



BERLIN COMMUNITY AND SENIOR CENTER
0 PATTERSON WAY | CONCEPTUAL DESIGN



Programming Study for the Proposed New
Berlin Community and Senior Center

Program Assessment

June 15, 2020

Programming meetings with the facility's administration, program supervisors, and focus meetings with community and program patron groups form the basis of the data used to establish the program.

The following programmatic synopsis addresses each space, it's functional needs, a synopsis of its use, and a final determination of its size.

ENTRY VESTIBULE (2) (2 @ 75) 150 sf

Automatic door openers – Sliding Style (2) sets
Emergency release doors
Air-lock
Durable finishes
Walk off carpet or recessed aluminum entrance mat
Vision panels / windows to the outside
Direct access from covered entry area
Adjacency to front desk – observation
Well lighted
Trash receptacle
Fire Alarm Annunciator Panel
Knox Box
Down blast heater or “warm air curtain” to be provided
Digital reader for “my senior center or retrac” software.

The entry vestibule will serve as an air lock, and transition space to the lobby and core of the building. This space is to be durable as it receives more pedestrian traffic than any other individual space in the building.

QuisenberryArcariMalik

195 Scott Swamp Road Farmington, CT 06032 + (860) 677-4594 + qamarch.com

Berlin Community and Senior Center – Program Assessment

12

June 15, 2020

ACTIVITY CLASSROOMS / MEETING ROOMS (4) 4,300 sf

Activity Classroom (4) at 1,000 sf

Projection Screens
White Boards
Storage Cabinets (Upper and Lower)
Cable TV
CCTV monitoring
Natural Light & Operable Windows
Dimmable Direct / Indirect Lighting
Anti-Static carpeting
Digital Projector – Set up for formal presentations & movies
Surround Sound System
Direct adjacency to the library space

Storage Closet (4) totaling 200 sf

Network Closet 50 sf

Community TV Room 50 sf

The activity classrooms are to be designed for the most flexibility, and are to be geared to accommodate local education events. As classrooms, they can also be re-arranged to accommodate other meeting space and practice space needs.

One activity classroom may double as the computer classroom and will feature an adjacent lab/workspace. Directly adjacent to the library space the rooms can be opened to each other for larger presentations.

SOFT CLASSROOM / LIBRARY 400 sf

Reading / Book storage 400 sf

Soft Seating – chairs, couch, “afghans” etc.
Book and Periodical shelving
Directly adjacent to the Lobby
Adjacent to café area
Adjacent to gas fireplace
Carpet / soft finishes
Well lit
WiFi and computer compatible
Display Board / White Board

The library space is a soft space that currently holds most of the discussion classes, language classes, and viewing. It is essential that this room embody a “soft”, homey, feeling. When open to the activity classroom, it should have a similar, contiguous feeling.

QuisenberryArcariMalik

195 Scott Swamp Road Farmington, CT 06032 + (860) 677-4594 + qamarch.com



PROGRAM ASSESSMENT

BERLIN COMMUNITY AND SENIOR CENTER | 0 PATTERSON WAY



Programming Study for the Proposed New
Berlin Community and Senior Center

Program Summary

June 15, 2020

Page	Building Program Space	Associated Net Area
1	ENTRY VESTIBULE	150 sf
2	LOBBIES	1,000 sf
3	HCT ROOMS & COAT SERVICES	450 sf
4	COMMUNITY INFORMATION CENTER	In Lobby
4	CAFE	175 sf
5	GALLERY	In Circulation
5	HEALTH SCREENING	200 sf
6	SENIOR RETAIL DISPLAY AREA	75 sf
6	SALON	150 sf
7	COMMUNITY CENTER ADMINISTRATIVE OFFICES	2,350 sf
10	SOCIAL SERVICES ADMINISTRATIVE OFFICE	375 sf
10	COMMUNITY FOOD PANTRY	500 sf
11	GAME ROOMS / BILLIARDS (2)	2,500 sf
12	ACTIVITY / COMPUTER CLASSROOMS (4)	4,500 sf
12	SOFT CLASSROOM	400 sf
13	ARTS & CRAFTS	1,775 sf
14	WEIGHT / CARDIO ROOM	3,100 sf
15	FITNESS / DANCE ROOM	2,100 sf
16	MULTI-PURPOSE ROOM	5,300 sf
17	KITCHEN	1,000 sf
17	IT / PROJECTION / HEAD END ROOM - BCTV	150 sf
18	GYMNASIUM	12,500 sf
18	CHANGING ROOMS / LOCKERS	500 sf
19	AQUATICS CENTER – Pool/Therapy Pool/Lockers/Support	17,000 sf
20	TOILET ROOMS	750 sf
20	SHELTER STORAGE	200 sf
20	ELECTRIC ROOMS	100 sf
20	MECHANICAL ROOM	200 sf
20	JANITORIAL / STORAGE	400 sf
20	WATER / SPRINKLER ROOM	100 sf
20	EMERGENCY GENERATOR	On-site
20	CIRCULATION	Net to Gross
Sub-Total of Net Space Needs		57,800 sf
Net to gross Calculation		x 1.20
Total Gross Space Needs – (Rounded)		70,000 SF

QuisenberryArcariMalik

195 Scott Swamp Road Farmington, CT 06032 + (860) 677-4594 + qamarch.com



Programming Study for the Proposed New
Berlin Community and Senior Center

Site Assessment Summary

June 9, 2020

Building Program Space	Associated Net Area
Building Footprint – (includes recreation/therapy pool)	70,000 sf
Building Footprint – future growth / expansion	15,000 sf
Parking (150 Cars @ 320sf) – (includes pool and middle school demand)	48,000 sf
Parking (50 Cars @ 320sf – future)	16,000 sf
Parking (overflow or growth parking in lawn areas)	In net to gross
Van / Car Parking (4) – covered by canopy	2,000 sf
Vehicular Drop Off	3,000 sf
Circulation	In net to gross
Recreation / Yard – (min)	5,000 sf
Patio Space (s) – or picnic area	1,500 sf
Game areas – Bocce, Shuffleboard, Croquet	2,500 sf
Walking / Jogging Trails	In net to gross
Planters and Raised Garden Beds	5,000 sf
Dumpsters	250 sf
Generator	500 sf
Chiller	750 sf
Transformer	500 sf
Total Net Site Space Needs	170,000 sf
Net to gross Calculation	x 1.25
Total Gross Site Space Needs	212,500 sf
Minimum Buildable Site Area Required – (Rounded)	(4.5 - 5.0 Acres)

Note: This site area program is to be considered a "guideline program". Minimum buildable area requirement is influenced by many factors including, but not limited to, site conditions, topography, building configuration / number of stories, right of ways, and environmental / natural conditions. Each potential site will have to be evaluated specifically as to the viability of development.

QuisenberryArcariMalik

195 Scott Swamp Road Farmington, CT 06032 + (860) 677-4594 + qamarch.com



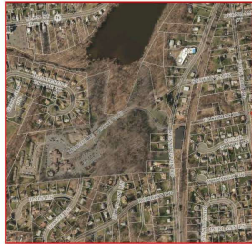
PROGRAM SUMMARY AND SITE ASSESSMENT SUMMARY

BERLIN COMMUNITY AND SENIOR CENTER | 0 PATTERSON WAY



Berlin Community and Senior Center Site Selection

Berlin, Connecticut



240 Kensington Road
(Town Hall)



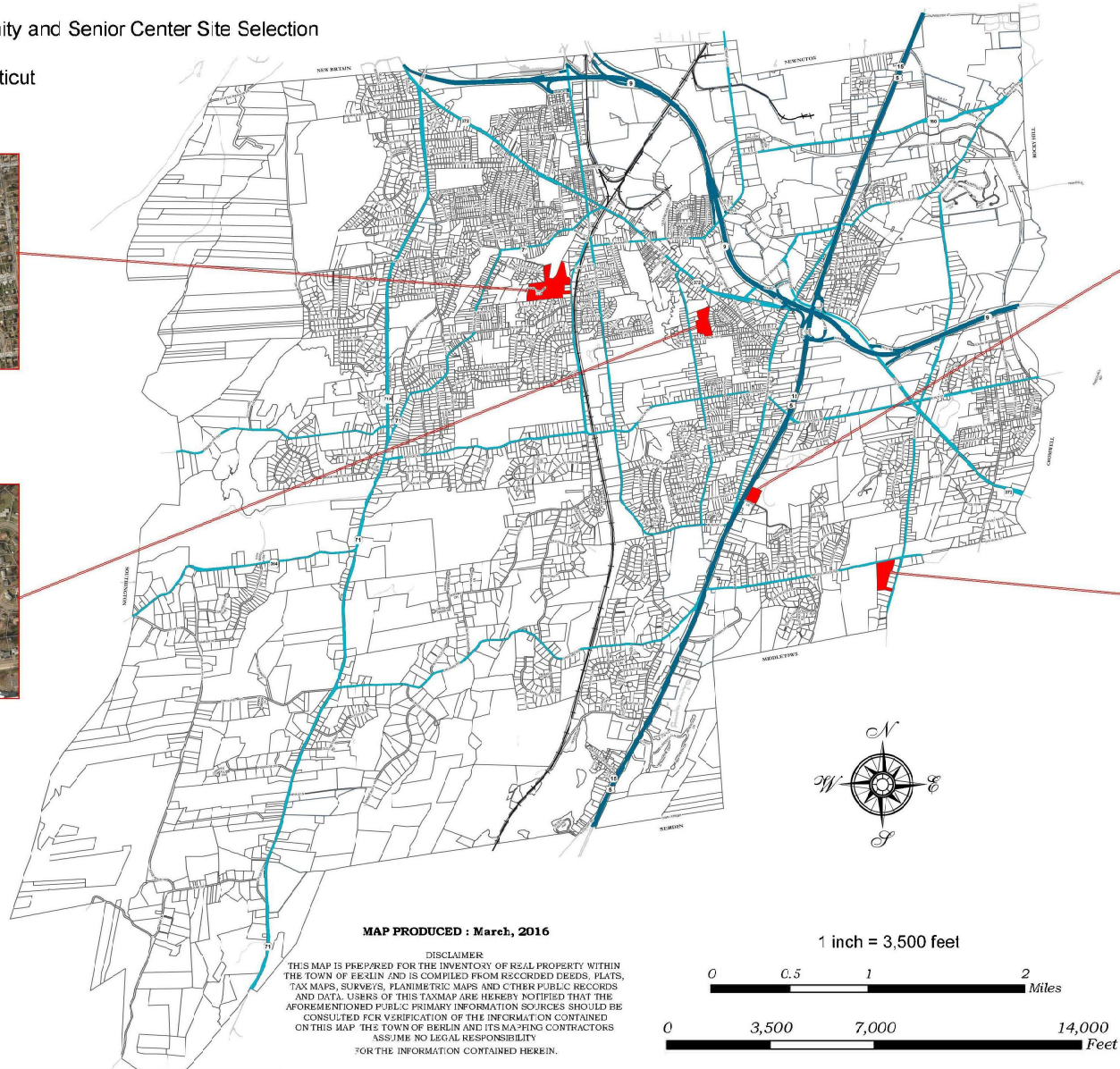
Patterson Way



1567 Berlin Turnpike
(Sage Park)



600 Spruce Brook Road
(Pistol Creek)

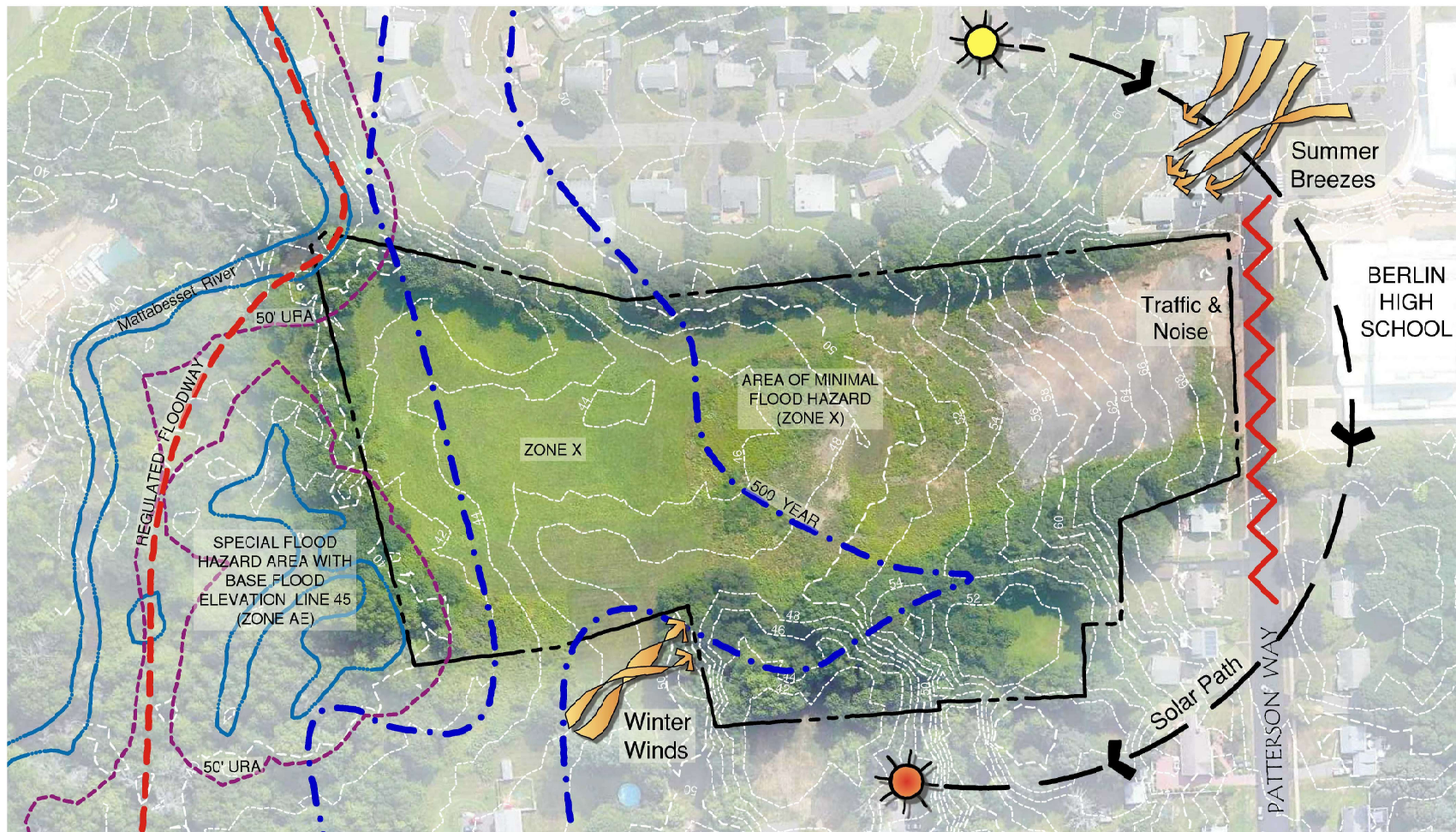


Site Analysis Chart Berlin Community and Senior Center		Summary
Site	Site Name	Score
1	0 Patterson Way (Berlin High School)	280
2	1567 Berlin Turnpike (Sage Park)	240
3	240 Kensington Road (Town Hall)	213
4	600 Spruce Brook Road (Pistol Creek)	200

Site Analysis Chart Berlin Community and Senior Center		0 Patterson Way (Berlin High School) Site Number 1	Site Acreage = 12.24		
Item		Factor	Value	Score (FxV)	
1	Is the site large enough to accommodate senior center and parking?	5	5	25	
2	Are sanitary sewers accessible?	5	5	25	
3	Is the site town owned?	5	5	25	
4	Is the site centrally located?	5	5	25	
5	Is there arterial access to the site?	5	5	25	
6	Is there safe access to the site for vehicles and pedestrians?	5	5	25	
7	Are there significant town financial responsibilities, demolition costs, or site development costs?	5	4	20	
8	Are there existing site uses to be relocated?	4	5	20	
9	Does topography impact design options?	4	4	16	
10	Is the proposed use consistent with the neighborhood characteristics? (Synergy)	4	5	20	
11	Are public utilities (water, gas, electric, etc.) available?	3	5	15	
12	Is the site accessible by public transportation?	3	3	9	
13	Is the site located at least 10 feet outside of the 500 year flood plain or have significant wetland impact?	3	3	9	
14	Is there any indication of contaminated site conditions either on-site or nearby?	3	N/A	N/A	
15	Are the subsoil conditions satisfactory for economical construction, i.e. without excessive ledge removal or deep foundations?	3	N/A	N/A	
16	Is the site adjacent to recreation?	3	5	15	
17	Are there adjoining residential properties?	2	1	2	
18	Is the site compatible to site/ zoning regulations?	2	2	4	
Factor Scale: (1-2) Minimum Impact, (2-3) Moderate Impact, (4-5) Maximum Impact Value: (0-2) Major Impact, (3) Neutral Impact, (4-5) Positive Impact		TOTAL		280	

0 15 45 90
scale 1" = 30'

[illegible]



Site Analysis

BERLIN COMMUNITY AND SENIOR CENTER, BERLIN

Zone: R-11



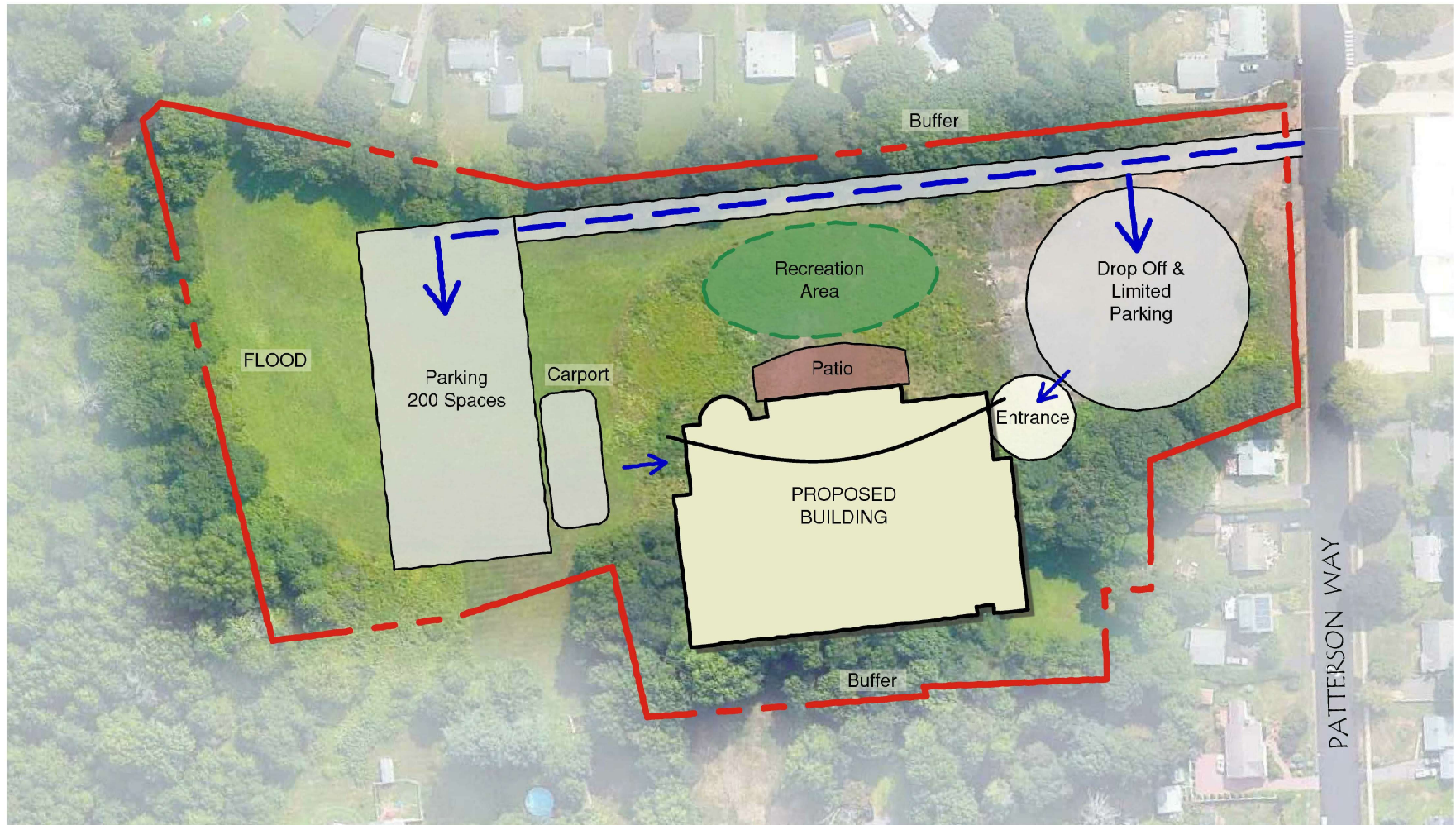
July, 2020

QA+M
architecture
Caitlinberry@qa+m.com
195 Scott Swamp Road
Farmington, CT 06032
qa+march.com

todesign

114 WEST MAIN STREET
SUITE 202
NEW BRITAIN, CT 06051
860-912-1700
todesigninc.com

SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN PLANNING



Concept #1

BERLIN COMMUNITY AND SENIOR CENTER, BERLIN



QA+M
architecture
Quisenberry Associates
195 Scott Swamp Road
Farmington, CT 06032
qamarch.com

todesign

114 WEST MAIN STREET
SUITE 202
NEW BRITAIN, CT 06051
860-612-1700
todesignllc.com

SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN PLANNING

July, 2020

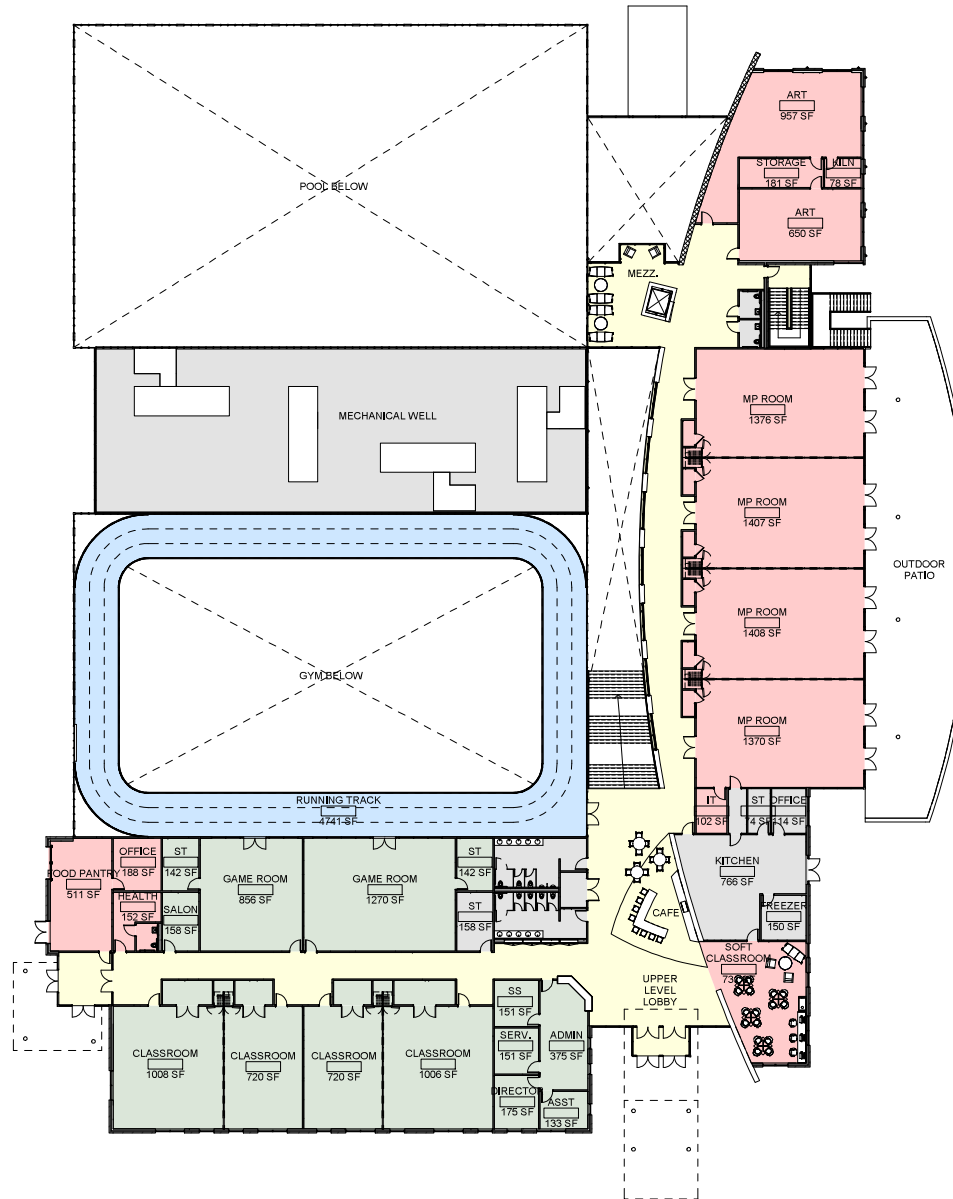


SITE PLAN

BERLIN COMMUNITY AND SENIOR CENTER | 0 PATTERSON WAY

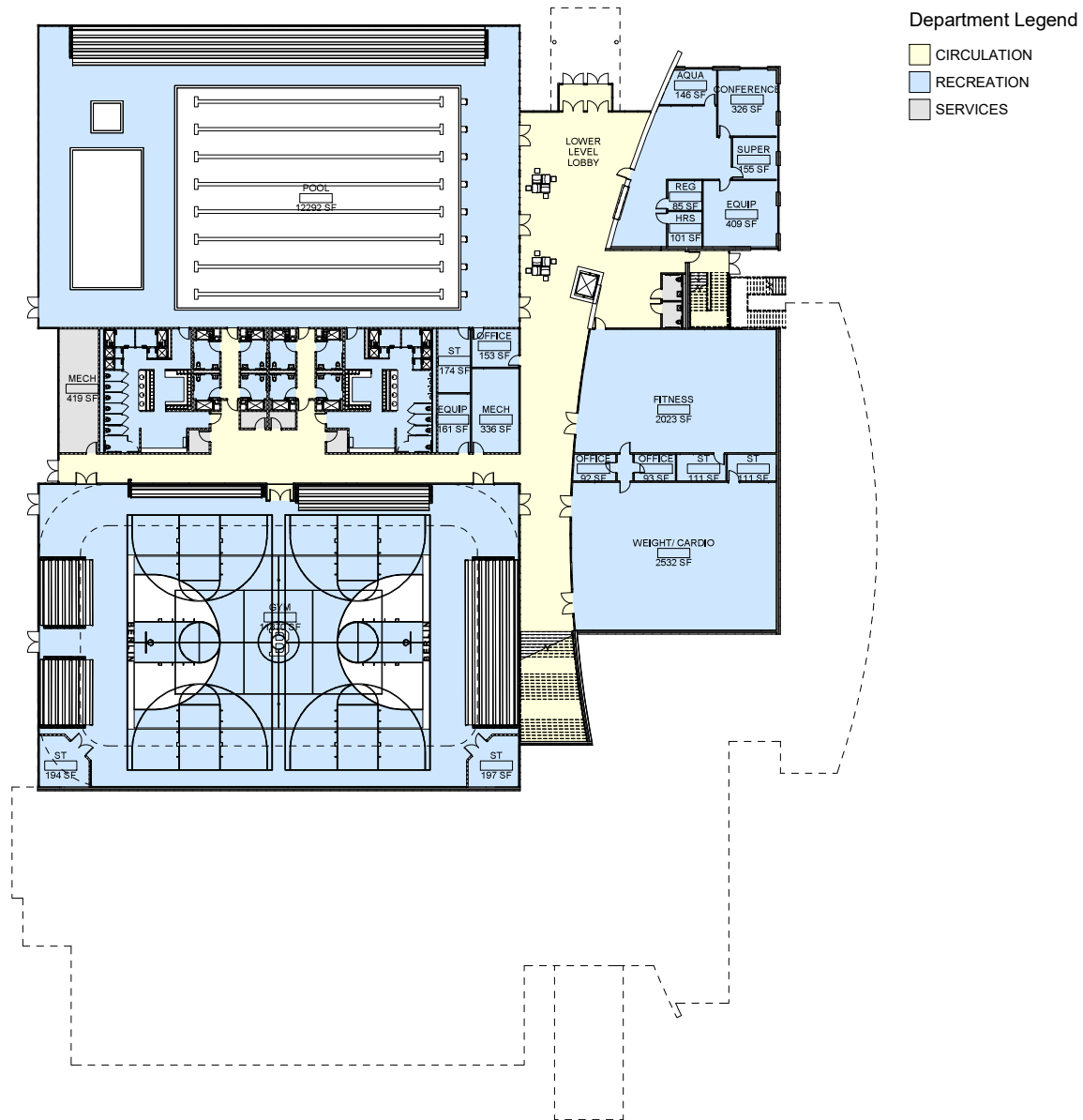
Department Legend

- CIRCULATION
- COMMUNITY CENTER
- RECREATION
- SENIOR CENTER
- SERVICES



UPPER LEVEL FLOOR PLAN

BERLIN COMMUNITY AND SENIOR CENTER | 0 PATTERSON WAY



LOWER LEVEL FLOOR PLAN

BERLIN COMMUNITY AND SENIOR CENTER | 0 PATTERSON WAY

