

TOWN OF NEWINGTON

TOWN HALL RENOVATION PROJECT BUILDING COMMITTEE

MEETING MINUTES

December 17, 2012

TOWN HALL CONFERENCE ROOM L101

- I. Call to Order –the meeting was called to order at 6:35 PM by Chairperson McBride.
- II. Roll Call – Members present: Scott McBride, Chairperson; Myra Cohen; Sharon Braverman; Pam Raynock; Bill DeBlasio and Jennifer Win-Johnson. Others present: Members of the public; Lee Olsen, Olsen Design Group; John Salomone, Town Manager; Lou Jachimowicz, Chief Finance and Operations Officer; Robert Korpak, Director of Facilities Management; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – Sharon Johnson, 85 Audobon Avenue. Her house abuts Mill Pond Park. She is concerned about Scheme G and requests that the Committee not to consider it any longer. It will place stress on the neighborhood. It would be a loss of open space. It will add congestion and traffic on Audobon Avenue. How would the Town hold the Extravaganza fireworks? Please take it off the table.

Dan Shaw, 95 Audobon Avenue. He is against a stand alone Community Center anywhere in the park. The Committee should not pick a location when it does not yet understand what the community center will look like and without knowing what the site will have on it. The Town has been preserving open space, yet it is considering developing the most popular open space in Town. Can the Town renovate the existing community center or rebuild it in its existing space? Two of the four remaining schemes under consideration are problematic. Taking away the baseball field impacts the use of the park. Would there be a traffic light at the entrance? This scheme would also impact the Extravaganza. He is also opposed to the scheme that puts the community center on the tennis courts. This would add congestion and traffic to narrow streets. It would be a potentially dangerous situation. He urged the Committee to take those two schemes off the table.

Rose Frink, 147 Hillcrest Avenue. She expressed a problem with Scheme A and the traffic it would create. The Town only recently revamped the tennis courts. There is a continuing problem with kids in the park at night. Both Schemes A and G should be taken off the table. What kind of

building will be built? What kind of parking will there be? These schemes will put more traffic on already congested roads.

Joanna Webster, 129 Adrian Avenue. She expressed concern about all the proposed schemes. The community center should stay in Town Hall. She is concerned about congestion. The traffic is bad. The Town would be losing open space. It would be a shame to build on space used for recreation. These are not good ideas.

Joe Geisler, 117 Audobon Avenue. He expressed a desire to keep Mill Pond Park as open space, to keep it as it is. He favors rebuilding the community center. There are no sidewalks on his street. Children are out in the street all the time. He is really concerned about Scheme A. This would increase traffic on Browning Avenue. This would be a nightmare for his children. He asked that the Committee take this off the table.

Rose Lyons, 46 Elton Drive. She was pleased that Anna Eddy came and spoke before the Committee, making it clear that the property adjacent to the library had been purchased by the Board of Trustees. She is pleased that Ms. Eddy and the Board of Trustees are looking at the various schemes and are involved in the discussion. She was also pleased to see the park's neighbors on Audobon Avenue and the other surrounding streets coming out early on in the process before there is a vote.

Chairman McBride stated that there will be much in the way of further discussion on where the community center building will be located. There has been discussion among the building committee members on why they don't like these sites. There is not much support for Scheme A or Scheme G. The members of the Committee share the concerns expressed tonight. They look forward to participation from the public moving forward.

- IV. Approval of Prior Meeting Minutes –Mrs. Cohen made a motion to approve the minutes of the December 3, 2012 meeting as presented. Second by Mrs. Raynock. The motion passed unanimously.
- V. Construction Manager Selection Process – presented by Mr. Olsen. The Town issued a Request for Proposals and received 14 qualification statements, one of which was determined to be non-responsive. The remaining thirteen responses will be given to the Committee tonight. Mr. Olsen also developed a score sheet for each Committee member to use to rate each firm's response. The Committee was asked to review each of the thirteen responses for their next meeting on January 7<sup>th</sup>. Mr. Olsen has read all of the responses and observed that some firms have a greater bonding capacity than others and some offer pre-referendum services. If the Committee members have questions during the course of their review, they are encouraged to call or e-mail Mr. Olsen directly. The RFP called

for each firm's experience with Building Integrated Modeling and Integrated Project Delivery. The Committee was encouraged not to dwell too much on these new methodologies. Not all firms have these capabilities. The LEED certification is more critical. The Committee will see a lot about LEED in the proposals. The question for the Committee will be how many firms to interview. Each firm will be scored by each member with an honest grade and the scores tallied at the Committee's next meeting. This process is intended to be transparent.

Services that the construction manager provides before a shovel goes in the ground are considered pre-construction services. The Committee will need to make decisions on what the project will be. The construction manager won't decide on whether the Mortensen Community Center is a new building or if it is renovated space. The Committee will need to validate the number of square feet for the Community Center. The Committee needs to select a construction manager and then decide the location where the community center will be. The construction manager will assist with the decision on the site location. The site, the budget and the program all need to be established before the rules for the architect competition can be issued. The construction manager will provide assistance with items such as utilities and storm water runoff that go into the cost of a new building. Pre-construction services will be received from the construction manager, but not on the creative side of the project. The contract will be for an at-risk construction manager, who will build the project.

- VI. Any Other Business Pertinent to the Committee – The Committee will decide on the meeting date or dates for interviews once it has determined how many firms are being interviewed.
- VII. Public Participation – None.
- VIII. Committee response to public participation – Mrs. Raynock stated the Committee has been meeting on this phase of the Town Hall renovation since March. It can't determine to renovate the community center or to pick another spot until it has a construction manager who can help the Committee. Chairperson McBride stated that the Committee eliminated sites that didn't meet its vision of where the Mortensen Community Center should be. There are other sites remaining that Mr. McBride also won't be supporting. The opposition expressed by the public is some of the same opposition that has been expressed around the table. Certain sites were kept on the table out of respect for the process. The concerns expressed did not fall on deaf ears. The Committee appreciates those who came out and spoke. Public involvement in this project is crucial. It was great to see the public come down and voice their opinions.

IX. Adjournment – the meeting adjourned at 7:43 PM.

Respectfully submitted,

*Jeff Baron*

Jeff Baron  
Director of Administrative Services