

TOWN OF NEWINGTON

TOWN HALL RENOVATION PROJECT BUILDING COMMITTEE

SPECIAL MEETING MINUTES

February 21, 2012

TOWN HALL CONFERENCE ROOM L100

I. Call to Order –the meeting was called to order at 5:31 PM by Deputy Mayor McBride.

II. Roll Call – Members present: Scott McBride; Myra Cohen; Jay Bottalico (arrived at 5:50 PM), and Pamela Raynock. Others present: David King and Fred Khericha, Kaestle Boos Associates; Lou Jachimowicz, Chief Financial and Operations Officer; Robert Korpak, Director of Facilities Management; and Jeff Baron, Director of Administrative Services (left at 6:00 PM).

III. Public Participation – None.

IV. Election of Officers – Mrs. Cohen made a motion to nominate Scott McBride to serve as Chairperson of the Committee. Second by Mrs. Raynock. The motion passed unanimously.

V. Approval of Prior Meeting Minutes – Mrs. Cohen made a motion to approve the minutes of the January 19, 2012 meeting as presented. Second by Mrs. Raynock. The motion passed unanimously.

VI. Discuss and take action on Project Architect’s Analysis –

A. Town Hall roofing – Kaestle Boos Associates presented cost estimates for replacing various roof areas at Town Hall, with three material options.

B. Type of Roofing – The Town Hall has both low and high slope roof areas. Both the shingle areas and the built up asphalt areas need to be replaced. Mr. King presented a sample of PVC laminate, used for low slope areas. It is a two layer, heat welded sheet, stronger than any adhesive. It would be placed over tapered insulation to provide a pitch to the roof drains. For the high slope roof areas, the shingles could be

replaced by shingles or a metal roof. Metal is more costly, the color deteriorates over time, and there are more seams. There is one other choice, the same product as for the low slope roof areas, with glued plastic seams. This 20 year product mimics the design of a metal roof, and cost-wise is in the middle between metal and shingles. Insulation will go under any membrane installed. Mr. Korpak spoke with roofing contractors, whose recommendation was to install shingles because of their longevity and price. The schools have installed EPDM roofs. The PVC laminate product comes in various colors. White would be installed on the low slope portions of the roof. The Architect recommends either shingles or PVC for the high slope portions. The shingles on the roof at present would be removed. The Kaestle Boos estimates have some allowance for the replacement of decking underneath the roof surface. The cost estimate for the Transition Academy area of the building only, with all PVC, was roughly \$160,000. Mr. Bottalico made a motion that the Committee select the shingled roof option for the Transition Academy Area, with the estimated cost of \$89,910 for the pitched roof and \$17,908 for the flat roof and submit this recommendation and costs to the Finance Director for the Capital Improvement Plan Committee meeting on February 23rd. Second by Mrs. Raynock. The motion passed unanimously by a vote of 4 YES to 0 NO.

C. Site evaluation – Kaestle Boos Associates looked at the overall campus and presented a handout containing several options, focusing primarily on the location of the gymnasium and Community Center. There were no cost estimates presented.

1. Scheme A - the gym is removed from Town Hall and the Community Center relocated over by where the Mill Pond Park pool is now; a new entrance for the Town Hall with a cover (roof) over the courtyard; an entrance plaza; an addition to the library; a small parking area on Garfield Street with the main entrance to the Town Hall on Garfield Street also; and the Transportation Garage relocated to another site (options for the Transportation Garage were presented to the Town Manager by staff late last year). This scheme addresses traffic flow and children crossing the street during the summer playground program.
2. Scheme B – the Community Center would be relocated to where the Bus Garage is now, all other items from Scheme A stay the same. The Architect is concerned about the space for this site being sufficient for the Community Center. This will be exacerbated if the pools at Mill Pond, which are well beyond their useful life, would be relocated to inside or immediately adjacent to the Community Center.

3. Scheme C – the Community Center would be off Garfield Street, behind the library. Mrs. Raynock noted that there would not be sufficient parking in this scheme. Kaestle Boos Associates did the study for the library expansion and took the aspects of that study into account when developing these schemes.

4. Scheme D – the Community Center remains as part of Town Hall. Garfield Street would be relocated away from Town Hall for additional parking.

5. Scheme E – Garfield Street is realigned where the power substation was and the Community Center is relocated to where the Transportation Garage is now.

6. Discussion – If the gym is relocated the atrium and new front entrance can be built. The wasted space in the corridors can be reclaimed. If the gym stays where it is the office space in Town Hall can't be reconfigured. Mr. Bottalico felt that this was a major renovation and that it should be done right. He stated his support for removing the existing gym and building a new Community Center. The Chair framed the question as the Committee's need to make a determination to move the Community Center off site or keep it where it is, in its current location, for minimal cost savings. Aspects of the various schemes were discussed.

7. Decision – the Committee agreed by consensus that it was interested in moving the gymnasium to a different location, but that it was also interested in seeing what the cost would be, the logistics involved and what that relocation would entail. Mr. Korpak has given design figures related to this to the Town Manager and will also pass those on to the CIP Committee.

D. Town Hall courtyard – Kaestle Boos Associates presented what would be proposed if an atrium were to be created at Town Hall. There would be eight columns that stand apart from the existing building. There would be truss work and either a big opening or a series of three skylights. Portions of the roof area would be adjacent to the pitched roof and would create a gutter for the pitched roof. It would be a two story high space, roughly 100' by 50' (5,000 square feet). There could be a planting area. Offices would open on to the main entrance area and have sliding doors. After hours, this space could be used for other things, such as art shows, Town Council meeting overflow, etc. There would be stairs and elevator access to the second floor. There would be access to all Town offices and the Board of Education, with a separate entrance for Human Services. Mr. Bottalico noted that offices could enlarge and have more storage space. There will be a plaza in front of the building. The Committee will gain back expensive space if the gymnasium is relocated. The main area for parking

is by the library. There would be no or limited parking in the front of the building. The Chair noted that parking was disconnected from the front entrance. Otherwise, he was excited about the atrium concept. The Project Architect was directed to look at doing something with parking for the front of the building. No formal action was taken.

VII. Any Other Business Pertinent to the Committee – None.

VIII. Public Participation – None.

IX. Committee response to public participation – None.

X. Adjournment – the meeting adjourned at 7:10 PM.

Respectfully submitted,

Jeff Baron

Director of Administrative Services