

TOWN OF NEWINGTON

TOWN HALL RENOVATIONS PROJECT BUILDING COMMITTEE

March 31, 2015

TOWN HALL LOWER LEVEL CONFERENCE ROOM L101

SPECIAL MEETING MINUTES

I. Call to Order – The meeting was called to order by Chairperson Alan Bongiovanni at 7:00 PM.

II. Roll Call – Members present: Alan Bongiovanni, Chairperson; Jim Marocchini; Dave Nagel; Sarah Jorgensen-Bucchi; Alan Nafis; and Whit Przech. Others present: Members of the public; Chuck Boos and Nelson Bastos, Kaestle Boos Associates; Dave Langdon, Director of Facilities Management; and Jeff Baron, Director of Administrative Services. Mr. Bongiovanni welcomed new Committee member Alan Nafis.

III. Public Participation - None.

IV. Approval of Prior Meeting Minutes – Mr. Marocchini made a motion to approve the minutes of the March 9, 2015 meeting as presented. A second to the motion was made by Ms. Jorgensen -Bucchi. The motion passed by a vote of 5 YES to 0 NO with 1 abstention (Nafis, not yet a sworn Committee member at the time of the meeting).

V. Current Auditorium Code Report – Mr. Baron had requested that the Fire Marshal identify the fire code violations that needed to be corrected in order to make the auditorium and the stage acceptable for use for theatrical productions. The Fire Marshal's response had been distributed prior to the meeting. It referred to corrective action that would be required at this time in order to comply with the fire code. Other than identifying fire code deficiencies it did not address items within the charge of the Committee. Mr. Nagel stated that he had been looking for the items that needed to be fixed, not just fire code violations. He was looking to determine if it was just as expensive to fix these items as it was to pursue another alternative. Mr. Bongiovanni stated that this space, along with the rest of the building, would have to be corrected to meet all code requirements, including the Americans with Disabilities Act.

VI. Schedule – Mr. Baron had distributed a proposed project schedule in response to comments made at the previous meeting. It was an aggressive schedule that contained assumptions that the Committee had not agreed upon. Mr. Baron consulted with the Town Clerk for the referendum schedule and the Finance Director for the Bond Counsel's schedule. Mr. Bongiovanni stated that if all the pieces fell into place that would be ideal. Mr. Boos felt that, for the post referendum schedule, at least twice the

time or more would be needed to prepare construction documents. For the schedule prior to the referendum, he noted that the Committee needed to select a direction to go in. Progress would also depend on the Construction Manager's budget.

VII. Construction Manager Services – Mr. Bongiovanni stated that the Town will require a construction professional to assist with the project. On previous Town projects, he has had the most success with a Construction Manager as Owner's Representative or Advisor. The Construction Manager on those projects did estimating, value engineering, etc. Downes Construction Company was selected by the previous Project Building Committee as a Construction Manager at Risk. Mr. Baron distributed a one page analysis showing areas of responsibility under different project delivery methods. The Chairperson would prefer that this Committee select their own Construction Manager. Mr. Nafis felt that it would not be cheaper to go with a Construction Manager at Risk. He also preferred a Construction Manager as Advisor. Mr. Przech stated his preference for a Construction Manager as Advisor, feeling it would save the Town money and provide better management of the project. Mr. Marocchini stated that this was a large project and that a Construction Manager would be needed to oversee it. Ms. Jorgensen-Bucchi favored a Construction Manager at Risk. She felt a Construction Manager as Advisor would have less control. The Construction Manager at Risk works for the Town specifically. She stated she had a lot of different concerns. She asked Mr. Langdon if he had a preference. Mr. Langdon replied that he has had success with both forms. Ms. Jorgensen-Bucchi requested that Downes Construction be given a chance to address the Committee. Mr. Nagel also felt that was a good idea. He wanted to hear what Downes Construction has to offer. Mr. Marocchini also agreed. Mr. Baron will invite Downes Construction Company to the next Project Building Committee meeting.

VIII. Town Hall Conceptual Design – Presented by Mr. Boos. Since the last Project Building Committee meeting he had made presentations to both Town department heads and Board of Education staff. There were some issues to resolve. Human Services has been moved to where the Transition Academy had been and the Transition Academy is moved to the Upper Level. The program has been satisfied with expansion to each of the areas. He started with the Site Plan, showing two gyms and parking for about 100 more vehicles. He had been reminded that there was still a need to complete negotiations for the use of the library's land for additional parking. This needs to be resolved before moving too far forward. The Upper Level Floor Plan showed two gymnasiums and support spaces for them. This area can still be segregated for after hour activities. The Transition Academy is now where the courtyard space had been. The Main Level Floor Plan has a split level main entrance. Mr. Boos also reviewed the proposed office layout on that level. The Lower Level Floor Plan now has the Fire Department on this level, along with Human Services. The Human Services space was sized to meet their requirements. Channel 14 and Facilities also remain on this level.

Mr. Boos then presented a one gym floor plan. On the Upper Level Floor Plan for this concept, the gymnasium would be at the same level as the parking lot. The two gym concept would require demolition of the current auditorium, Town Clerk's Office and front entrance. The one gym concept would preserve the auditorium space. With the one

gym concept, the auditorium would be used for program space. There would no longer be a stage and the floor would be levelled.

At the Town department head meeting strong concerns were raised about using a phasing methodology for this project and how phasing would be implemented. A preference was expressed for demolishing the building and moving operations off site. If operations were to remain in the building, the project would have to be phased. This would probably result in a 30 to 36 month construction project. If demolition of the entire building were possible, the abbreviated schedule could improve the project cost. The current building has lots of corridor space. The concepts presented would save some of the center core. The Building Committee gave Mr. Boos permission to present what the site would look like if everything was new.

The New Building Site Plan called for a three story Town Hall that included 1-1/2 gymnasiums and program space for Parks and Recreation. It would correct police department problems raised by Town Hall department heads about public access to the Records Division. A new Town Hall would be 80' x 300' with 25,000 square feet of space. The main entrance would be on the center line of the building. The Board of Education would be on the Upper Level. The Community Center would now be on the Lower Level, with a connection to Town Hall. This space would be easier to build. It would be slab on grade and inexpensive to build. Ms. Jorgensen-Bucchi asked if the Committee could receive a copy of what was being presented. Mr. Boos will forward to Mr. Baron who will distribute it. Mr. Boos reiterated that it was more expensive to phase in the construction. With the amount of circulation space in a renovation, the area is bigger. Mr. Przech inquired about the exterior appearance. Mr. Boos replied that it would be the same. The main floor would be at grade level. The entire gym complex would be big box construction with simple frames. Some area would be office space construction. Under a renovation project a four inch seismic joint is required wherever old and new areas meet. A new building would be seismically connected and would not require this. Mr. Boos said he thought a new building could be constructed within the old construction budget.

Mr. Bongiovanni asked if there were viable options for the Town to move to. Mr. Langdon was directed to investigate this further. Mr. Marocchini asked if there was room to include two full gyms under the new construction concept. Mr. Boos responded that yes, there could be, but it would be tight. New construction is a much more sensitive solution. The gymnasium area would not be as high. If there were only one gym under the new construction concept, it could be at the current auditorium level. Ms. Jorgensen-Bucchi asked about Human Services privacy concerns and the location of their loading zone in relation to the rest of their space under the new location concept. The privacy concerns would be accommodated. Mr. Nagel suggested that the Committee check the charge from the Town Council to see if new construction can be presented as an alternative. Also, some departments, such as NCTV would have problems with being relocated. There would be a burden on the Town Manager and staff, coordination issues, etc. Mr. Langdon was directed to ask the Town Manager if the Committee could do this. Ms. Jorgensen-Bucchi asked if new construction would take out work that had just been completed or installed. It would. She asked the Committee to consider the dollars from the Transition Academy the Town would have to repay the State. Mr. Boos pointed out that the Transition Academy wing is at a strange elevation, will cause monetary issues,

and will limit parking. He felt it was in the way of doing the job right. There was discussion as to whether the cost of the Transition Academy was closer to \$800,000 or \$2,000,000. If the Transition Academy was rebuilt on site the Town would not have to pay back the State. Mr. Nafis felt the Committee needed to compare the cost to get everybody out of the building versus the cost of leaving departments in the building. Ms. Jorgensen-Bucchi said she would be more comfortable knowing what costs would be lost from work recently done, in the past year or so. Chairperson Bongiovanni felt that new construction was a viable option that showed thinking outside the box, which was what the public was looking for. Mr. Nagle asked where the Transition Academy would go during that time. Ms. Jorgensen-Bucchi asked about legal document storage for the Town Clerk. Mr. Baron replied that any temporary space would require a plan for retrofitting and conversion to accommodate the Town's needs. Mr. Boos was asked to develop the new construction concept further.

IX. Other Business Pertinent to the Committee – The Committee agreed to meet again on April 7th at 6:00 PM. Ms. Jorgensen-Bucchi asked about renovating in place, the spaces departments are currently in. Mr. Baron responded that if this were to occur the identified program needs wouldn't be met but that a construction manager could develop that cost.

X. Public Participation – Steve Silvia, 45 Basswood Street. Has the Town Council approved the Parks and Recreation program request? Where is the location of the kitchenette and shared lunch room that had been requested by employees? He likes the thought of a new building but agrees with Mr. Nagel, he does not know if it is within the charge of the Committee. If there is an option to renovate in place that matches the existing definition of the Town Hall that is an option he thinks should be presented to the Town Council. He is struggling with the definition of a program need if the Town Council hasn't agreed to it. The community already subsidizes Parks and Recreation by over a million dollars a year. They only generate \$700,000 in revenue, and they receive \$1.7 million from us. The new Community Center is going to generate a cost. He doesn't see where the revenue is going to come from to offset the cost. The Committee will be short if it doesn't come back to Ms. Jorgensen-Bucchi's idea of renovating what we have, here is the cost. It might not be what everybody is asking for. Has the Town Council given guidance to the Committee on the Parks and Recreation program?

Roy Zartarian, 25 Stuart Street. He is here as a stakeholder. Stakeholders will be footing the bill for whatever is approved. He brought up the concept of renovating in place at an earlier meeting. He encouraged the Committee to keep this as a viable option. Price was the nail in the coffin for the previous Town Hall/Community Center proposal.

Robert Larson, 817 Main Street. He is OK with \$30 million for a twenty to fifty year building. He likes the design. He also likes the idea of everything being on one site.

Don Woods, 82 Ivy lane and Chairperson of the Board of Parks and Recreation. The need for two gyms has been presented many times to this Building Committee. This project is an opportunity to correct the current situation. Parks and Recreation programs represent a tremendous service to the Town. The majority of the programs are self-sustaining. He has

no idea what Parks and Recreation would do without space for 30 to 36 months. He likes the look of the new design, but two gymnasiums are critical.

Rose Lyons, 46 Elton Drive. She believes that the Committee's charge is to renovate in place, not to build new. She keeps hearing about Parks and Recreation's needs. In the current budget deliberations she saw Human Services and the Senior and Disabled Center budgets get cut. Those departments serve just as many people in need as Parks and Recreation. She has seen the Community Center go from the Taj Mahal, to something do-able, to defeat in the referendum. Other departments may have wants but are living with satisfying their needs. Parks and Recreation needs to do the same. She is still hearing a debate over what Parks and Recreation will get.

XI. Response to Public Participation – Mr. Bongiovanni stated that the Committee has to renovate the building. The Committee has to determine how much it is to implement all the building improvements in order to satisfy the needs of the Town departments. The Committee is trying to accommodate the needs as identified by Parks and Recreation, the Board of Education, and others. The Town Council will determine if they wish to bond to that level. On renovating in place, that is a bare minimum. Other departments also need more space. The Committee is looking to renovate for the future. That is why it is looking at such a major renovation. The Committee needs to address the needs of the Town moving forward. It needs to prepare a program to address those needs. On two gyms, the newest plan is a mix between one and two gyms. It has two basketball courts but not two full gyms. On completely new construction, the Committee may need direction from the Town Council. If it makes sense the Town Council could change the charge. He asked the two Town Council members on the Committee to get clarification on the charge.

XII. Adjournment – the meeting adjourned at 8:20 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services