

# DRAFT

## NEWINGTON TOWN HALL BUILDING COMMITTEE

### TOP TEN DESIGN PRINCIPLES

- 1) THE TOWN HALL / COMMUNITY CENTER / LIBRARY / POLICE DEPARTMENT ARE ALL TO BE ON ONE CAMPUS. LONG RANGE PLANNING SHOULD ENVISION A RELOCATION OF THE BUS FACILITY [TO IMPROVE EFFICIENCY OF THAT OPERATION] WHICH WOULD ALLOW MILL POND PARK TO BE EXPANDED TO THE SOUTHERN SIDE OF GARFIELD STREET WHILE ADDING PARKING FOR TOWN HALL AND MILL POND PARK ON THE NORTHERN SIDE OF GARFIELD STREET.
- 2) THE COMMUNITY CENTER MUST BE IMPROVED AND EXPANDED, PREFERABLY TO AT LEAST 30,000 SQUARE FEET, INCLUDING A SINGLE, LARGE, HIGH CEILING, CLEAR SPAN, AIR-CONDITIONED MULTI-PURPOSE SPACE.
- 3) RENOVATIONS VS. PARTIAL / TOTAL RECONSTRUCTION COMPARISONS MUST BE BASED ON 30 YEAR LIFE CYCLE ANALYSES THAT CONSIDER INITIAL BUILDING COSTS, FINANCING COSTS AND ANNUAL OPERATING COSTS INCLUDING UTILITIES, CLEANING, MAINTENANCE / REPAIRS AND INSURANCE. THE BASE CASE ["DO NOTHING"] MUST ASSUME ESSENTIAL REPAIRS / IMPROVEMENTS WILL BE DONE OVER TIME, INCLUDING ROOFS, MECHANICAL SYSTEMS, ENVIRONMENTAL REMEDIATION AND ADDRESSING CODE VIOLATIONS THROUGH THE CIP.
- 4) THE USE OF TOWN HALL BY THE PUBLIC WILL CONTINUE TO DECLINE AS TECHNOLOGY ADVANCES [e.g. ELECTRONIC SIGN-UP'S AND PERMIT APPLICATIONS, BILL PAYMENTS, SELF-RESEARCH / ANSWERS TO INQUIRIES / ACCESS TO DATA]. ACCORDINGLY, THE TOWN HALL MUST BE REDUCED IN SIZE—PROPORTIONAL TO ACCOMODATING 80 EMPLOYEES [MANY OF WHOM MIGHT NOT WORK FULL TIME IN TOWN HALL IN THE FUTURE]—WITH APPROPRIATE SPACES FOR PUBLIC MEETINGS AND ESSENTIAL RECORDS STORAGE [INCLUDING POLICE RECORDS]. THE GOAL SHOULD BE A TOWN HALL OF 45,000 SQUARE FEET OR LESS, EXCLUDING THE TRANSITION ACADEMY.

5) THE EXISTING AUDITORIUM HAS TERRIBLE ACCOUSTICS AND HVAC—AND THEREFORE IS A LOW USE, MOSTLY WASTED SPACE WHICH WOULD ALSO BE EXPENSIVE TO RENOVATE / REBUILD, HEAT AND COOL. A BETTER ALTERNATIVE IS A MORE COMPACT, TOP-NOTCH LECTURE SPACE DESIGNED WITH EXCELLENT ACOUSTICS AND SIGHT LINES APPROPRIATE FOR LARGE TOWN COUNCIL MEETINGS, PRESENTATIONS, DEMONSTRATIONS AND SMALL PERFORMANCES. SUCH A SPACE SHOULD BE STRONGLY CONSIDERED IN AN EXPANDED LIBRARY WHERE IT WOULD BE USED MORE FREQUENTLY AND MANAGED MORE CONVENIENTLY.

6) THE INTERIOR OF TOWN HALL SHOULD BE AN EFFICIENT, NO FRILLS SPACE, EMPHASIZING AN OPEN FLOOR PLAN WITH A MINIMUM-OF SMALL SQUARE FOOTAGE PRIVATE OFFICES AND AN ABUNDANCE OF SHARED CONFERENCE ROOMS OF MULTIPLE SIZES—TO REDUCE REDUNDANCY AND THE OVERALL BUILDING FOOTPRINT.

7) IN ADDITION TO MEETING ALL BUILDING, FIRE, ADA AND HEALTH CODES, ALL RENOVATIONS / NEW CONSTRUCTION SHOULD INCLUDE IMPROVED SECURITY, ENERGY EFFICIENCY AND GREEN INITIATIVES, WITH GREEN INITIATIVES ACHIEVING LEED SILVER CERTIFICATION. SOLAR AND GEOTHERMAL SYSTEMS SHOULD BE CONSIDERED IF COST JUSTIFIED.

8) THE TOWN HALL MUST BE KEPT OPEN ON THE TOWN HALL CAMPUS THROUGHOUT CONSTRUCTION, RECOGNIZING THIS WILL REQUIRE PHASING, MULTIPLE TEMPORARY RELOCATIONS AND POTENTIAL RENTAL OF TEMPORARY BUILDINGS. RELOCATION OFF-CAMPUS IS UNACCEPTABLE DUE TO THE EXTREME COST AND DISRUPTION. TEMPORARY PARKING OF THE BUS FLEET OFF CAMPUS MIGHT BE REQUIRED TO FREE UP LAYDOWN AND PARKING SPACE DURING CONSTRUCTION.

9) PERMANENT TOWN HALL CAMPUS PARKING MUST BE INCREASED TO MATCH THE OCCUPANCY EXPECTATIONS OF AN EXPANDED COMMUNITY CENTER AND LIBRARY.

10) VACANT LIBRARY LAND MUST BE INCLUDED IN THE CONVERSATION OF ALL POTENTIAL TOWN HALL CAMPUS MASTER PLANS, RECOGNIZING THAT THE LIBRARY BOARD OF TRUSTEES THAT PURCHASED THOSE LANDS MUST BE FAIRLY COMPENSATED IF ANY OF THOSE LANDS ARE USED FOR NON-LIBRARY PURPOSES.