
<th>B (10/17/2018)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$/000 except $/GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heavy Renovation GSF</td>
<td>$10,000</td>
<td>$10,000</td>
</tr>
<tr>
<td>Light Renovation GSF</td>
<td>$39,437</td>
<td>$43,437</td>
</tr>
<tr>
<td>LL Core &amp; Shell Only GSF</td>
<td>$4,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total GSF</strong></td>
<td><strong>$53,437</strong></td>
<td><strong>$53,437</strong></td>
</tr>
<tr>
<td>Heavy Renovation $/GSF - Current</td>
<td>$400.00</td>
<td>$400.00</td>
</tr>
<tr>
<td>Light Renovation $/GSF - Current</td>
<td>$105.00</td>
<td>$105.00</td>
</tr>
<tr>
<td>LL Core &amp; Shell Only $/GSF - Current</td>
<td>$100.00</td>
<td></td>
</tr>
</tbody>
</table>

### I. Building Construction

#### A. Heavy Renovations
- $4,000.00

#### B. Light Renovations
- $4,140.9
- $4,560.9

#### C. LL Core & Shell Renovations
- $400.00

**Total Building Construction**
- $8,540.9
- $8,560.9

### II. Related Construction

- **Total Related Construction**: $2,033.1
- **SubTotal Construction - Current**: $10,574.0
  - **Escalation (2023 Construction)**: $1,796.1
  - **Total Construction - Escalated**: $12,370.1

### IV. Furniture, Fixtures & Equipment (FF&E)
- **Total FF & E**: $700.0
  - **Escalation**: $650.0

### V. Fees and Expenses

#### A. Fees
- **Sub-total Fees**: $1,216.6
- **Total Fees and Expenses**: $2,113.3

#### B. Expenses
- **Sub-total Expenses**: $896.7

### VI. Contingency

#### A. Construction
- $358.7

#### B. Owner's Project
- $455.5

**Total Contingency**: $814.2

**Total Project**: $15,997.6

---

**Assumes:**
- Successful Referendum in 2022
- Construction Start 2023
- Occupancy 2024

**Includes:**
- Geothermal System to create more energy efficient HVAC systems
Costs of New Bonding

• Updated Project Cost Estimates:
  • Renovation Cost increased from $14M (2019) to $15.9M (2022)
  • Primarily driven by construction cost escalations
  • Reflects changes to space utilization, conversion to office use, installation of energy efficient systems

• Bond amount represents maximum need; not reduced by other funding sources
  • Academy may qualify for federal/state grants to offset bonding

• “Estimated Annual Tax” DOES NOT represent expected tax mill rate changes
  • Annual tax mill rate driven by many factors, including forecasted budgets, capital planning, grand list growth, other revenue changes, excess fund balance, and existing debt repayments

---

Estimated Annual Tax per $100K Assessed Value

<table>
<thead>
<tr>
<th>Years</th>
<th>Academy $15.9M *</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-5</td>
<td>$34</td>
</tr>
<tr>
<td>6-10</td>
<td>$37</td>
</tr>
<tr>
<td>11-15</td>
<td>$31</td>
</tr>
<tr>
<td>16-20</td>
<td>$26</td>
</tr>
<tr>
<td>21-24</td>
<td>$16</td>
</tr>
</tbody>
</table>

Average Annual Cost Over Bond Life** $28 **

Peak Year $45 (FY 25/26)

**Financing costs over life of bonds. Average based on 22 years for Academy.
Examples of Other Funding Sources

- **State**
  - SHPO: Historic Preservation Grants, Rehabilitation Tax Credits, Remediation Grant & Loan Program
  - DECD: Brownfield Municipal Grants, CT Community Challenge Grants
  - Dept. of Housing: Community Development Block Grant
  - Office of Policy Management: Small Town Economic Assistance Program (STEAP), State Bonding Revenue program

- **Federal**
  - Historic Rehabilitation Tax Credits
  - Brownfields Clean-up Grants (EPA)

- **Other**
  - Eversource Whole Building Program. Other possible Energy Efficient Grants and/or rebates
# Summary Referendum Timeline

**TODAY** - Public Information Session

**December 15, 2021** – BOF to:

1. Recommend Appropriation and Bonding for Academy

**January 5, 2022** - Public Information Session

**January 11, 2022** - BOS to:

1. Approve Bond Resolution for Special Town Meeting
2. Set date of Special Town Meeting and date of referendum

*Silent Period begins for Town Officials for advocacy related to referenda question.*

**January 14, 2022** - publish notice of Special Town Meeting and Referendum

**February 1, 2022** - Special Town Meeting

**February 15, 2022** - Referendum Day

**March - June 2022** – Academy Building Committee established by BOS

2023 – Project construction begins:

1. Academy Working Group created to establish room usage policies
2. Town Facilities committee determines future of MYFS current building

2024 - Renovations completed and Academy Community Center open to public
Next Steps

• Referendum held on February 15, 2022
• Post-referendum:
  • Establish Academy Building Committee
  • Establish working group to develop room usage policies/pricing
  • Determine future use of vacated MYFS building
Downtown Madison Main Street Corridor

Source:
Questions?