

TOWN OF NEWINGTON

TOWN HALL RENOVATION PROJECT BUILDING COMMITTEE

MEETING MINUTES

May 20, 2013

HELEN NELSON CONFERENCE ROOM, TOWN HALL

- I. Call to Order –the meeting was called to order at 5:35 PM by Chairperson McBride.
- II. Roll Call – Members present: Scott McBride, Chairperson; Myra Cohen; Beth DelBuono; Sharon Braverman; and Jennifer Win-Johnson. Others present: Members of the public; John Salomone, Town Manager; Ed Moriarty, Downes Construction; Bob Korpak, Director of Facilities Management; Lou Jachimowicz, Chief Finance and Operations Officer; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Approval of Prior Meeting Minutes – Mrs. Cohen made a motion that the minutes of the April 1, 2013 meeting be approved as presented. A second to the motion was provided by Mrs. Braverman. The motion passed unanimously.
- V. Project Schedule and Architect Selection Process – Staff met with the Construction Manager after the last Project Building Committee meeting. The schedule presented by Mr. Olsen that included a competition to select the architect did not provide enough time to develop a finished design and reliable estimates to construct the buildings in a timely manner for a February 2014 referendum. Staff and a number of the Project Building Committee members are now comfortable with the concept of relocating the front entrance to face Garfield Street. The creative synergy that a competition would generate was no longer the primary need of the project. Staff recommended to the Committee that they no longer continue to pursue an architectural competition. Mr. Baron presented a handout to the Committee regarding Kaestle Boos Associates, who was appointed by the Town Council as the Project Architect in 2008. Kaestle Boos Associates has a positive history with the Construction Manager, Downes Construction, having most recently worked on the \$35 million New Britain Police headquarters. Kaestle Boos Associates' involvement with the Town Hall Renovations project was detailed in the handout, along with various benefits that would result if the Committee were to choose to stay with them.

The question of whether there would be a separate building for the Community Center was raised. Programmatically, the Committee has determined it is better to have separate buildings for the Town Hall and the Mortensen Community Center. Fiscal constraints will determine if this is possible. It is more prudent to have a stand alone building for the Parks and Recreation Department. Mrs. Cohen felt that the public should know where the Committee is now.

What the architectural competition was originally intended to do and how the Committee came to favor that option a year ago was discussed. The Town needs good solid numbers for the referendum. The architectural competition would select a firm but would not provide a finished design from which reliable estimates could be derived. That would not happen until after an architect was selected. A three month period is needed for the Architect and the Construction Manager to work together to develop a Guaranteed Maximum Price. Hiring an architect on October 1st would not allow enough time, as the referendum question would need to be finalized by mid-November. Kaestle Boos Associates did a good job with the Lower Level and Transition Academy design. The competition would require a great deal of time. The benefits of the competition were now outweighed by the need for information about the construction budget.

If the Committee chose to release a traditional Request for Proposals Kaestle Boos Associates would have a significant advantage over their competition. The Committee asked staff to contact Kaestle Boos Associates, request that they submit a cost proposal, and request that they come before the Committee at their next meeting. The Committee could then make a recommendation to the Town Council if it chose to do so. Mrs. Cohen asked for a copy of the resolution that appointed Kaestle Boos Associates. The Town's goal is still to hold a referendum in February 2014. Mr. McBride asked if Kaestle Boos Associates can present conceptually what is being proposed to help Project Building Committee members understand visually what is being discussed. Mr. Moriarty responded that they could, and that they had the capability to do a virtual tour, although it would take a while to get there.

Concerns were expressed about how the public would know that there would no longer be a competition. If the Committee is comfortable with what they hear when they meet with Kaestle Boos Associates, Kaestle Boos Associates could come before the Town Council in late June. Methods for presenting the virtual tour and other building ideas were also discussed.

- VI. Any Other Business Pertinent to the Committee – The Committee will hold its next meeting on June 3rd at 5:30 PM.
- VII. Public Participation – None.

VIII. Committee response to public participation – None.

IX. Adjournment – the meeting adjourned at 6:33 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services