



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
<u>Common Space</u>	<u>4,852 sf</u>
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
<u>Common Space & Vestibule</u>	<u>4,868 sf</u>
Subtotal	19,270 sf

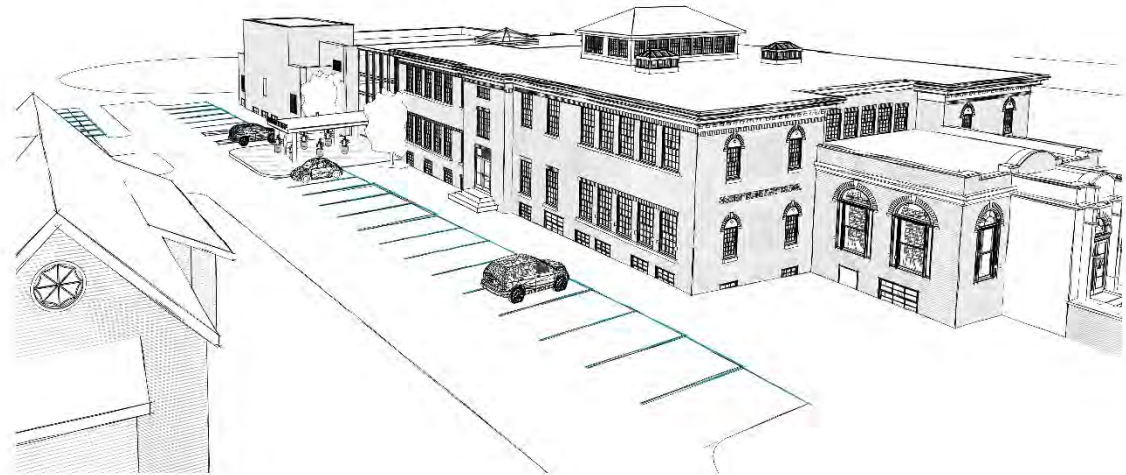
Upper Level

Community spaces	2,920 sf
Youth & Family Services	3,650 sf
<u>Common Space</u>	<u>3,203 sf</u>
Subtotal	9,773 sf
Total Net Space	43,645 sf

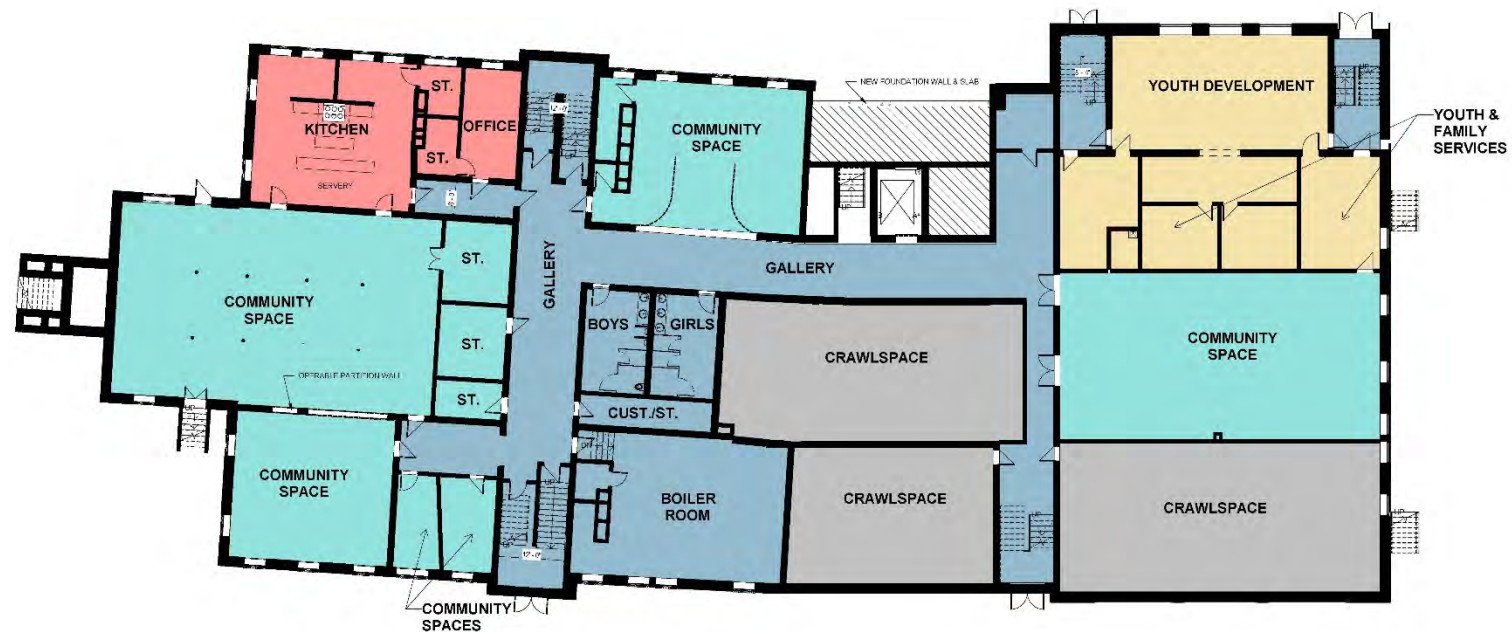
Gross Square Footage Allocation

Overall

Lower Level	17,710 sf
Main Level	22,000 sf
Upper Level	13,215 sf
<u>Penthouse</u>	<u>512 sf</u>
Subtotal	53,437 sf



Thoughts – Lower Level



POSSIBLE USES FOR COMMUNITY SPACES:

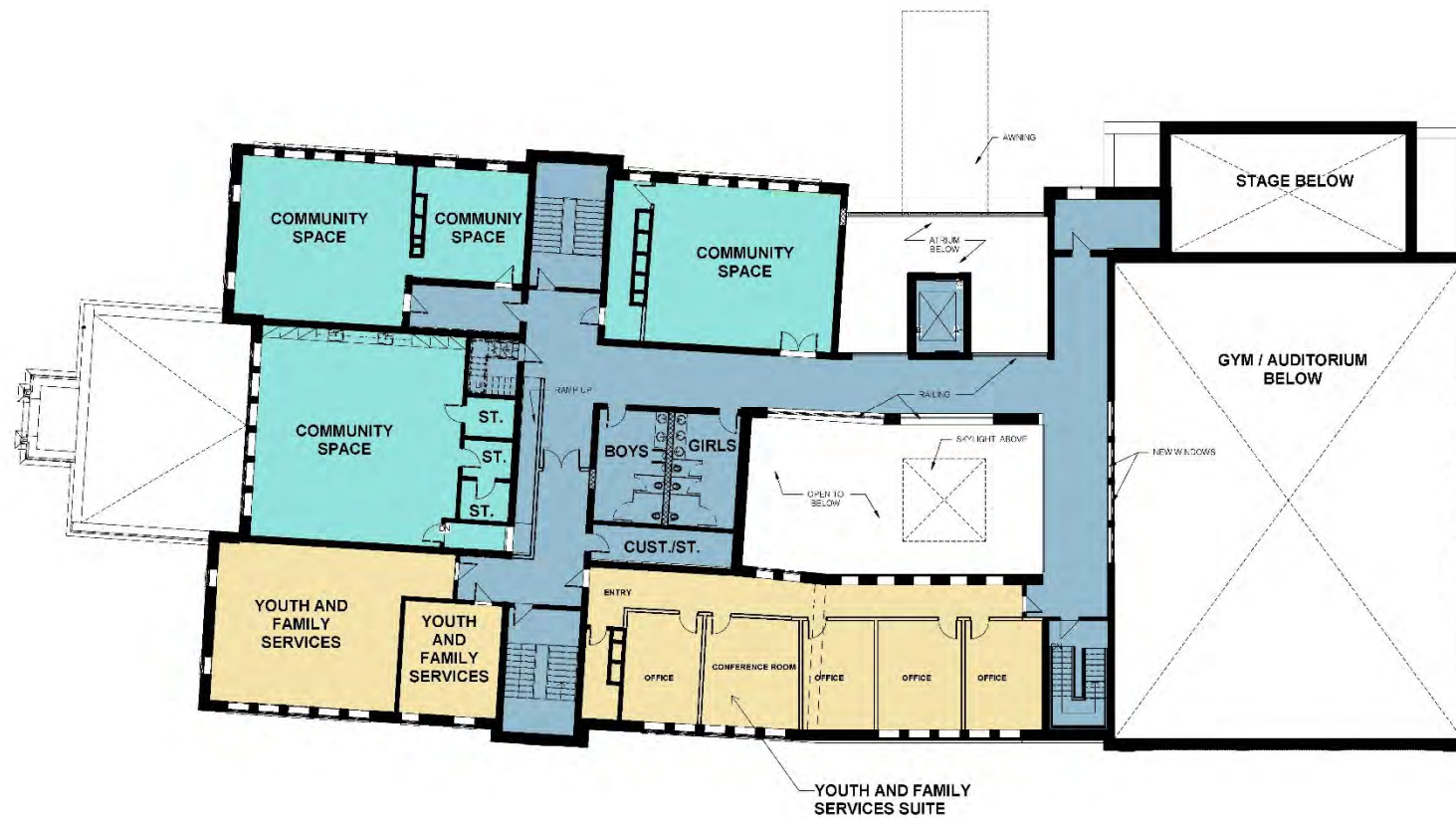
- GATHERING SPACES
- EDUCATIONAL
- ARTS & CRAFT
- GALLERY SPACES
- RESOURCE CENTER

Thoughts – Main Level



POSSIBLE USES FOR COMMUNITY SPACES:

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- RESOURCE CENTER

Thoughts - Site



Parking Summary

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

Site



Downtown Madison Corridor

Project Budget - 2021

TOWN OF MADISON, CT		
Academy School Options- Renovation		
Total Project Budget	A	D
9/21/21	Renovation	Renovation
	9/22/2021	10/17/2018
<i>\$(000) except \$/GSF</i>		
Heavy Renovation GSF	10,000	10,000
Light Renovation GSF	39,437	43,437
LL Core & Shell Only GSF	4,000	
Total GSF	53,437	53,437
Heavy Renovation \$/GSF - Current	\$ 400.00	\$ 400.00
Light Renovation \$/GSF - Current	\$ 105.00	\$ 105.00
LL Core & Shell Only \$/GSF-Current	\$ 100.00	
I. Building Construction		
A. Heavy Renovations	\$ 4,000.0	\$ 4,000.0
B. Light Renovations Renovations	\$ 4,140.9	\$ 4,560.9
C. LL Core & Shell Renovations	\$ 400.0	
Total Building Construction	8,540.9	8,560.9
II. Related Construction		
Total Related Construction	1,285.0	1,285.0
SubTotal Construction - Current	\$ 9,825.9	\$ 9,845.9
III. Escalation (2023 Construction)	1,669.0	804.0
Total Construction - Escalated	\$ 11,494.9	\$ 10,656.5
IV. Furniture, Fixtures & Equipment (FF&E)		
Total FF & E	700.0	650.0
V. Fees and Expenses		
A. Fees		
Sub-total Fees	1,168.4	1,119.7
B. Expenses		
Sub-total Expenses	889.5	832.2
Total Fees and Expenses	2,057.9	1,951.9
VI. Contingency		
A. Construction	344.8	319.7
B. Owner's Project	427.6	397.8
Total Contingency	772.4	717.5
Total Project	\$ 15,025.2	\$ 13,975.9

Assumes:

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