



Town of Newington
131 Cedar Street
Newington, CT 06111

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Town of Newington

Town of Newington Referendum

Townwide Vote – Tuesday, September 9, 2014

On the proposed renovations to the Newington Town Hall and Construction of the Mortensen Community Center

REFERENDUM BALLOT QUESTION

“SHALL THE TOWN OF NEWINGTON APPROPRIATE \$30,373,970 FOR THE TOWN HALL/ COMMUNITY CENTER PROJECT AND AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION?”

Stephen Woods
Mayor

John Salomone
Town Manager

Clarke Castelle, Chair
Town Hall Renovations
Project Committee

Voting to take place on 9/9/14 from 6:00 a.m. to 8:00 p.m. at the following polling places:

District 1 Mortensen Community Center
(Town Hall) Garfield Street

District 2 Ruth L. Chaffee School
160 Superior Avenue

District 3 Anna M. Reynolds School
85 Reservoir Road

District 4 Elizabeth Green School
30 Thomas Street

District 5/8 John Wallace Middle School
71 Halleran Drive

District 6 John Paterson School
100 Church Street

District 7 Martin Kellogg Middle School
155 Harding Avenue

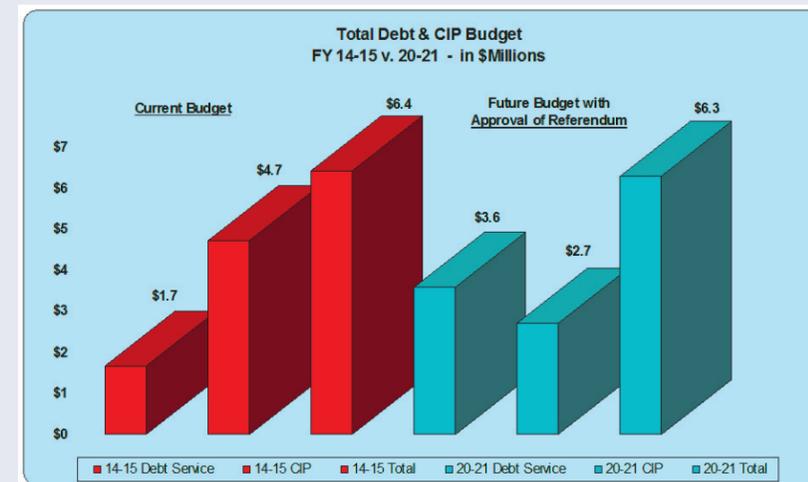
Absentee Ballots: (860) 665-8545
Registrar of Voters: (860) 665-8516 or 8517

Estimated Financial Impact of Referendum

Estimated Project Budget

Construction Cost Estimates: \$ 26,666,431
Soft Cost Estimates: \$ 3,707,539
Total Project Cost Estimates: \$ 30,373,970

****To obtain a copy of the project budget visit newingtonct.gov or call 860-665-8510****



Source: Newington Assessor's Office

Estimated Construction Budget

	Town Hall	Comm. Ctr.	Total
Construction	\$13,735,234	\$7,123,144	\$20,858,378
Contingency	1,373,523	569,852	1,943,375
General	1,222,480	528,000	1,750,480
Conditions			
Insurance	97,987	49,236	147,313
Bonds	147,863	82,703	230,566
CM Fee	278,495	140,331	418,826
Escalation	977,759	339,734	1,317,493
Total	\$17,883,341	\$8,833,090	\$26,666,431
Soft Costs			\$3,707,539
Project Total			\$30,373,970

Source: Downes Construction Company

CIP to Debt Service Ratio Avg. Residential Tax Bill

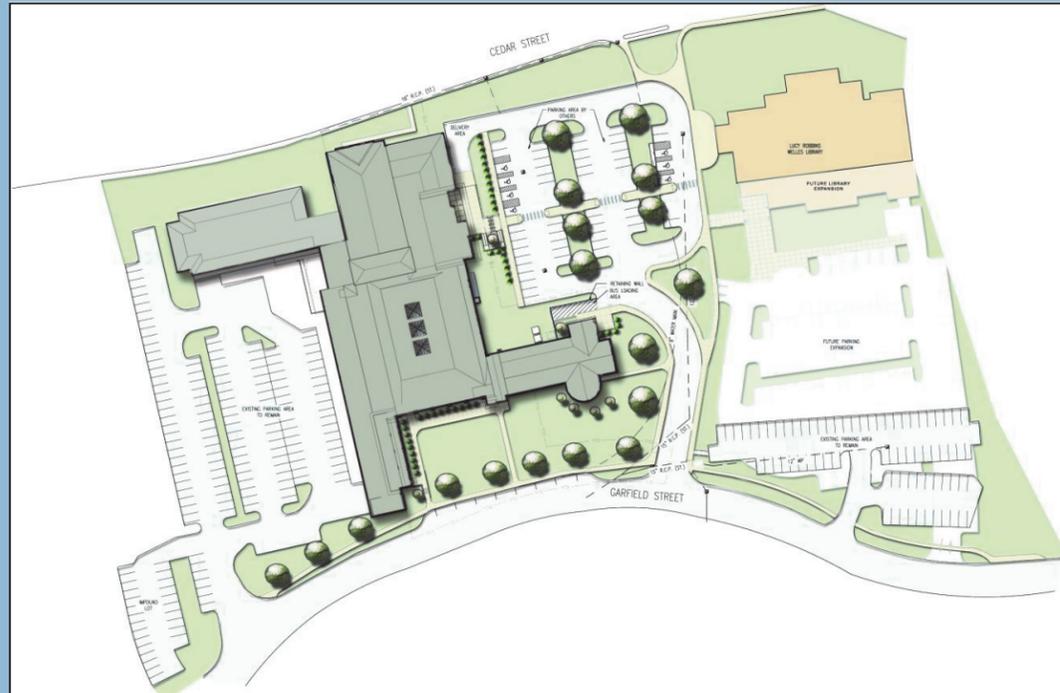
Current Bill - FY 2014-15
Debt Svc: \$78
CIP: \$222
Total: \$300

Estimated Bill - FY 2020-21*
Debt Svc: \$171
CIP: \$129
Total: \$300

*estimated bill with referendum approval

- It is anticipated that costs associated with the project not covered by grants or other sources of funds will be financed with bonds in three separate issues each having a twenty-year term.
- In accordance with the Town's long-range Capital Improvement Plan instituted in FY 2008, the Town annually budgets \$6.3 million for both its Capital Improvement Program (CIP) and its Debt Service associated with such programs.
- As the chart to the left indicates, the total of the CIP and Debt Service budget (\$6.3 million) is not expected to increase as a result of the additional debt associated with the referendum project.
- The current \$6.3 million budget equates to an annual cost of approximately \$300 for the average taxpayer.
- The additional financing for the project will change the ratio of CIP vs. Debt Service, as indicated in the table to the left, increasing Debt Service but decreasing CIP allocations.
- Therefore, funding for the project is not expected to result in an increase in the annual tax levy for each taxpayer.**

Proposed Town Hall Campus Site Plan



Project History and Scope

Newington Town Hall was built c. 1950. It was used as the Newington High School until 1971, when the building was converted to the present Town Hall.

The current Town Hall and adjacent Mortensen Community Center have experienced several infrastructure issues. The roof and steam heating system are failing, resulting in leaks, water and structural damage. The building also has electrical component, energy management control, air quality, circulation and security feature issues.

In addition, portions of the building currently do not meet several requirements of the Americans With Disabilities Act (ADA) and have space and storage issues.

In October, 2008, the Town Council instructed the Town Hall Renovations Project Building Committee (the "Committee") to oversee renovations to the Town Hall. After several years of research the Committee made a formal recommendation to the Town Council on April 28, 2014. The Committee recommended a renovation of the Town Hall to correct structural, space and ADA issues.

In accordance with the Committee's recommendation, the current courtyard would be converted into a central atrium with the various Town and Board of Education departments centrally located around the atrium. The current hallways would be removed, creating additional office, public and storage space within the existing building footprint.

It is expected that the renovations will extend the building's useful life by 50 years.

In accordance with the Committee's recommendation, a portion of the current Mortensen Community Center ("Center") would be demolished and a new Mortensen Community Center would be built at Mill Pond Park, along Willard Avenue. The Center would include additional space for multiple Town programs and community uses as well as the Town preschool and Parks and Recreation administrative offices.

The Committee also recommended final design for the Center begin in late 2014. Construction would take place from mid-2015 through mid-2016. Final design work for the Town Hall would begin in Spring, 2015. Construction would take place from mid-2016 through mid-2018.

Newington Town Hall Project Highlights



Architect Rendering of the Town Hall Atrium

Renderings and Site Plans by Kaestle Boos Architects

- 41,182 Square Feet (proposed)
- Under the Committee's recommendation, the existing courtyard would be converted into a center atrium with Town Departments located around the atrium
- Structural issues would be addressed
- Would meet ADA requirements
- Office, public & storage space would be increased
- Board of Education offices would be centralized in Town Hall
- A portion of the existing Community Center would be demolished and relocated
- Parking areas would be regraded and expanded to provide additional parking spaces
- A walkway would connect the Town Hall to the Library building



Architect Rendering of Renovated Town Hall Entrance

Mortensen Community Center Project Highlights

- 33,177 square feet (proposed)
- Under the Committee's recommendation, the Center would be constructed at Mill Pond Park, along Willard Avenue
- Would encompass approximately 1.6 acres, or 10.6% of the green space (grass area only) within Mill Pond Park*
- Would replace the existing Mortensen Community Center
- Would meet ADA requirements
- Would contain multiple areas for recreational programs and community use, the Town preschool program and administrative offices
- Would provide additional parking
- Final plans would be subject to review by Town appointed and elected boards

*Source: Mill Pond Park Greenspace Analysis, GIS Dept. 7-2014



Architect Rendering of the New Mortensen Community Center

For More Information

VISIT: newingtonct.gov for floor plans, financial & timeline information

EMAIL: townmanager@newingtonct.gov

CALL: (860) 665-8510

WRITE: Town Manager's Office, 131 Cedar Street, Newington, CT

Proposed Community Center Site Plan**



**Note: White circle indicates future location of Mill Pond Pool, budgeted in 2017-18 CIP and not part of the current bond proposal.

Proposed Community Center Location



Source: GIS Dept. 7-2014