



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR STEPHEN WOODS

MINUTES

NEWINGTON TOWN COUNCIL
Conference Room L-101 Lower Level – Town Hall
7:00 P.M.

May 27, 2014

The meeting was called to order by Mayor Woods at 7:00 p.m..

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Borjeson
Councilor Castelle
Councilor Cohen
Councilor Dinunzio
Councilor Klett - absent
Councilor Marocchini
Councilor McDonald
Councilor Nagel
Mayor Woods

Staff Attendees:

John Salomone, Town Manager
Craig Minor, Town Planner
Jamie Trevethan, Executive Assistant
Linda Irish-Simpson, Clerk of the Council

III. PUBLIC PARTICIPATION

Gail Budrejko, 21 Isabelle Terrace: She was not in favor of a housing survey that would lessen the quality of life in Newington. She moved to Newington by choice and did not want to live in an urban area or in a multi-family housing complex. She did not feel that the introduction of a housing survey while there was talk of transit oriented development was a coincidence. The survey was not introduced due to public demand but by those who championed certain issues. Mrs. Budrejko felt the only outcome from the survey would be to give the green light to development, perhaps along the busway. She stated seniors wanted to stay in Town and perhaps the Town should look into arranging for seniors to spend more time in their current home instead of moving to a senior complex. Senior housing could not be limited to

Newington residents only. She also cautioned that depending on how the questions were framed the answers could be skewed to support certain positions on development.

Rose Lyons, 46 Elton Drive: She found the Council's time limitations rules confusing and was disappointed at the Council's rule change regarding Councilors' comments at the beginning of the meeting. There were recently two meetings that were adjourned without any Councilors' comments and felt it was something that should be reviewed. Mrs. Lyons had asked at a previous meeting how many residents of Newington were in the Meadowview Housing and Victory Gardens. Once they moved in, they were considered Newington residents and should probably have asked how many were Newington residents prior to applying to those facilities. At the last meeting reference was made to the May 1 meeting of the Newington Junction Committee and assumed Maddy and she were the members of the public who Councilor Borjeson stated he notified. She wanted to set the record straight that she overheard Councilor Borjeson talking to a reporter about the meeting and approached him as to whether or not the public was invited. Mrs. Lyons hoped that future meetings would be publicized, recorded and the public invited. Her last comment was regarding the poor condition of the Town green prior to the parade, which was in need of being mowed. Mrs. Lyons hoped the employees of the Town would take a look around and not let personal agendas interfere with work.

Councilor Borjeson moved to suspend the rules to allow item V.A. to be discussed. The motion was seconded by councilor McDonald and passed 8 – 0 (Councilor Klett-absent).

IV. CONSIDERATION OF OLD BUSINESS

A. Discussion: Town Hall/Community Center Renovations Project

John Salomone and the construction manager gave an overview of the project with emphasis on a detailed discussion of the budget and project plan to include the layout of all the offices and the Community Center. The presentation is attached. Dave King, Kaestle Boos Vice President, gave an overview of the physical structure of Town Hall and the Community Center.

Councilor Castelle asked about the contingency amount of 10% decreasing as the design became more complete or if it would be fully utilized. It was explained that the contingency would go to 5% once the bidding had taken place. The contingency would cover two items 1) unexpected expenditures 2) bids that came in much higher than anticipated. He hoped that if some bids came in higher, other bids would be lower to balance each other out.

Councilor McDonald asked about the metal building planned for the Community Center. Mr. Moriarty explained the building would not be the ugly metal standard that people typically thought of but would save the budget approximately \$600k over conventional material.

Councilor Dinunzio asked if Ed was confident about the numbers and what the difference would be for a construction timeline versus pushing off the referendum to the November election. Ed indicated if pushed off to November it would make very little difference in the numbers but if pushed to the spring, some of the numbers would have to be adjusted. He further stated that the Community Center construction was due to start in June 2015 and if delayed two months, he would first go to Dave King and ask him to help them out. If he could not work with Ed, then the Center would probably not be enclosed by the winter.

Councilor Castelle commented that the Special Education and IT Department for the Board of Education would be brought into the Central Office. Space would be freed up in various schools once these departments moved. The Registrar had expressed concern about the proposed placement of voting machines to Councilor Cohen and it was indicated that was a discussion they could have at a later date. She also thought the Council chamber could be made larger by utilizing the hallway; however there was concern about egress from other parts of the building but it could also be looked at.

Mr. Salomone said that at the next meeting they would discuss the bonding issue itself, a sample resolution for the Council to consider, review the final budget, how the referendum would be handled and would vote on it at the second meeting in June if the Council felt they had enough information.

B. Town Center Streetscape Improvements Phase VI: Constance Leigh Drive and Lowrey Place

Councilor Marocchini moved the following:

WHEREAS, a plan entitled “Newington Center A Conceptual Development Study” was prepared for the Town by Maguire Group, Inc. and submitted to the Town in October 2003; and

WHEREAS, pursuant to Public Act 11-1 (AN ACT PROMOTING ECONOMIC GROWTH AND JOB CREATION IN THE STATE), the Commissioner of the Department of Housing is authorized “to make advancements to...sidewalk improvements or construction; street lighting;...landscaping and development of recreational areas and greenspace; bicycle paths; and other improvements or renovations deemed by the Commissioner to contribute to the economic success of the municipality”; and

WHEREAS, such improvements or renovations must be part of a plan previously approved by the governing body of the municipality to develop or improve town commercial centers to attract small businesses, promote commercial viability, and improve aesthetics and pedestrian access; and

WHEREAS, it is desirable and in the public interest that the Town of Newington make an application to the State for funding under the Main Street Investment Fund Program referenced in Section 78 and 79 of PA 11-1;

NOW, THEREFORE BE IT RESOLVED by the Newington Town Council that the plan entitled Newington Center Conceptual Development Study is hereby approved and the Town Manager is authorized to submit said application for the Main Street Investment Fund Program in the amount of \$500,000.

Mr. Salomone and Craig Minor reviewed the grant with the Council. If the funding was received, it would be similar to other grants in the past and would continue the development of Main Street. He explained this grant was competitive and was from a different pool of money than in the past. The fund was targeted for towns that had adopted plans for revising the downtown areas.

Mr. Minor said the plan was to enhance more along Constance Leigh and not do as much along Lowrey as was originally planned, since Lowrey might possibly look different in a few years.

Councilor Castelle asked about the sidewalks and Mr. Minor said all the older, cracked sidewalks would be replaced with the same pavers as used in Market Square. A resident had contacted the Council regarding difficulties in accessibility for the handicapped over the new pavers. Mr. Minor had not had any complaints about the pavers.

The motion was seconded by Councilor Cohen and passed 8 – 0 (Councilor Klett-absent).

C. Job Description & Classification Update: Executive Assistant to the Town Manager

Mr. Salomone explained the job description update was to more accurately reflect the actual duties of the Executive Assistant.

Councilor Borjeson moved the following:

RESOLVED:

The Newington Town Council hereby approves of amendments to the “Classification and Pay Plan” by approving a revised job/position description for the Executive Assistant to the Town Manager (A-5) position, to be renamed Assistant to the Town Manager for Administration and reclassified to A-6 as recommended by the Town Manager in his capacity as Personnel Director.

Councilor Dinunzio asked about other towns having an HR director and asked by updating the job description if the problem might be solved or moved in the right direction. Mr. Salomone replied the job was evolving and had added a half time position, which in the future might be full time. At that time, the assistant role would then expand into a more administrative role. Councilor Castelle was in favor of the resolution and after reviewing all the administrative roles felt the job might actually be an A-7 instead of A-6.

The motion was seconded by Councilor Marocchini and passed 8 – 0 (Councilor Klett-absent).

D. Job Description Updates: Various Board of Education Positions

Councilor McDonald moved the following:

RESOLVED:

The Newington Town Council hereby approves of amendments to the “Classification and Pay Plan” by approving the following revised job/position descriptions as recommended by the Town Manager in his capacity as Personnel Director:

Classification	Title
C-6	Administrative Clerk
C-8	Administrative Secretary
C-9	School Secretary
C-10	Administrative Secretary
C-10	Account Clerk
C-11	High School Secretary
LT-1	General Kitchen Worker
LT-3	Production Kitchen Cook
LT-4	School Bus Driver
LT-6	Custodian
LT-8	Production Kitchen Manager
LT-11	Maintainer III
LT-12	Lead Custodial Elementary Schools
LT-15	Heating and Ventilation Mechanic
LT-16	Lead Custodian Middle Schools
LT-17	Lead Custodian High School
LT-17	HVAC Technician/Mechanic/Maintenance Dept.
LT-18	Electrician
Seasonal	Seasonal Custodian/Landscaper
Part-Time	IT Equipment Readiness Assistant
Part-Time	School Security Officer
A-4	School Nurse (10 month)
A-5	Administrative Aide II
A-5	Executive Asst. to Superintendent
A-6	Assistant Athletic Director (12 month)
A-8	Senior Nurse Administrator (10 month)
Unclassified	Special Education Tutor
Unclassified	Job Coach

Councilor Dinunzio asked about the 10 month position for the school nurse and was told that there were separate requirements of tenure, etc. Some of the jobs worked throughout the year and others that followed the school calendar and the salary reflected that 10 or 12 month schedule. A nurse did not need to be at the school in the summer, which was why it was a 10 month position. Councilor Nagel commented that any changes in pay scale as a result of the resolution would be included in the present Board of Ed budget.

The motion was seconded by Councilor Borjeson and passed 8 – 0 (Councilor Klett-absent).

V. CONSIDERATION OF NEW BUSINESS

A. Automatic External Defibrillator (AED) Presentation: Newington Volunteer Ambulance

Newington Volunteer Ambulance Assistant Chiefs' Trevor Harris and Scott Mangan presented the Town with three automatic external defibrillators. Two would be placed at the Town pools and one would be used by the athletic trainers. The gifts were from the Volunteer Ambulance Corps as well as Newington Memorial Funeral Home, Beatrice Eckert Memorial and the Family. Anyone trained in CPR would be taught how to use one of these machines.

Mayor Woods thanked them for the generous gifts but hoped they would stay on the shelf and not have to be used. Mr. Myers, Director of Athletics, thanked the NVA for the gift and for the help they have given to the athletic programs in Town. Mr. Till, Superintendent of Parks and Recreation, also thanked the NVA for the gift which would be available at Mill Pond and Churchill Pools.

B. Suspense List

John Salomone explained the list was an accounting procedure that took some of the oldest taxes off the tax ledger but the Town would still try to collect them.

VI. RESIGNATIONS/APPOINTMENTS

- A. Appointments to Boards and Commissions**
 - 1. Affordable Housing Monitoring Agency**
 - 2. Commission on Aging and Disabled**
 - 3. Half-Town Committee**
 - 4. Board of Education Roof Replacement Project Building Committee**
 - 5. Capitol Region Council of Governments**
 - 6. Committee on Community Safety**
 - 7. Conservation Commission**
 - 8. Development Commission**
 - 9. Downtown Revitalization Committee**
 - 10. Employee Insurance & Pension Benefits Committee**
 - 11. Environmental Quality Commission**
 - 12. Board of Ethics**
 - 13. Fair Rent Commission**
 - 14. Newington Housing Authority**
 - 15. Newington Housing Needs Study Committee**
 - 16. Open Space Committee**
 - 17. Human Rights Commission**
 - 18. Newington School Career Technical Program Renovation Project Building Committee**
 - 19. Open Space Committee**
 - 20. Board of Parks and Recreation**
 - 21. School Improvements Project Building Committee**
 - 22. STEM Academy PBC**
 - 23. Senior & Disabled Center Roof Replacement Project Building Committee**
 - 24. Standing Insurance Committee**
 - 25. Town Plan & Zoning Commission**
 - 26. Tri-Town Community Cable Access**
 - 27. Vehicle Appeals Board**
 - 28. West Meadow Cemetery Expansion Project Building Committee**
 - 29. Zoning Board of Appeals**

Councilor Borjeson and Councilor Nagel moved the following:

RESOLVED:

That the Newington Town Council hereby makes the following appointment(s):

8. Development Commission

Name	Address	Party	Term	Replaces
Alternate: Ken St. Onge	56 Grandview Terrace	D	Immediate – 11/30/16	S. Marcinczyk (term exp. 11/30/13)
Alternate:			12/1/13 – 11/30/16	Vacant

8. Newington Housing Study Needs Committee

Name	Address	Party	Term
NTC REP: Terry Borjeson	45 Glenview Drive	D	NTC Term
NTC REP: David Nagel	1175 Main Street	R	NTC Term
TPZ REP: Robert Serra	237 Reservoir Road	D	TPZ Term
Senior Center Member (Public):			5/13/14 - Indefinite
Interfaith Community Member: William Hall	26 Kowal Court	R	5/13/14 - Indefinite

25. Town Plan & Zoning Commission

Name	Address	Party	Term	Replaces
Alternate:			12/1/2013 – 11/30/2017	A. Ekstrom (term exp. 11/30/13)
Alternate:				Vacant
Alternate: Richard A. Khentigan	79 Whitewood Road	D	12/1/13 – 11/30/15	K. Leggo (resigned/full member 11/2013)

The motion was seconded Councilors Castelle and McDonald and the motion passed 8 – 0 (Councilor Klett – absent)

There was discussion on whether or not the Republicans could nominate a Democrat for a place on the TPZ and it was explained that there was no opening for a Democrat on the committee. There would not be sufficient minority representation on the committee; however, if there was a Democrat position open,

the Republicans could nominate the individual. The Republicans could only at this time nominate a Republican, Independent or Unaffiliated individual.

VII. TAX REFUNDS

A. May 13, 2014 (tabled 5-13-14)

Councilor Castelle moved the following:

RESOLVED:

That property tax refunds in the amount of \$ 366.79 are hereby approved in the individual amounts and for those named on the "Requests for Refund of an Overpayment of Taxes," certified by the Revenue Collector, a list of which is attached to this resolution

The motion was seconded by Councilor Cohen and passed 8 – 0 (Councilor Klett-absent).

B. May 27, 2014

Councilor Castelle moved the following:

RESOLVED:

That property tax refunds in the amount of \$ 277.11 are hereby approved in the individual amounts and for those named on the "Requests for Refund of an Overpayment of Taxes," certified by the Revenue Collector, a list of which is attached to this resolution.

The motion was seconded by Councilor Cohen and passed 8 – 0 (Councilor Klett-absent).

VIII. MINUTES OF PREVIOUS MEETINGS

A. Regular Meeting, April 8, 2014 (Tabled 4-22-14)

Councilor Nagel asked the minutes be amended to read from Councilors' comments: Councilor Nagel said that the budget process was not determined through the process he thought it would go through.

Councilor Cohen made a motion to accept the minutes as amended and was seconded by Councilor Dinunzio. The motion passed 8 – 0 (Councilor Klett-absent).

B. Regular Meeting, April 22, 2014 (Tabled 5-13-14)

Councilor Cohen made a motion to accept the minutes and was seconded by Councilor Marocchini. The motion passed 8 -0 (Councilor Klett-absent).

IX. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC

None

X. COUNCIL LIAISON/COMMITTEE REPORTS

Councilor Borjeson stated that CCROG would be expanding to 38 towns on June 30. He felt it would be a good thing for all.

Councilor Cohen commented that in the Town Manager's report she was disappointed to read the number of false alarms the Fire Department had to answer. She asked if something could be done to publicize the situation but the Mayor also indicated that in some cases, alarms went off in businesses during storms or high wind situations. There are fines that could be imposed in repeat situations.

XI. PUBLIC PARTICIPATION – IN GENERAL

Madeline Kenny, 53 Crestview Drive: She was concerned about access to handicapped facilities and asked that perhaps in the work to be done at Market Square the Town could talk to people who would actually be using the ramps, etc. for their input.

Rose Lyons, 46 Elton Drive: She commented on the following a) She appreciated the enhanced video portion and it was the first one that she could actually see b) She felt that the proposed work on Constance Leigh should also include input from people who would be using the area. c) Signage was a sore point with her since \$1.8 million had been spent on a municipal parking and \$1.2 million on Market Square but nobody could find \$13k for signage. Mrs. Lyons hoped there was money in the Town Hall renovation budget for signage d) she hoped that all departments had input into the design of the new Town Hall and e) she thanked Jamie Trevethan for all her help, professionalism and for all she did.

XII. REMARKS BY COUNCILORS

Councilor Nagel commented on 1) Senior Center Volunteer Dinner-he gave thanks to all the people involved for a wonderful dinner and thought the Fire Department dinner was outstanding. He also thanked all the volunteers who put the parade together and the memorial service. 2) He received information on Church Street and the work being done there from Mr. Slusarski. The work was supposed to be done and installed by the middle or end of June. The Councilor also asked if the area between Windmill and Church were both to be repaved. He also asked about work being done on Deming Farm. Mr. Salomone indicated the project would be done in late summer and was on schedule, was not sure about the streets being paved curb to curb and would check on it. Mr. Salomone said work had been done at Deming Farm by the Town in cooperation with the contractor to bring a water line into the building and the disturbance on the North of the building would be fixed by a gravel parking area put in at the request of the Museum for parking for staff and others.

Councilor Borjeson said the Fire Department award presentation was a great event and would be hard pressed to beat next year. He said they received the Newington Junction report and the committee was reviewing it. Once that was done, it would be distributed to the public.

Councilor Dinunzio stated that Councilor Klett was not at the meeting due to a family illness. He asked Mr. Salomone to have the town attorney address the party affiliation issue on the TPZ. He said there had been a study done regarding the five town dispatch center regionalization and asked for an update on it.

Councilor Marocchini said the Newington Childrens' Theater Company was doing Alice in Wonderland during the next two weekends: Fri/Sat 7 p.m. and Sat/Sun 2 p.m. He urged the public to attend.

Councilor Castelle wanted to congratulate John Salomone and Ann Harter on receiving a Certificate of Achievement for Excellence in Financial Reporting for the 14th year in a row. Councilor Cohen also wanted to congratulate Ann Harter and John Salomone on receiving their award and wanted the Town residents to know that the reports generated had a lot of wonderful information regarding the Town beyond the operating budget.

Councilor McDonald also congratulated John Salomone and Ann Harter, which was a feather in their cap. She also said she was glad to see the football team had gotten equipped with higher level and quality helmets. She was pleased to be part of the Memorial Day Parade and while getting a ride back to her car by Officer Wagner she said he talked about a ride along day which she planned to take them up on. Councilor McDonald attended both the Senior Center dinner and the Fire Department dinner and was pleased to see so many young volunteers at the Senior Center. She thanked the volunteer Fire Department for the dangerous work they did every day without pay. She wanted to reassure the residents from the Day, Francis, and Starr Street area and the Newington Junction area in general that their concerns were heard.

Mayor Woods wanted to thank everyone who attended the parade to support the veterans. This year they remembered the 29 men who lost their lives in service. He commented that there was no hidden agenda regarding the housing needs survey. It was at first an attempt to find out about seniors and their needs. At that point it was thought a good idea to look at all housing needs in Town, which would be a tool for the various departments to use in their planning. He was surprised at the amount of time spent on housing at the recent presentation versus the amount of office, R & D, light industrial and commercial space available. There was the potential for over a million square feet in that area which might include some housing but not the amount talked about.

XIII. EXECUTIVE SESSION RE: TOWN POLICY/PROCEDURE REVIEW

No need for this session

XIV. ADJOURNMENT

Councilor Marocchini moved at 9:45 p.m. to adjourn the meeting and was seconded by Councilor Dinunzio. The motion passed 8 – 0 (Councilor Klett-absent).

Respectfully Submitted,


Linda Irish-Simpson
JT

Linda Irish-Simpson
Clerk of the Council

Cc: T. Lane, Town Clerk
Attach.

Newington Community Center
SCHEMATIC DESIGN
NEWINGTON, CT
January 27, 2014

SPEC SECTION	DESCRIPTION	TOTAL VALUE	COST PER SF	PERCENT
01	GENERAL REQUIREMENTS	\$ 113,902	3.44	1.29
	ASBESTOS ABATEMENT	Not Required	-	-
31-33	SITE WORK	\$ 816,903	24.65	9.25
033004	CIP CONCRETE	\$ 565,664	17.07	6.40
042000	UNIT MASONRY	\$ 281,681	8.50	3.19
051204	STRUCTURAL STEEL FRAMING (053004)	\$ 1,415,698	42.72	16.03
055000	METAL FABRICATIONS	\$ 24,600	0.74	0.28
061053	ROUGH CARPENTRY (061600)	\$ 91,192	2.75	1.03
064023	INTERIOR ARCH WOODWORK	\$ 178,650	5.39	2.02
071416	SELF-ADHERING SHEET WATERPROOFING	NOT Applicable	-	-
072100	INSULATION	\$ 10,638	0.32	0.12
072726	FLUID APPLIED MEMBRANE AIR BARRIERS	\$ 81,270	2.45	0.92
074000	ROOFING & METAL PANELS	w051204	-	-
078413	PENETRATION FIRESTOPPING	w/Trades	-	-
079200	JOINT SEALANTS	\$ 24,854	0.75	0.28
081113	HOLLOW METAL DOORS & FRAMES	\$ 17,300	0.52	0.20
081416	FLUSH WOOD DOORS	\$ 19,250	0.58	0.22
083113	ACCESS DOORS & FRAMES	\$ 500	0.02	0.01
083600	OVERHEAD DOORS	\$ 5,000	0.15	0.06
084213	ALUMINUM STOREFRONTS & WINDOWS	\$ 148,985	4.50	1.69
087100	DOOR HARDWARE	\$ 23,000	0.69	0.26
088000	GLAZING	\$ 41,460	1.25	0.47
089000	LOUVERS & VENTS	\$ 1,500	0.05	0.02
092116	GYP SUM	\$ 378,183	11.41	4.28
093000	TILING (093003)	\$ 59,680	1.80	0.68
095113	ACOUSTICAL PANEL CEILINGS	\$ 64,035	1.93	0.72
096400	WOOD FLOORING	NOT Included	-	-
096516	RESILIENT FLOORING	\$ 284,200	8.58	3.22
096816	SHEET CARPETING	\$ 13,259	0.40	0.15
099100	PAINTING	\$ 54,815	1.65	0.62
101100	VISUAL DISPLAY SURFACES	\$ 5,000	0.15	0.06
101400	SIGNAGE	\$ 13,525	0.41	0.15
102113	TOILET COMPARTMENTS	\$ 4,500	0.14	0.05
102800	TOILET ACCESS	\$ 9,915	0.30	0.11
104400	FIRE SPECIALTIES	\$ 1,918	0.06	0.02
105000	LOCKERS	\$ 23,350	0.70	0.26
113100	RESIDENTIAL APPLIANCES	\$ 5,560	0.17	0.06
114800	GYMNASIUM EQUIPMENT	\$ 83,136	2.51	0.94
122300	WINDOW TREATMENTS	\$ 14,500	0.44	0.16
124813	FLOOR MATS	\$ 8,640	0.26	0.10
140000	ELEVATOR	NOT Applicable	-	-
	WET-PIPE SPRINKLER SYSTEMS	\$ 132,556	4.00	1.50
	PLUMBING	\$ 215,404	6.50	2.44
	HVAC	\$ 1,159,865	35.00	13.13
	ELECTRICAL	\$ 729,058	22.00	8.25

Newington Community Center
SCHEMATIC DESIGN
NEWINGTON, CT
January 27, 2014

SPEC SECTION	DESCRIPTION	TOTAL VALUE	COST PER SF	PERCENT
	SUB - TOTAL	\$ 7,123,144	\$ 214.95	\$ 80.64
	CONTINGENCY - 8%	\$ 569,852	17.20	6.45
	STAFF/GENERAL CONDITIONS	\$528,000	15.93	5.98
	INSURANCE - \$6.00/1000	\$ 49,326	1.49	0.56
	P & P BONDS	\$ 82,703	2.50	0.94
	BUILDING PERMIT - NO CHARGE BY TOWN	\$ -	-	-
	FEE (1.68%)	\$ 140,331	4.23	1.59
	TOTAL	\$ 8,493,356	\$ 256.29	\$ 96.15
	ESCALATION - 4%	339,734	10.25	3.85
	TOTAL	\$ 8,833,090	\$ 266.55	100.00
Gross Building Area in SF				
	New Construction			
	Main Level	<u>33,139</u>		
	TOTAL	33,139		
Project Duration				
	Construction (Includes Close-out)		12 Months	

**Newington Town Hall
RENOVATIONS AND ATRIUM CORRIDORS
FINAL SCHEMATIC DESIGN
NEWINGTON, CT
March 13, 2014**

SPEC SECTION	DESCRIPTION	TOTAL VALUE	ADD FULL ATRIUM	ADD ASBESTOS ABATEMENT	TOTAL
01	GENERAL REQUIREMENTS	\$ 211,900			
	ENCLOSURES AND TEMPORARY HEAT	\$ 58,005			
31-33	SITE WORK	\$ 356,699			
024100	MASS DEMOLITION	\$ 190,604			
024119	SELECTIVE DEMOLITION	\$ 836,595			
033004	CIP CONCRETE	\$ 217,374			
042000	UNIT MASONRY	\$ 709,667			
051204	STRUCTURAL STEEL FRAMING (053004)	\$ 361,285			
N/A	MECHANICAL MEZZANINE - Deleted	\$ -			
055000	METAL FABRICATIONS	\$ 135,260			
061053	ROUGH CARPENTRY	\$ 326,590			
064023	INTERIOR ARCH WOODWORK	\$ 248,490			
071416	SELF-ADHERING SHEET WATERPROOFING	\$ 7,500			
072100	INSULATION	\$ 11,000			
072726	FLUID APPLIED MEMBRANE AIR BARRIERS	\$ 41,427			
074000	ROOFING & METAL PANELS	\$ 797,418			
078100	FIREPROOFING	\$ -			
078413	PENETRATION FIRESTOPPING	w/trades			
079200	JOINT SEALANTS	\$ 18,000			
081113	HOLLOW METAL DOORS & FRAMES	\$ 48,200			
081416	FLUSH WOOD DOORS	\$ 54,800			
083113	ACCESS DOORS & FRAMES	\$ 3,200			
083320	"MALL FRONT" GRILLS	\$ 15,400			
083600	OVERHEAD DOORS	\$ -			
084000	VAULT DOORS	\$ 24,000			
084213	ALUMINUM STOREFRONTS & WINDOWS	\$ 426,725			
087100	DOOR HARDWARE	\$ 62,380			
088000	GLAZING	\$ 11,410			
089000	LOUVERS & VENTS	\$ 5,000			
092116	GYPSON	\$ 594,547			
093000	TILING (093003)	\$ 139,805			
095113	ACOUSTICAL PANEL CEILINGS	\$ 213,994			
096516	RESILIENT FLOORING	\$ 61,349			
096816	SHEET CARPETING	\$ 209,300			
096900	RAISED ACCESS FLOORING	\$ 3,348			
099100	PAINTING	\$ 144,094			
101100	VISUAL DISPLAY SURFACES	\$ 15,250			
101400	SIGNAGE	\$ 25,600			
102113	TOILET COMPARTMENTS	\$ 5,600			
102800	TOILET ACCESS	\$ 23,585			
104400	FIRE SPECIALTIES	\$ 3,434			
105000	LOCKERS	\$ -			
105500	POSTAL SPECIALITIES - ALLOWANCE	\$ 15,000			
105600	HIGH DENSITY STORAGE	\$ 20,000			
113100	RESIDENTIAL APPLIANCES	\$ 9,960			
115213	AUDIO VISUAL SYSTEMS - ALLOWANCE	\$ 27,500			
122300	WINDOW TREATMENTS	\$ 57,805			
124813	FLOOR MATS	\$ 8,160			
140000	ELEVATOR	\$ 152,555			
210001	WET-PIPE SPRINKLER SYSTEMS	\$ 405,612			
220001	PLUMBING	\$ 584,498			
230001	HVAC	\$ 2,223,899			
240001	MEP COORDINATION	\$ 145,600			
260001	ELECTRICAL	\$ 1,759,594			
261001	SECURITY ALLOWANCE	\$ 50,000			

Newington Town Hall
RENOVATIONS AND ATRIUM CORRIDORS
FINAL SCHEMATIC DESIGN
NEWINGTON, CT
March 13, 2014

SPEC SECTION	DESCRIPTION	TOTAL VALUE	ADD FULL ATRIUM	ADD ASBESTOS ABATEMENT	TOTAL
	SUB - TOTAL	\$ 12,079,016	\$ 581,668	\$ 1,074,550	\$ 13,735,234
	CONTINGENCY - 10%	\$ 1,207,902	\$ 58,167	\$ 107,455	\$ 1,373,523
	STAFF/GENERAL CONDITIONS	\$ 1,222,480	\$ -	\$ -	\$ 1,222,480
	INSURANCE - \$6.00/1000	\$ 87,056	\$ 3,839	\$ 7,092	\$ 97,987
	P & P BONDS	\$ 131,368	\$ 5,793	\$ 10,702	\$ 147,863
	BUILDING PERMIT - DELETED	\$ -	\$ -	\$ -	\$ -
	FEE (1.68%)	\$ 247,427	\$ 10,911	\$ 20,157	\$ 278,495
	TOTAL	\$ 14,975,249	\$ 660,378	\$ 1,219,956	\$ 16,855,583
	ESCALATION - TWO YEARS 6%	898,515	39,622	39,622	977,759
	TOTAL	\$ 15,873,764	\$ 700,000	\$ 1,259,578	\$ 17,833,342

Gross Building Area In SF

Renovations Heavy	45,267
Renovations - light	12,203
New Additions	5,960
TOTAL	<u>63,430</u>



PROPOSED SQ. FT. FOR THE NEW MORTENSEN COMMUNITY CENTER

DEPARTMENT	REQUIRED SPACE	PROPOSED SPACE	CURRENT SPACE
Administration	1,300 Square Feet	1318 Square Feet	1,158 Square Feet
Arts & Crafts	1000 Square Feet	760 Square Feet	535 Square Feet
Center Pre-School	1,000 Square Feet	1,061 Square Feet	Off-Site
Dance / Aerobic Room / Dance Storage	1,500 Square Feet	1,798 Square Feet	In Gymnasium
Multi-Purpose Room	2,000 Square Feet	2,341 Square Feet	N/A
Gymnasium / Multi-Purpose / Storage	16,000 Square Feet	15,112 Square Feet	8,885 Square Feet
Kitchen Area	500 Square Feet	334 Square Feet	285 Square Feet
Locker Rooms	3,000 Square Feet	1,091 Square Feet	1,397 Square Feet
Main Lobby	300 Square Feet	300 Square Feet	N/A
Support Facilities including Circulation	11,000 Square Feet	5,273 Square Feet	N/A
Teen Center	1000 Square Feet	985 Square Feet	2,817 Square Feet
TOTALS	38,600 Square Feet	30,373 Net Square Feet	15,077 Square Feet
		33,137 Gross Square Feet	



PROPOSED SQ. FT. FOR THE TOWN HALL

DEPARTMENT	REQUIRED SPACE	PROPOSED SPACE	CURRENT SPACE
Assessor & Town Collector	2,530 Square Feet	3,850 Square Feet	2,199 Square Feet
Board of Education <small>(Excludes Transition Academy) (Includes Helen Nelson Conf. Room)</small>	12,497 Square Feet	12,097 Square Feet	7,148 Square Feet
Building Dept. / Engineering / Town Planner	4,347 Square Feet	4,160 Square Feet	3,653 Square Feet
Facilities	483 Square Feet	236 Square Feet	236 Square Feet
Finance	1,650 Square Feet	2,214 Square Feet	966 Square Feet
Human Services	4,600 Square Feet	7,331 Square Feet	1,971 Square Feet
Health Department	817 Square Feet	336 Square Feet	318 Square Feet
Information and Technology	1,610 Square Feet	1,410 Square Feet	1,123 Square Feet
Registrar	1,725 Square Feet	2,511 Square Feet <small>(includes Voting Machine Storage)</small>	579 Square Feet
Town Managers Office	3,306 Square Feet	2,889 Square Feet	2,110 Square Feet
Town Council <small>(Excludes Auditorium)</small>	1,150 Square Feet	1,574 Square Feet	996 Square Feet
Town Clerk	1,900 Square Feet	2,574 Square Feet	1,878 Square Feet
TOTALS	15% Added to each space for Intra Department Circulation 36,615 Square Feet	41,182 Square Feet	23,177 Square Feet













