

EXHIBIT 6

Memorandum Re: Facility Size

The Westport-Weston Family Y (WWFY) is proposing to construct a 102,000 square foot building at its Mahackeno site. The size of the building is solely a function of program needs and was arrived at after a detailed analysis of program considerations and extensive interviews with staff to determine actual space requirements.

The existing (Downtown) WWFY facility is 84,000 square feet, so the proposed increase is 18,000 square feet. The following table compares space allocations in the existing building to those which are proposed.

Program	Downtown	Mahackeno
Gross	84,450	102,050
Percentage Net to Gross	43%	24%
Net to Gross Area Adjustment	36,506	24,470
Net	47,944	77,580
Administration	6,171	5,570
Childcare	5,468	4,985
Locker Rooms	5,558	5,700
Gymnasium & Exercise Studio	12,708	21,380
Natatorium	11,722	29,400
Sports Courts	2,190	3,200
Wellness Center	4,077	7,345

The line titled "Net to Gross Area Adjustment" is a measure of building efficiency.

Most of the Downtown facility was created by incrementally renovating and modifying a former hotel and fire house, work that was performed over the course of more than 70 years and as resources became available. Neither of these two facilities were constructed with the intent of supporting a community center such as the WWFY. In its current condition the Downtown facility's 84,000 square feet nets just under 48,000 square feet of serviceable space¹. Mahackeno's net of 78,000 square feet represents an almost 50% increase in the efficiency of serviceable space.

A critical feature of efficiency is the facility's ability to accommodate special needs of the physically and mentally handicapped, a central mission of the WWFY. The Downtown facility is not American Disabilities Act (ADA) compliant, making it so is fiscally impractical² and the WWFY cannot properly serve this mission in the Downtown facility.

Administrative space in the Downtown facility is inefficient and is reduced from 6,200 to 5,600 square feet in the proposed facility.

The Downtown building accommodates childcare in its basement, which is neither desirable nor efficient. Childcare is located on the first floor in Mahackeno and decreases from 5,500 to 5,000 square feet with more efficient use of space.

Locker rooms remain roughly the same size but become more efficient, consolidated, and ADA accessible in all areas, while accommodating special needs of families with young children.

The gymnasium and exercise studios include basketball courts and other large multi-purpose rooms. These are core areas and increase from 13,000 to 21,000 square feet, critical space that is lost to inefficiencies Downtown. Operationally, the multi-purpose rooms at Mahackeno are designed to accommodate evolving member needs over the long term which is a fundamental operational consideration of the WWFY and will mitigate the need for future capital improvements. The Downtown facility does not and can not accommodate these operational needs.

The natatorium, which includes two pools in both the Downtown and Mahackeno facilities increases from 12,000 to 29,000 square feet. The increase makes the training pool ADA compliant.

Sports courts serve sustained member demand for indoor racquet sports, and increase from 2,000 to 3,200 square feet.

The wellness center, which includes weight and cardiovascular training equipment is an area of sustained and increasing demand from members and increases from 4,100 to 7,300 square feet.

The proposed Mahackeno facility is designed and intended to fill not only existing program demands but also the demands and desires of the community in the future.

¹ This number is understated as there are inefficiencies also contained within the Downtown facility's programmed space and is discussed further in this text.

² The Y studied undergoing a major capital improvement in its existing downtown facility. The conclusion is that the associated risks of physically disrupting the downtown facility to the extent necessary suggest that a new facility is a better and more sustainable investment.