EXECUTIVE SUMMARY

The Eastern Greenwich Civic Center (EGCC) was originally constructed as an employee recreation center for Electrolux Corporation in 1950. It was not until 1966, that it earned its name as the EGCC, when the property and building were acquired by the Town of Greenwich. Today, the EGCC is a pillar of the community, offering diverse programs across all age groups. Many local and nonprofit organizations rent space in the building for special programs, services, and events.

In 2000, the Town had intentions of undertaking a complete building rehabilitation. However, after exploring the conditions of the existing building, many deficiencies were discovered. Such deficiencies include structural concrete, exterior masonry skin, windows & flashing, lack of thermal insulation, the steam/hot water/radiant heating system, lack of air conditioning, non-compliant restrooms, deteriorating subterranean plumbing systems, fire code issues at the main open stair, percentage of the building’s unusable space, and a non-ADA compliant second floor. As a result of these deficiencies, the Town determined that a replacement building would be the most cost-effective solution. The proposed modern building would offer efficiencies in all areas of operation that the current building cannot support.

Over the following years, despite having community support, the project did not move forward. Minimal repairs have been made in an effort to keep the building operational until such time that the longer-term plan was complete.

In 2018, the Town contracted with Sport Facilities Advisory, LLC (SFA) to complete a community needs assessment which included an inspection of the current facility, interviews with current stakeholders, and development of a community survey. The then First Selectman, Peter Tesei, assembled a formal committee consisting of representatives of relevant Town agencies, residents, and user groups. The Committee, in conjunction with support from SFA, held several public informational meetings to not only discuss the project goals, but to solicit public input to ensure the amenities required would suit the needs of the community.

The proposed building will be a single-story 35,482 sq. ft. structural steel-framed building with masonry and glass exterior walls. The building will be fully ADA compliant, include many sustainable and energy efficient utilities, and have important design elements that will help reduce overall labor and maintenance costs.

This project calls for a marginal increase in operating expenses; however, there will be no increase in full-time staffing, as operational needs will be handled by part-time staff. Utility costs are expected to increase by 5% due to the size of the building, however they are offset by increases in efficiency through modern building design and equipment. Efficient and sustainable appliances and mechanics will require less energy and significantly less upkeep.

The new facility will allow for program expansion, which we anticipate will create an increase in demand. As a result, overall annual revenue is expected to exceed a normal year's revenue by 15-20%.

The EGCC building replacement has been a part of the Town’s 15-year Capital Plan and has been a topic of discussion since 2000. This 71-year-old facility is progressively deteriorating, and it is not fiscally responsible to continue to keep the facility operational when the facility requires costly repairs as the facility is far out of compliance. The Town’s current design has been well socialized, is long overdue, and ready for action.
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SECTION 1: BACKGROUND INFORMATION
1.1 FACILITY HISTORY

The Eastern Greenwich Civic Center (EGCC), located at 90 Harding Road, was originally constructed as an employee recreation center for the Electrolux Corporation in 1950.

In 1966, the Town of Greenwich acquired the property and building, and it became the EGCC.

The existing building is a two-story, reinforced concrete and masonry structure totaling approximately 31,765 square feet. The building sits on a Town-owned parcel of 13.22 acres, including playing fields. A separate Town-owned parking lot of 2.03 acres sits on Harding Road opposite the EGCC and holds 216 parking spaces. This lot is for the exclusive use of EGCC and the playing fields. There is limited onsite parking for staff and users of the tennis courts and playground at the rear of the building.

Today, the EGCC is operated by the Department of Parks & Recreation. The Department provides a variety of recreation programs for all age groups. In addition, many local non-profit organizations rent space in the building for special programs, services, and events.
1.2 PROJECT HISTORY OVERVIEW

The Town targeted this project for the year 2000 as a full building rehabilitation. However, several issues with the building arose requiring immediate repair. As the Town assumed those repairs, it sought to develop a systematic replacement schedule of major building components and conducted an investigation into other issues, such as space utilization, functionality, and accessibility.

The investigation revealed troubling results. Deficiencies were found in the existing condition of the structural concrete, exterior masonry skin, windows & flashing, thermal insulation, and the steam/hot water/radiant heating system. In addition, there is a lack of air conditioning, noncompliant restrooms, deteriorating subterranean plumbing systems, fire code issues at the main open stair, a high percentage of unusable space, as well as the non-ADA compliant second floor. The Town determined that the cost of rehabilitation would be such that a modern replacement building would provide efficiencies in all aspects of operation that the existing building cannot deliver. Therefore, the Town decided to pursue a complete replacement of the building.

In 2018, the then First Selectman, Peter Tesei, assembled a formal committee consisting of representatives of relevant Town agencies, residents, and user groups. Sport Facilities Advisory (SFA) was hired to inspect the existing facility, interview all the current stakeholders who utilize the center, and develop a Town-wide survey to allow residents to comment on the replacement. The Committee analyzed the survey results and developed a list of replacement goals that included the types of spaces and amenities needed in a new building. The Committee held several public informational meetings to discuss the project and the list of goals.

In 2019, the Committee released a request for proposal to Connecticut licensed architects interested in developing the plans for a replacement building based on the list of replacement goals. After a five-month process, the Committee selected TSKP Studio of Hartford, CT.
SECTION 2: PROJECT INFORMATION
2.1 THE NEED FOR A NEW EGCC

The Department of Public Works' (DPW) Building Maintenance and Construction Division (BCM), as well as the Board of Estimate and Taxation (BET), confirmed that rehabilitation of the current building is not fiscally responsible. There are no savings gained by retrofitting the current shell given the fact that it is so far out of compliance with current zoning regulations. For example, retrofitting for ADA compliance requires 25% additional space.

The current building’s limitations include:

- Limited usable space.
- Non-ADA compliance.
- No insulation, open stairwells, improper window flashing, single pane glass, and no controlled air exchange or exhaust.
- Structural limitations, including a sinking foundation.
- No air conditioning.
- Old heating system that is ready to collapse. The building boilers produce steam to heat most of the building. However, the front entrance lobby, community rooms, and restrooms are heated via hot water radiant tubes in the floors that are leaking. A 3-year phased plan to replace the system (totaling $1.3M) was eliminated from the Town budget in FY 2014/15. Money was allocated to keep the heating system operational until the building plans were completed and a new facility constructed.
2.2 EGCC COMMITTEE REPLACEMENT GOALS

The objective of the building replacement is to provide the community with a functional and modern civic center that meets the needs of the community today and for generations to come.

The proposed building will be a single-story 35,482 sq. ft. structural steel framed building with masonry and glass exterior walls. The building will be fully ADA compliant, include many sustainable and energy efficient utilities, and have important design elements that will help reduce overall labor and maintenance costs.

The new building will meet all current fire and safety codes and have a fully integrated heating, ventilation, and air conditioning system that is energy efficient, to allow for year-round use.

The proposed plans include the following replacement goals:

GYMNASIUM/BASKETBALL COURT – Full Court, half court, quarter court, wood floor with runoff area and retractable bleachers to accommodate 120 spectators. This space can accommodate other sporting & community activities such as banquets and exhibitions. Approximate square footage: 8,000 sq. ft.

EVENT SPACE – Large open room to be used for a wide array of activities such as volleyball, pickleball, floor hockey, indoor soccer, banquets, and exhibitions. Flooring to be a padded vinyl surface. This room may feature the opportunity to divide and create two spaces. Approximate square footage: 8,000 sq. ft.

KITCHEN – Functionality to allow for caterers to heat prepared food and to stage the serving of catered food. The kitchen will require a stove/griddle combination with two ovens, exhaust hood, fresh air make up & fire suppression, walk-in refrigerator, freezer, counter & work space, hand sink, prep sink, 3-bay wash sink, and above floor grease trap connected to the sanitary line. The kitchen will be accessible through an exterior door and possible loading dock for deliveries. Approximate square footage: 600 sq. ft.

ACTIVITY/MEETING ROOMS – Three small activity/meeting rooms to hold up to 50 people each. These rooms are to be used for multiple activities such as crafts, meetings, etc. One of these rooms is to be set up with storage cabinetry and a sink for art classes. The other two rooms would abut one another and be designed with a dividing wall. Approximate square footage: 1,000 sq. ft. each.

EXTERIOR CHILDREN’S PLAYGROUND – Replication of the two existing playscapes for 3-5 and 5-12 year old’s outfitted with slides, swings, tire climb, and tree climb. Includes Fibar safety surfacing and fencing.

EXTERIOR TENNIS COURTS – Simulate the two-existing asphalt tennis courts with lighting and fencing.
2.2 EGCC COMMITTEE REPLACEMENT GOALS (CONTINUED)

LOUNGE – With comfortable seating and vending machines. Entire building to be Wi-Fi accessible. Approximate square footage: 400 sq. ft.

RESTROOMS – Fully ADA compliant men’s and women’s restrooms with changing areas.

FAMILY RESTROOMS – Two independent, fully ADA compliant unisex family restrooms.

FIELD RESTROOMS – Men’s and woman’s exterior accessible restrooms with changing areas located on field side of the building.

CIVIC CENTER OFFICES – Secure office space for Civic Center Info Counter, Camp Director’s Office, Civic Center Director’s Office, Rec Staff area, and space for building security and environmental system operation. Approximate square footage: 1,500 sq. ft.

CUSTODIAL AREA – Area for cleaning equipment and building maintenance supplies. Includes a custodial desk. Approximate square footage: 800 sq. ft.

STORAGE SPACE – Four accessible storage spaces for tables & chairs, recreation equipment, day camp storage, etc. These spaces are to be equipped with 30" wide industrial storage racks. Approximate square footage: 700 sq. ft. each space.

RENTER’S STORAGE – Area for frequent renters’ supplies and equipment. This space will be equipped with 30" wide industrial storage racks. Approximate square footage: 1,000 sq. ft.

PARK PASS SALES – An exterior access door & sales window to sell Park Passes without the public requiring access to main building.

OGRCC OFFICES – The Town currently rents office space to this organization and wishes to continue to do so in the new building. This space should be separated from the Civic Center operation so that tenants can enter their space directly from the exterior of the building and not have access to the Civic Center when the building is closed. A unisex restroom is included in this space. Approximate square footage: 800 sq. ft.

OGRCC STORAGE – This space is for storage of OGRCC sporting equipment and supplies. The storage area has the same criteria for separation as the OGRCC offices above. This space is to be equipped with 30" wide industrial storage racks. Approximate square footage: 580 sq. ft.

ELECTRICAL ROOM – A secured space for electrical gear and distribution panels.

COMMUNICATION CLOSET – A space for rack-mounted wide area network switches, telephone switch, and closed circuit cameras: 48 sq. ft.

SPRINKLER ROOM – A secured space for fire sprinkler controls.
2.2 EGCC COMMITTEE REPLACEMENT GOALS (CONTINUED)

RECEIVING/DOCK – A receiving area and dock for deliveries. Elevated loading dock preferred.

DUMPSTERS – A secure area for dumpsters that are accessible for pick-up.

LOBBY – An open and welcoming main entry and lobby area.

EXTERIOR FRONT ENTRY/VEHICLE DROP OFF & HANDICAP PARKING – An aesthetically pleasing entrance for the building that includes a vehicle drop off & pick up, and handicap parking spaces.
2.3 PROCESS SUMMARY

- 1997 Summer: Budget request for exterior restoration of EGCC approved for $435,000.

- 1998 Summer: Bid returned for complete restoration of all exterior surfaces, including roof, and window replacement. Low bid received $721,000. Interim funding request of $321,000 submitted to BET is rejected.

- 1998 Fall: Original budget funds transferred by BET to supplement construction of the North Street Fire station.

- 2000-2002: Task force conducted a facility review and DPW inspected the building. A decision was made to replace the facility based on findings.

- 2005: Board of Parks & Recreation approved a plan for a Town-wide survey for additional needs assessment. The Department of Parks & Recreation, as well as other committees, have collected feedback from residents at different points for the last 15+ years. The most recent resident survey was conducted in Spring/Early Summer 2018 by Sports Facilities Associates (SFA), an outside consultant hired to complete a market assessment of facilities offering similar facilities and a resident survey. In addition to the survey, the committee has held several public meetings and a public hearing to solicit feedback from the community.

- FY 2011/2012: Roof replaced. The damaged ceiling in the gym and obsolete lighting also replaced.

- FY 2013/2014: A 3-year phased plan to replace the heating system was proposed. Through this process, all the supporting condensate pumps, radiators, and piping would either be removed or replaced. The BET Budget Committee voted to eliminate this request from the proposed capital budget. Funds that remained unused were to help keep the building operating to the extent possible through repairs until the longer term plan was complete and constructed.

- 2014 Fall: The Recreation Division Superintendent and Civic Center Director met to discuss initiatives/programs/building functions desired for a new EGCC and created an “EGCC Building Criteria” list.

- 2015 Winter: Recreation Division met with the DPW BCM Superintendent to discuss EGCC Building Criteria and needs for future building.

- 2015: DPW BCM developed a draft EGCC conceptual floorplan/building plan based on the Recreation Division’s input. The proposed floorplan provided approximately 35,000 square feet of fully accessible space, and included a full sized gymnasium, multipurpose room, meeting rooms, office and storage space, restrooms, kitchen, exterior restrooms, and two spaces for the OGRCC program (office and storage). (Current building size is approx. 31,000 square feet)

- 2015: Funds requested by DPW BCM to proceed with design work, conditioned by BET.

- 2016 Winter: Parks and Recreation generated a list of user groups and Town associations to invite to a meeting to discuss the future of the EGCC building. Initial meeting was held March 31, 2016 and a subsequent meeting was held.
2.3 PROCESS SUMMARY (CONTINUED)

- 2016 Spring/Summer/Fall: Board of Parks and Recreation Subcommittee of Gary Dell’Abate, Scott Johnson, and Hans Christian Thalheim, chaired by Gary Dell’Abate, held a series of public input sessions with building stakeholders and community organizations. Initial meeting held March 31, 2016 included the Old Greenwich Association, Riverside Association, Cos Cob Association, current building users, OGRCC, and others. There was one initial public input session, then people provided input during a write-in period – that process generated a list of desired uses by these various stakeholders. This was followed by another meeting to discuss the list/compilation of the information from this initial process. At this meeting, the list that the Parks Recreation staff had generated was also presented. There was a significant amount of overlap in terms of desired program space. The lists were combined and used to further modify the draft conceptual floor plan.

The need for a “field house” was not a common link between stakeholders and the Parks & Recreation Department. At the time, a minority of the stakeholders involved in the process identified it as a need.

- 2016 Spring: A group organized around the EGCC project, the CCCAB (Civic Center Community Advisory Board) formed in Spring 2016 including members of Cos Cob, Old Greenwich and Riverside Associations and OGRCC. They attended meetings of the Board of Parks and Recreation EGCC Subcommittee over several months.

- 2017 January: the CCCAB brought forward a concept in addition to the concept developed by Parks & Recreation and DPW. They proposed a 40,000 square foot surface in addition to the space identified as needed by the Parks & Recreation/DPW plan. Whether it should be a separate space, a second floor, etc. was not finalized. It was proposed that this additional surface could occupy area currently occupied by playgrounds, tennis courts, and rear parking lot of the EGCC. The site is challenged with respect to drainage and parking. Any significant change in building size/use must be accompanied by a parking evaluation – sufficient space must be available. Outside parties have proposed a parking deck in the current parking area. Others have suggested reconfiguring the current parking lot and creating additional parking on the current EGCC building site. (Bear in mind increases to impervious surfaces must be addressed to meet water quality and quantity requirements.)

- 2017: There had been an additional series of meetings held with the Board of Parks and Recreation Subcommittee to discuss the various proposals received from this group. The CCCAB group continued to modify its proposals as the process continued.

- October 2017: The Town created an RFP seeking proposals from qualified research consultants to create a needs assessment to determine the programs, functions, and services to be housed in a new civic center building. The project was awarded to Sports Facilities Advisory (SFA) in March 2018.

- 2018: SFA conducted a town-wide survey which was sent via email, publicized in media, and on the Town’s website. SFA also hosted meetings with stakeholders and user groups of the EGCC in April 2018. Additionally, they toured and researched other recreation and sports facilities in the area.
2.3 PROCESS SUMMARY (CONTINUED)

- July 2018: First Selectman, Peter Tesei established the EGCC Committee to identify and address key issues regarding the project. The originally appointed members included: Co-Chairs Scott Johnson and Gary Dell’Abate of the Board of Parks & Recreation, Kirk Schubert OGRCC President and Board of Parks & Recreation, Joe Siciliano and Sue Snyder of Parks & Recreation, Katie DeLuca of Planning & Zoning, Alan Monelli of DPW BCM, Karen Fassuliotis of BET, and Meg Nolan of Old Greenwich Association. (Meg Nolan resigned, Elizabeth Peldunas of the Riverside Association filled the vacancy in April 2019.) The objectives of the EGCC Committee were to obtain community input, review the results of the SFA survey, make recommendations, and to craft a Capital Improvement Project (CIP) request for FY 18-19 Capital Budget.

- November 2018: SFA issued the final Community Needs Summary Report for the EGCC. SFA developed two facility programs and opinions of cost options. SFA recommended the prioritization of the first option for the redevelopment of the EGCC which consisted of a 37,510 square foot building that is estimated to cost $15.0 million and replaces the indoor court, event space, meeting rooms, and gathering spaces currently offered at the EGCC. The second option included fitness and aquatics areas, substantially increasing cost and square footage.

- February 2019: The EGCC Committee was further tasked by the First Selectman to review the selection of architects, engineers, and basic plans.

- April 2019: Thirteen firms submitted proposals in response to the RFQL for Architectural & Engineering Services for the design of the new EGCC. After review of written proposals and in-person presentations, TSKP was selected in late July 2019.

- February 2020: A public meeting of the EGCC Committee was held with TSKP.

- June 2020: Virtual public meeting held at which TSKP gave a presentation. Since February meeting, TSKP continued with the basic development of the initial plans and specifications, including addressing a variety of questions from prior meetings and discussions including, but not limited to, selection of interior and exterior materials, surfaces, floor plan, square footage allocations, site plans, and elevations.

- July 2020: The Board of Selectmen granted Municipal Improvement status approval.

- October 2020: The EGCC project was reviewed by Planning & Zoning, Wetlands, and the Architectural Review Committee.

- November 2020: Planning & Zoning granted preliminary site plan approval.

- December 2020: Virtual public meeting of EGCC Committee was held.

- January & February 2021: The project was reviewed by the Architectural Review Committee.

- March 2021: Final site plan approval obtained from P&Z.

- October 2021: Steven and Alexandra Cohen Foundation gift accepted ($5M)

- January 2022: Construction bids received
2.4 PROPOSAL OVERVIEW

Project Scope

The project scope involves replacing the existing Eastern Greenwich Civic Center with a new, modern single-story structure utilizing the southern 4.5 acres of the current site. Improvement of the existing playing fields is not part of this project.

Main Plan Components

A. Demolish the existing 31,765 square foot, two story Civic Center.

B. The replacement building will be an ADA compliant, 35,482 square foot single-story, structural steel framed building with masonry and glass exterior walls.

C. The interior space and amenities of the replacement building will include:

- Multiple use full-sized gymnasium with roll out spectator seating of 8,100 sq. ft.
- Multiple use event space of 8,100 sq. ft. with an event kitchen.
- Three activity/meeting rooms that are 1,000 sq. ft. each, with the capacity of up to 50 people each, two of which share a common folding partition wall that can be opened to create a single larger space.
- Storage rooms for all gym/event/activity equipment.
- Lounge/cafeteria area.
- Updated and centrally located restrooms, with separate family restrooms.
- Exterior restrooms to support field activities.
- Administrative office area.
- Interior waiting area.
- Leased OGRCC office.
2.4 PROPOSAL OVERVIEW (CONTINUED)

D. The exterior of the building will:

- Utilize the existing lighted tennis courts and children’s playground.
- Incorporate a new south parking lot with turn around to increase vehicle drop off and pick-ups.
- Include a functional loading dock with scissor hydraulic platform to facilitate event deliveries.
- Vehicle “drop-off and pick-up” lane at front of building.
- Reconfigure the existing parking lot, including aesthetic improvements, to maximize the number of spaces to comply with zoning regulations.
2.4 PROPOSAL OVERVIEW (CONTINUED)

Additional Considerations

1. Project will be restricted to the area of the present building, leaving the playing fields intact. Maintaining the existing playing fields is critical during construction, along with retaining the line of trees that separates the building site from the fields.

2. The construction of the replacement building will be subject to all P&Z and IWWA regulations.

3. The design of the building and site must fully comply with the Town’s storm water quality manual.

4. The new building must be designed to accommodate many functions in all spaces, including the gymnasium/basketball court and the new event space. The design of these spaces must include a safe method for delivering electricity to sales booths, displays, and exhibits.

5. An environmental analysis of the soil surrounding the existing building was performed and no issues were found.

6. Energy Efficiency – The replacement building design will incorporate the latest technology to conserve energy including:

   - Exclusive use of LED lighting and thermal insulation. LEED certification is not a requirement of this design.
   - Thermal insulation to meet or exceed the State Energy Code in walls, ceilings, and footing perimeter.
   - Exterior windows to be low-e insulated glass with high performance organic 2 coat PVDF.
   - Fully modulating, high efficiency, gas fired condensing boilers are specified. These boilers provide higher efficiency compared to traditional oil fired boilers.
   - High efficiency air-cooled chiller allows for reduced energy consumption than standard cooling systems.
   - Building Management System to control and optimize the performance of the building.
   - Outdoor temperature reset on both the heating and cooling plants.
Additional Considerations (Continued)

- Interior space temperatures will be based on defined occupancy schedule. This will be used in conjunction with a night setback mode to reduce space conditioning during off hours.

- CO2 based demand control ventilation allows for reduction in ventilation air and energy consumption while maintaining a healthy indoor environment.

- Energy recovery will be implemented for the restrooms. The energy recovery ventilator will precondition the outdoor air for AHU-3.

- Energy recovery wheels that precondition outdoor air entering the air handler, reducing equipment size and energy consumption.

- LED lighting fixtures.

- Occupancy sensors to de-energize lighting fixtures when rooms are vacant.

- Daylight sensors to dim down lighting fixtures when there is adequate daylight.

- Dimmer switches in select spaces to allow the users to change light output to suit their preferences and reduce energy usage.

- Photocell and time scheduling devices to control exterior/site lighting through the Building Management System.

- Electronic flush valves and faucets to automatically stop water flow when not being used.

- Low flow plumbing fixtures.

- Roof support structure and internal electric system designed to carry the weight of photovoltaic solar panels, to be installed and maintained by a third party.
SECTION 3: OPERATIONS
# Current Operations

## EGCC Current Programming Overview

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<th>Other User Groups/Activities</th>
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</thead>
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<td>Abilis</td>
<td>AA Annual Picnic</td>
</tr>
<tr>
<td>Youth Indoor Basketball</td>
<td>Democratic Town Committee</td>
<td>American Red Cross Safety Town</td>
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<td>Brunch with Santa</td>
<td>Family Centers Vaccinations</td>
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<td>Kamp Kairhree</td>
<td>Gr. Hospital Community Health Parkinson’s</td>
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<tr>
<td>Youth Indoor Softball</td>
<td>Harts for Jack Fundraiser</td>
<td>Garden Club-Old Greenwich</td>
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<tr>
<td>Men’s Basketball</td>
<td>Retired Men’s Association</td>
<td>Garden Club-Riverside</td>
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<td>Youth Pitching Clinic</td>
<td>TAG</td>
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<td>Tennis for Tots</td>
<td>TOG-Parks &amp; Rec. Department</td>
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<td>Youth Indoor Baseball</td>
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## Community Services

- Abilis
- Democratic Town Committee
- Family Centers Vaccinations
- Gr. Hospital Community Health Parkinson’s
- Harts for Jack Fundraiser
- Retired Men’s Association
- TAG
- TOG-Commission on Aging/Seniors
- TOG-Dept. of Public Works
- TOG-Gr. Fire Dept.
- TOG-Gr. Health Dept.
- TOG-Gr. Police Dept.
- TOG-Human Resources
- TOG-Parks & Rec.

## Other User Groups/Activities

- AA Annual Picnic
- American Red Cross Safety Town
- Chamber of Commerce
- Continuing Education-BOE
- Garden Club-Old Greenwich
- Garden Club-Riverside
- Greenwich Archery
- Greenwich Ed. Group-Private School Fair
- LifeLine Health Screenings
- Mineralogical Society Meetings
- OGRCC-Office & Programming
- Old Greenwich Dental
- Revive Church
- Ride for Greenwich
- Tauber Sports Group
- Tiny Tots Consignment
- Wild Works Basketball
- United Way
- Wednesday Artists
- WR Berkley

This multi-purpose facility operates 7-days a week and has supported 80+ diverse programs/organizations both athletic and non-athletic. In addition to the Department’s programming, visitor day passes for the Town beaches are sold here from May through October.
3.2 PROPOSED SERVICE EXPANSION

Future Programming Opportunities

<table>
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<th>Art Shows</th>
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<td>Cards (i.e. Bridge/Hearts)</td>
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<td>Class Reunions</td>
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<td>Commumions/Christenings</td>
<td>Community Group Dinners (i.e. GHS Football)</td>
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<td>Corporate Parties</td>
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<td>Funeral Repasts</td>
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<td>Junior League Events</td>
<td>Music</td>
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<td>Wedding Receptions</td>
<td>Workshops</td>
<td>Wrestling</td>
<td>Yoga</td>
<td>Zumba</td>
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</tr>
</tbody>
</table>

Marketing Strategy

The Department plans to actively market and advertise the new building to attract potential programs, rentals, and users. Marketing outreach will be through multiple platforms, including social media, email newsletters, and print publications. We also plan to directly contact potential organizations and attend meetings and events of community groups around Town to raise awareness about the opportunity. We will develop high quality images, graphics, and shareable publications that follow a branded and coordinated program.
3.3 OLD GREENWICH-RIVERSIDE COMMUNITY CENTER

Old Greenwich Riverside Community Center, Inc. (OGRCC) was formed to promote a sense of community in eastern Greenwich by providing recreational, athletic, educational, social, and cultural programs for residents. Support for OGRCC is provided by membership fees, program fees, and contributions totaling over $2.7 million per year (2019 financial statement).

Originally intended to be a temporary situation, OGRCC has been renting office space from the Town of Greenwich (Town) at the Eastern Greenwich Civic Center (EGCC) since the early 1980’s. The license agreement for the space is typically for a one-year term from November 1 through October 31, and is renewed annually. In addition to the yearly license agreement for office space, the OGRCC rents rooms, tennis courts, and fields at EGCC and other locations to conduct its programs.

The Town is including office space, storage space, a private restroom, and private entrance for OGRCC in the design of the new Eastern Greenwich Civic Center. Since the Town is making this long term capital commitment towards OGRCC in the new building, the Town should have a similar commitment from OGRCC in the form of a long term lease. For example, the Children’s Day School entered into a ten-year lease agreement, plus two five-year options, with the Town of Greenwich to utilize space at the Bendheim Western Greenwich Civic Center in Glenville. The annual fee is based on commercial real estate market value. A similar long term lease agreement between the Town and OGRCC should be established for the rental of the office, storage, and private restroom at the new EGCC. OGRCC would continue to rent additional rooms or other facilities from the Town based on the approved fee schedule for those specific facilities.
SECTION 4: FINANCIALS
4.1 APPROVED OPERATING BUDGET

FY2022: https://www.greenwichct.gov/DocumentCenter/View/23353/Final_Budget_2021-2022

⇒ EGCC Operating Budget revenues found on page 53 of the PDF
⇒ EGCC Operating Budget found on page 190 of the PDF

FY2021: https://www.greenwichct.gov/DocumentCenter/View/16704Final_Budget_2020-2021

⇒ EGCC Operating Budget revenues found on page 52 of the PDF
⇒ EGCC Operating Budget found on page 190 of the PDF


⇒ EGCC Operating Budget revenues found on page 59 of the PDF
⇒ EGCC Operating Budget found on page 198 of the PDF

4.2 ANTICIPATED BUDGET CHANGES-REVENUE

<table>
<thead>
<tr>
<th>OBJECT</th>
<th>DESCRIPTION</th>
<th>FY18 Actual</th>
<th>FY19 Actual</th>
<th>FY20 Actual</th>
<th>FY21 Budget</th>
<th>Anticipated Budget</th>
<th>% Δ</th>
</tr>
</thead>
<tbody>
<tr>
<td>44300</td>
<td>ADMISSIONS</td>
<td>-</td>
<td>-</td>
<td>(975)</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>44300</td>
<td>INSTRUCTION-BASEBALL</td>
<td>(20,968)</td>
<td>(21,048)</td>
<td>(12,808)</td>
<td>17,900</td>
<td>18,795</td>
<td>5%</td>
</tr>
<tr>
<td>46206</td>
<td>RENTAL OF TOWN FACILITIES</td>
<td>(185,877)</td>
<td>(185,932)</td>
<td>(133,121)</td>
<td>185,000</td>
<td>222,000</td>
<td>20%</td>
</tr>
<tr>
<td>46209</td>
<td>RENTAL OF FACILITIES-LABOR</td>
<td>(6,290)</td>
<td>(5,735)</td>
<td>(4,156)</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>49050</td>
<td>PETTY CASH</td>
<td>(100)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>A814</td>
<td>REVENUE TOTALS</td>
<td>(213,235)</td>
<td>(212,714)</td>
<td>(151,059)</td>
<td>202,900</td>
<td>240,795</td>
<td>19%</td>
</tr>
</tbody>
</table>

*Holding all else constant, with new building impact

Estimate about a 15-20% increase in revenue in a normal year due to increased demand and expanded programming capacity. However, this estimate is dependent upon final building design. Rental of the state-of-the-art facilities presents the primary potential for new revenue.
4.3 ANTICIPATED BUDGET CHANGES - STAFFING

<table>
<thead>
<tr>
<th>Position</th>
<th>FY21 Budgeted FT</th>
<th>Anticipated FT</th>
<th>Δ</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic Ctr Dir</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Head Custodian</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Custodian 2</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3</strong></td>
<td><strong>3</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Position</th>
<th>FY21 Budgeted FTE</th>
<th>Anticipated FTE</th>
<th>Δ</th>
</tr>
</thead>
<tbody>
<tr>
<td>Account Clerk</td>
<td>0.71</td>
<td>0.71</td>
<td>0</td>
</tr>
<tr>
<td>Custodian</td>
<td>0.49</td>
<td>0.98</td>
<td>0.49</td>
</tr>
<tr>
<td>Rec Leader</td>
<td>1.59</td>
<td>3.54</td>
<td>1.95</td>
</tr>
<tr>
<td>Dir Indoor SB + BB</td>
<td>0.04</td>
<td>0.04</td>
<td>0</td>
</tr>
<tr>
<td>Pickleball</td>
<td>0.04</td>
<td>0.04</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2.87</strong></td>
<td><strong>5.31</strong></td>
<td><strong>2.44</strong></td>
</tr>
</tbody>
</table>

*There will be no increase in full-time staffing, as operational needs will be handled by part-time staff.*
## 4.4 Anticipated Budget Changes - Operating

<table>
<thead>
<tr>
<th>Object</th>
<th>Description</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
<th>FY21 Budget</th>
<th>Anticipated Budget</th>
<th>% Δ</th>
</tr>
</thead>
<tbody>
<tr>
<td>51010</td>
<td>Regular Salaries</td>
<td>229,679</td>
<td>232,489</td>
<td>238,662</td>
<td>239,404</td>
<td>239,404</td>
<td>0%</td>
</tr>
<tr>
<td>51070</td>
<td>Other Salary Expense</td>
<td>2,500</td>
<td>2,500</td>
<td>2,500</td>
<td>7,554</td>
<td>7,554</td>
<td>0%</td>
</tr>
<tr>
<td>51100</td>
<td>Payments for Overtime Services</td>
<td>16,668</td>
<td>15,052</td>
<td>13,619</td>
<td>19,321</td>
<td>19,321</td>
<td>0%</td>
</tr>
<tr>
<td>51300</td>
<td>Temporary Salaries</td>
<td>89,933</td>
<td>92,051</td>
<td>93,358</td>
<td>101,998</td>
<td>161,160</td>
<td>58%</td>
</tr>
<tr>
<td>51420</td>
<td>PROF SVCS - Medical/Dental</td>
<td>1,030</td>
<td>424</td>
<td>212</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>51920</td>
<td>Work TRNSFR TO/FROM OTHER DEPT</td>
<td>335</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>51970</td>
<td>Prior Year Expenditure</td>
<td>-</td>
<td>206</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td><strong>Major Object Total</strong></td>
<td>-</td>
<td>159</td>
<td>33</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>52020</td>
<td>Printing and Binding Reports</td>
<td>-</td>
<td>159</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>52050</td>
<td>Postage</td>
<td>-</td>
<td>6</td>
<td>8</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>52090</td>
<td>Tuition Payments Town</td>
<td>-</td>
<td>-</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>0%</td>
</tr>
<tr>
<td>52110</td>
<td>Mileage Allowance - Employees</td>
<td>836</td>
<td>1,470</td>
<td>934</td>
<td>1,500</td>
<td>1,500</td>
<td>0%</td>
</tr>
<tr>
<td>52150</td>
<td>Office Services</td>
<td>2,488</td>
<td>3,243</td>
<td>2,563</td>
<td>3,100</td>
<td>3,100</td>
<td>0%</td>
</tr>
<tr>
<td>52210</td>
<td>Water Service</td>
<td>220</td>
<td>-</td>
<td>-</td>
<td>250</td>
<td>250</td>
<td>0%</td>
</tr>
<tr>
<td>52240</td>
<td>Telephone</td>
<td>2,527</td>
<td>2,323</td>
<td>2,121</td>
<td>3,000</td>
<td>3,000</td>
<td>0%</td>
</tr>
<tr>
<td>52310</td>
<td>Rental of Office Equipment</td>
<td>-</td>
<td>574</td>
<td>2,604</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>52320</td>
<td>Rental of Other Equipment</td>
<td>636</td>
<td>497</td>
<td>154</td>
<td>800</td>
<td>800</td>
<td>0%</td>
</tr>
<tr>
<td>52500</td>
<td>Cleaning Services</td>
<td>12,005</td>
<td>5,549</td>
<td>4,365</td>
<td>6,500</td>
<td>7,500</td>
<td>15%</td>
</tr>
<tr>
<td>52950</td>
<td>Misc SVCS- Not Otherwise Class</td>
<td>22</td>
<td>11</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>52970</td>
<td>Prior Year Expenditures</td>
<td>187</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td><strong>Major Object Total</strong></td>
<td>-</td>
<td>152</td>
<td>162</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>53010</td>
<td>Office Supplies</td>
<td>2,511</td>
<td>2,188</td>
<td>2,514</td>
<td>2,200</td>
<td>2,200</td>
<td>0%</td>
</tr>
<tr>
<td>53200</td>
<td>Recreational, Athletic and PLA</td>
<td>2,179</td>
<td>2,541</td>
<td>1,882</td>
<td>2,500</td>
<td>2,500</td>
<td>0%</td>
</tr>
<tr>
<td>53250</td>
<td>Medical, Surgical and Laborato</td>
<td>314</td>
<td>746</td>
<td>309</td>
<td>500</td>
<td>500</td>
<td>0%</td>
</tr>
<tr>
<td>53300</td>
<td>Wearing Apparel (Including Mat)</td>
<td>1,570</td>
<td>1,780</td>
<td>1,927</td>
<td>2,000</td>
<td>2,000</td>
<td>0%</td>
</tr>
<tr>
<td>53310</td>
<td>Personal Protective Equipment</td>
<td>130</td>
<td>109</td>
<td>262</td>
<td>300</td>
<td>300</td>
<td>0%</td>
</tr>
<tr>
<td>53350</td>
<td>Custodial and Household Supplies</td>
<td>19,218</td>
<td>17,908</td>
<td>17,541</td>
<td>18,000</td>
<td>19,000</td>
<td>6%</td>
</tr>
<tr>
<td>53400</td>
<td>Food</td>
<td>-</td>
<td>277</td>
<td>14</td>
<td>100</td>
<td>100</td>
<td>0%</td>
</tr>
<tr>
<td>53550</td>
<td>Mechanical Supplies and Small</td>
<td>208</td>
<td>112</td>
<td>-</td>
<td>250</td>
<td>250</td>
<td>0%</td>
</tr>
<tr>
<td>53700</td>
<td>Building and Construction Mate</td>
<td>84</td>
<td>377</td>
<td>1,235</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>53950</td>
<td>Supplies and Materials - NOC</td>
<td>-</td>
<td>-</td>
<td>251</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>53970</td>
<td>Prior Year Expenditure</td>
<td>41</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td><strong>Major Object Total</strong></td>
<td>-</td>
<td>25,850</td>
<td>26,850</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>54010</td>
<td>Maintenance of General Purpose</td>
<td>-</td>
<td>2,029</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>54020</td>
<td>Maintenance of Parking Area</td>
<td>-</td>
<td>500</td>
<td>500</td>
<td>500</td>
<td>500</td>
<td>0%</td>
</tr>
<tr>
<td>54040</td>
<td>Maintenance of Recreational AR</td>
<td>-</td>
<td>-</td>
<td>1,000</td>
<td>500</td>
<td>500</td>
<td>0%</td>
</tr>
<tr>
<td>54050</td>
<td>Maintenance of Buildings and S</td>
<td>-</td>
<td>2,898</td>
<td>3,615</td>
<td>2,500</td>
<td>2,500</td>
<td>0%</td>
</tr>
<tr>
<td>54150</td>
<td>Maintenance of Furniture, Fixt</td>
<td>2,611</td>
<td>1,594</td>
<td>-</td>
<td>1,700</td>
<td>1,500</td>
<td>-12%</td>
</tr>
<tr>
<td>54200</td>
<td>Maintenance of Machinery, Tool</td>
<td>775</td>
<td>355</td>
<td>1,271</td>
<td>1,200</td>
<td>1,200</td>
<td>0%</td>
</tr>
<tr>
<td>54410</td>
<td>Maintenance of Outside Electri</td>
<td>-</td>
<td>220</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td><strong>Major Object Total</strong></td>
<td>-</td>
<td>6,400</td>
<td>6,200</td>
<td>-3%</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

| A814 Expenses Totals | 388,706 | 389,688 | 392,955 | 415,777 | 476,739 | 15% |

*Holding all else constant, with new building impact*

The Department expects a marginal increase in operating expenses as a result of the new building, however, there will be no increase in full-time staff. Expecting utility costs, budgeted by DPW, to increase by about 5% due to building size and HVAC, offset by efficiencies gained through installation of modern equipment and building design. More efficient and sustainable appliances and mechanicals will require less energy and significantly less upkeep.
### 4.5 Proposed Fee Schedule

<table>
<thead>
<tr>
<th>CODE</th>
<th>Activity</th>
<th>Proposed Fee</th>
<th>CODE</th>
<th>Activity</th>
<th>Current Fee 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>A814-46206</td>
<td>RENTAL TOWN FACILITY</td>
<td></td>
<td>A814-46206</td>
<td>RENTAL TOWN FACILITY</td>
<td></td>
</tr>
<tr>
<td>Gym #101 (used for athletic activities)</td>
<td>weekdays 9 a.m.-4 p.m.</td>
<td>$150 per hour</td>
<td>Large Auditorium/Gym</td>
<td>8:00am-5:00pm</td>
<td>$100/hr</td>
</tr>
<tr>
<td></td>
<td>weekdays 4-9 p.m.</td>
<td>$180 per hour</td>
<td></td>
<td>5:00pm-8:00am</td>
<td>$675 flat fee</td>
</tr>
<tr>
<td></td>
<td>weekends and Town holidays* 9 a.m.-9 p.m.</td>
<td>$180 per hour</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Event Space #102</td>
<td>Full Space with kitchen</td>
<td>8:00am-5:00pm</td>
<td>Small Auditorium</td>
<td>8:00am-5:00pm</td>
<td>$85/hr</td>
</tr>
<tr>
<td></td>
<td>weekdays 9 a.m.-4 p.m.</td>
<td>$180 per hour</td>
<td></td>
<td>5:00pm-8:00am</td>
<td>$375 flat fee</td>
</tr>
<tr>
<td></td>
<td>weekdays 4-9 p.m.</td>
<td>$215 per hour</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>weekends and Town holidays* 9 a.m.-9 p.m.</td>
<td>$215 per hour</td>
<td>Child’s Birthday Party $200/3hrs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Activity Room #1 or #2 or #3 (103 A, B or C)</td>
<td>weekdays 9 a.m.-4 p.m.</td>
<td>$75 per hour</td>
<td>Lounge</td>
<td>8:00am-5:00pm</td>
<td>$75/hr</td>
</tr>
<tr>
<td></td>
<td>weekdays 4-9 p.m.</td>
<td>$90 per hour</td>
<td></td>
<td>5:00pm-1:00am</td>
<td>$375 flat fee</td>
</tr>
<tr>
<td></td>
<td>weekends and Town holidays* 9 a.m.-9 p.m.</td>
<td>$90 per hour</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Activity Rooms #1&amp;2 (103 A &amp; B)</td>
<td>weekdays 9 a.m.-4 p.m.</td>
<td>$120 per hour</td>
<td>O.G.R.C.C.</td>
<td>based on lease</td>
<td>$2300/mo</td>
</tr>
<tr>
<td></td>
<td>weekdays 4-9 p.m.</td>
<td>$145 per hour</td>
<td></td>
<td>based on lease</td>
<td></td>
</tr>
<tr>
<td></td>
<td>weekends and Town holidays* 9 a.m.-9 p.m.</td>
<td>$145 per hour</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OGRCC offices, storage, restroom #104</td>
<td>based on lease</td>
<td>O.G.R.C.C.</td>
<td>Damage Security Deposit $200</td>
<td>based on lease</td>
<td>$200</td>
</tr>
<tr>
<td>Damage Security Deposit</td>
<td>$200</td>
<td>Outdoor Areas</td>
<td>0-25</td>
<td>0-25</td>
<td>$200</td>
</tr>
<tr>
<td>Outdoor Patio</td>
<td>$200</td>
<td>26-75</td>
<td>26-75</td>
<td>$225</td>
<td></td>
</tr>
<tr>
<td>26-75 people</td>
<td>$225</td>
<td>76-125</td>
<td>76-125</td>
<td>$250</td>
<td></td>
</tr>
<tr>
<td>76-125 people</td>
<td>$250</td>
<td>126-200</td>
<td>126-200</td>
<td>$325</td>
<td></td>
</tr>
<tr>
<td>126-200 people</td>
<td>$325</td>
<td>200+</td>
<td>200+</td>
<td>$1,000 per day</td>
<td></td>
</tr>
<tr>
<td>200+</td>
<td>$1,000 per day</td>
<td>Commercial groups</td>
<td>$1,000 per day</td>
<td>Commercial groups</td>
<td>$1,000 per day</td>
</tr>
<tr>
<td>A81411-44300</td>
<td>Indoor Baseball</td>
<td>$120</td>
<td>A81411-44300</td>
<td>Indoor Baseball</td>
<td>$120</td>
</tr>
<tr>
<td>A81418-44300</td>
<td>Indoor Softball</td>
<td>$120</td>
<td>A81418-44300</td>
<td>Indoor Softball</td>
<td>$120</td>
</tr>
<tr>
<td>A81440-44300</td>
<td>Indoor Pickleball Instruction</td>
<td>$50/5 classes</td>
<td>A81440-44300</td>
<td>Indoor Pickleball Instruction</td>
<td>$50/5 classes</td>
</tr>
<tr>
<td>A81439-44010</td>
<td>Adult Pickleball</td>
<td>A81439-44010</td>
<td>Adult Pickleball</td>
<td>$44/33 w/senior card</td>
<td>$44/33 w/senior card</td>
</tr>
<tr>
<td>1 day per week</td>
<td>$44/33 w/senior card</td>
<td>1 day per week</td>
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<tr>
<td>2 days per week</td>
<td>$66/49.50 w/senior card</td>
<td>2 days per week</td>
<td>$66/49.50 w/senior card</td>
<td>$66/49.50 w/senior card</td>
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</tr>
<tr>
<td>3 days per week</td>
<td>$83/62.25 w senior card</td>
<td>3 days per week</td>
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<tr>
<td>Drop in-3 courts</td>
<td>$5 per person/day</td>
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<td>$5 per person/day</td>
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<tr>
<td>A81439-44010</td>
<td>PICKLEBALL ROUND ROBIN TEAM ENTRY</td>
<td>$25/team</td>
<td>A81439-44010</td>
<td>PICKLEBALL ROUND ROBIN TEAM ENTRY</td>
<td>$25/team</td>
</tr>
</tbody>
</table>

Fee proposals are related to the improved facilities; primarily rental opportunities. Subject to change based on final design. Rates based on historical rentals and regional rate comparisons.
SECTION 5: FUNDRAISING OPPORTUNITIES
5.1 GIFT CHART

GOAL = $21.5 M
Revised: $22.7M

- Principal Benefactors
  (500,000+)
- Major Benefactors
  ($250,000-$499,999)
- Special Benefactors
  ($100,000-$249,999)
- Sustaining Benefactors
  ($75,000-$99,999)
- Benefactors
  ($50,000-$74,999)
- Major Sponsors
  ($25,000-$49,999)
- Sponsors
  ($10,000-$24,999)
- Patrons
  ($5,000-$9,999)
5.2 NAMING OPPORTUNITIES

Gifts will be a lasting contribution to the Greenwich community for generations to come. Below are potential naming opportunities under consideration.

<table>
<thead>
<tr>
<th>Name</th>
<th>Amount</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eastern Greenwich Civic Center Building</td>
<td>$10,000,000</td>
<td>(Steven &amp; Alexandra Cohen Foundation $5M)</td>
</tr>
<tr>
<td>Gymnasium</td>
<td>$2,500,000</td>
<td></td>
</tr>
<tr>
<td>Multi-purpose Event Space</td>
<td>$2,500,000</td>
<td></td>
</tr>
<tr>
<td>Entrance Lobby Corridor</td>
<td>$1,500,000</td>
<td></td>
</tr>
<tr>
<td>Activity Room #1</td>
<td>$250,000</td>
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<tr>
<td>Activity Room #2</td>
<td>$250,000</td>
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<tr>
<td>Activity Room #3</td>
<td>$250,000</td>
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</tr>
<tr>
<td>OGRCC Space</td>
<td>$250,000</td>
<td></td>
</tr>
<tr>
<td>Lounge/Café</td>
<td>$150,000</td>
<td></td>
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</tbody>
</table>

It is the goal of the Department of Parks and Recreation to actively seek out and leverage Public Private Partnership opportunities that will benefit our community.
5.2 NAMING OPPORTUNITIES (CONTINUED)

Gymnasium: $2,500,000

Activity Room #1: $250,000

Activity Room #2: $250,000

Activity Room #3: $250,000

Multi-purpose Space: $250,000

Lounge/Cafe: $150,000

Multi-purpose event space: $2,500,000

Additional outdoor space: 2,100 sq. ft.

Multi-purpose event space: 2,100 sq. ft.

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Multi-purpose event space: 2,100 sq. ft.
SECTION 6: TIMELINE
6.1 NEXT STEPS

- DPW will seek interim appropriation of about $4.4M to provide additional funds based on lowest bid.
- DPW will seek release of conditions from the BET for funds ($18M) to begin demolition and construction.
- Contract will be awarded by April to lowest bidder, dependent upon approval of the interim appropriation.
- Demolition and construction will begin in spring 2022.
- The budget for the project has been expanded to include the next three budget years to cover costs that are not required to be fronted like construction administration, owners representative and outfitting:
  - FY22/23 - $690,000
  - FY23/24 - $1,890,000
  - FY24/25 - $264,000
Thank you for your support of the New Eastern Greenwich Civic Center!

Please contact us for updates on the project.

Greenwich Parks and Recreation
Joseph Siciliano, Director
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Greenwich, CT 06830

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203-629-6979 fax
pnrecs@greenwichct.org
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