

STATEMENT OF NEED

The Parks and Recreation Commission requests that the planning process for a new Community/Senior Center addresses needs of the residents of Berlin. The planning process should include a comprehensive assessment of the needs of the facility and its programs, services, activities, operations and patrons.

The current Community Center is located in the lower level of the Berlin-Peck Memorial Library. The Berlin-Peck Memorial Library's current location in the Town Hall Complex was built in 1989. In 1999, using state grant money, the Community Center was added to the lower level of the Library and opened to the public. The Town Council recognized that this was only a temporary situation and told the Library Board that in 10 years (2009), this lower level would be returned to the Library for its use. The Community Center is still housed in the lower level of this building.

In 2018, an elevator was constructed into the building to allow access from the Library to the Community Center respectively.

In its current space, the Community Center measures at a little over 24,000 square footage. It is open to all Berlin residents during normal business hours. A number of classes are held throughout the year and over 70 groups use the facility, including many Town Departments who use the building for meetings and trainings.

The current amenities include:

- Parks and Recreation Department (3,018 sq. ft.)
 - Includes offices, break room, storage rooms
- Activity Room (1,640 sq. ft.) – pool tables, air hockey, ping pong
- Exercise Room (1,750 sq. ft.) – free weights, universal gym, treadmills, stair/step machines, nautilus equipment, elliptical machines and stationary and recumbent bikes
- Meeting Rooms – rented for meetings, birthday parties, educational classes, etc.
 - Room 1 (880 sq. ft.)
 - Room 2 (820 sq. ft.)
 - Room 3 (700 sq. ft.)
 - Room 4 (770 sq. ft.)
 - Room 5 (400 sq. ft.)
 - Multi-purpose Room (2,450 sq. ft.)

The Community Center also currently houses the Friends of the Berlin-Peck Memorial Library Book Sale (1,500 sq. ft.).

The Community Center is a vital part of this town. The rooms are constantly being used by our local youth groups (both sports groups and civic groups), town departments and outside vendors. Residents may come and go as they please to use the exercise room and the activity room, free of charge. The Parks and Recreation Departments runs a variety of programs throughout the year in the meeting rooms as well as a very sought-after full day Summer Program for 60 participants.

The Parks and Recreation Commission recommends that the following criteria be included in the Request for Proposals for a professional consultant to conduct the Community/Senior Center Planning Process.

- Robust resident stakeholder input process. There should be an advisory committee that guides the planning process. The process should also include a survey of the public whether it be by public forum or by mail in order for residents to be given an opportunity to comment on the process.
- The Committee as designated should canvas other communities to finalize the specific needs in the Statement of Need.
- Site selection criteria:
 - The entire facility should be located in the central area of town.

- The parking area must be convenient to building and meet ADA standards.
- Facilities Criteria (57, 000 sq. ft.) – much of this area will be shared space coordinated with the Senior Center
 - Main Lobby Area – (600 sq. ft.)
 - Open access for the public, computer for internet, television, carpet, lounge furniture, coffee cart
 - Parks and Recreation Department (3,300 sq. ft.)
 - Includes offices, break room, storage room(s)
 - Activity Room (2,000 sq.ft.)
 - Exercise Room (3,000 sq. ft.)
 - Add more equipment and include space for classes (for example, spinning class)
 - Meeting Rooms (maintain current number, but increase size of each room)
 - Room 1 (1,000 sq. ft.)
 - Room 2 (1,000 sq. ft.)
 - Room 3 (1,000 sq. ft.)
 - Room 4 (1,000 sq. ft.)
 - Room 5 (800 sq. ft.)
 - Multi-purpose Room (3,000 sq. ft.)
 - Add modular flooring
 - Meeting rooms would also be better equipped with built in projector screens
 - 8 lane lap pool area (10,000 sq. ft. total area)
 - 8 lane pool (60 ft. by 75 ft.) with 1 meter springboard diving board
 - Including small office, storage room, filter room, retractable bleachers for spectator seating
 - Therapy pool
 - Locker Rooms (2,000 sq. ft.)
 - Individual Family Changing Rooms
 - Men's and Women's locker rooms with showers, private changing area
 - Gym (14,000 sq. ft.)
 - 2 regulation basketball/volleyball courts with breakdown into side courts
 - Bleacher seating
 - Storage room
 - Suspended walking/jogging track (2 lanes)
 - Support Facilities (15,000 sq. ft.)
 - Boiler Room, Mechanical Room, Custodial Closets/Storage, Public Toilets, Corridors, Stairs/Elevator, Misc. storage

If the planning process includes an evaluation of building the new facility in partnership with the YMCA or another private entity, the final report must include an assessment of the costs and benefits of this arrangement to residents, such as whether the YMCA would take over existing town property; whether residents would be charged membership fees and how much these might cost; and restrictions on usage. There should also be coordination with the current Parks and Recreation Department.

The new Community/Senior Center should be a smart building with all the most up to date technological advancements.

This statement of need is subject to change pending community and consultant input and review.