



Quisenberry Arcari
ARCHITECTS, LLC



Diversified Technology
Consultants

SPECIALISTS
Town Hall
&
Community
Center Projects

A Proposed New
TOWN HALL & COMMUNITY CENTER
Newington, Connecticut

PROGRAM SUMMARY
&
CONCEPT DESIGN PRESENTATION

March 15, 2017

Space Use Comparison

Department		Area (program s.f.)		Add'l		
	Code	Description	Existing (s.f.)	Proposed	Differential	Reductions
Services						
	CLE	Town Clerk	1964	710	- 1,254	0
	VL	Vault	880	1,500	620	0
	AA	Assessor	844	1,050	206	0
	REV	Revenue Collection	1563	860	- 703	0
	REG	Registrar of Voters	444	710	266	0
	Suite Subtotal			4,830		
		Net-to-Gross Factor		20%		
		Net-to-Gross Area (s.f.)		966		
	Suite Gross Area		5,695	5,796	101	-
	BD	Building Department	3195	1,840		0
	PL	Town Planner/Zoning		290	- 155	0
	ENG	Engineering		910		0
	FM	Fire Marshal	0	860	860	0
	HGW	Highway Department Director	0	175	175	0
	ECD	Economic Development	484	175	- 309	0
	Suite Subtotal			4,250		
		Net-to-Gross Factor		20%		
		Net-to-Gross Area (s.f.)		850		
	Suite Gross Area		3,679	5,100	1,421	-
Government						
	TC	Town Council	1050	1,750	700	0
	MAY	Mayor's Office	250	310	60	0
	Suite Subtotal			2,060		
		Net-to-Gross Factor		20%		
		Net-to-Gross Area (s.f.)		412		
	Suite Gross Area		1,300	2,472	1,172	-

Program Summary



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Department		Area (program s.f.)			Add'l	
	Code	Description	Existing (s.f.)	Proposed	Differential	Reductions
Operations						
	MGR	Town Manager	1795	1,850	55	0
	FIN	Finance	1028	1,110	82	-150
	FAC	Facilities	1010	400	-	610
	IT	Information Technology	920	1,070	150	0
		Suite Subtotal		4,430		
		Net-to-Gross Factor		20%		
		Net-to-Gross Area (s.f.)		886		
		Suite Gross Area	4,753	5,316	563	- 150
Parks & Recreation						
	CC	Community Center	16570	24,400	7,830	-570
		Suite Subtotal		24,400		
		Net-to-Gross Factor		12.5%		
		Net-to-Gross Area (s.f.)		3,050		
		Suite Gross Area	16,570	27,450	10,880	- 570
Health & Human Services						
	HS	Human Services Admin	2914	2,485	-	429
	FP	Food Pantry	2395	1,335	-	1,060
		Suite Subtotal		3,820		
		Net-to-Gross Factor		20%		
		Net-to-Gross Area (s.f.)		764		
		Suite Gross Area	5,309	4,584	- 725	-
Board of Education						
	BOE-S	Superintendent's Office	2464	1,840	-	624
	BOE-B	Business Office	1874	1,665	-	209
	BOE-C	Curriculum Development	3426	4,010	584	-2290
	BOE-E	Student Services	784	1,360	576	0
	BOE-H	Human Capital Development	3504	2,425	-	1,079
		Suite Subtotal		11,300		
		Net-to-Gross Factor		20%		
		Net-to-Gross Area (s.f.)		2,260		
		Suite Gross Area	12,052	13,560	1,508	- 2,290

Program Summary

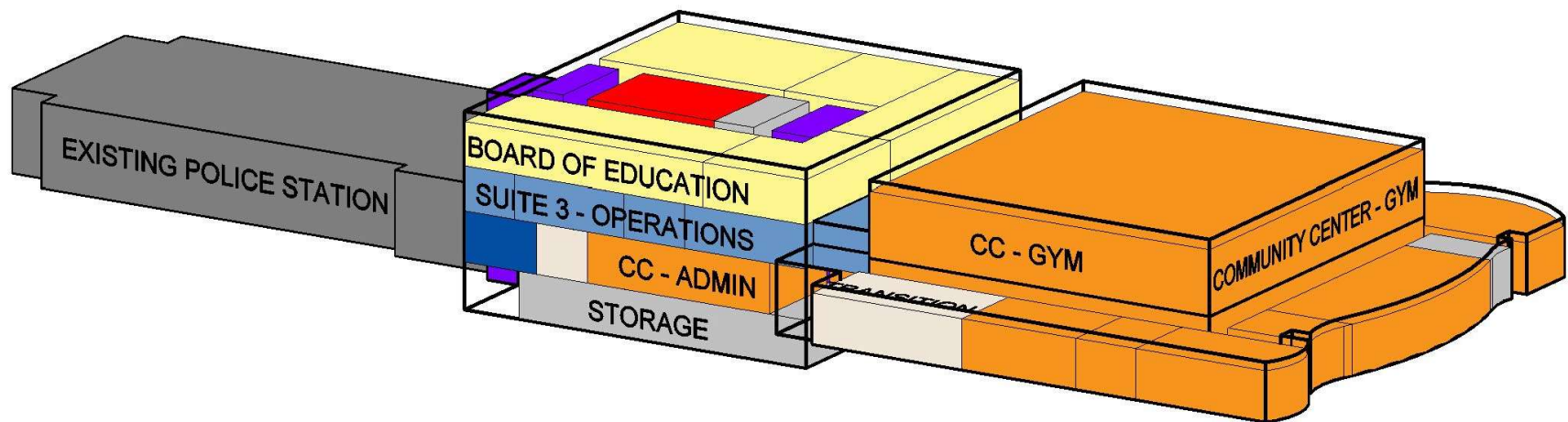


Space Use Comparison

Department		Area (program s.f.)		Add'l	
Code	Description	Existing (s.f.)	Proposed	Differential	Reductions
TA	Transition Academy	1660	1,965	305	0
	Suite Subtotal		1,965		
	Net-to-Gross Factor		20%		
	Net-to-Gross Area (s.f.)		393		
	Suite Gross Area	1,660	2,358	698	-
Building Tenants					
NCTV	Newington Community TV	2526	2,160	- 366	0
CCHD	Central CT Health District	404	260	- 144	0
	Suite Subtotal		2,420		
	Net-to-Gross Factor		20%		
	Net-to-Gross Area (s.f.)		484		
	Suite Gross Area	2,930	2,904	- 26	-
Net Program Area		63,948	69,476	-	3,010
Common Shared Spaces					
SHC	Shared Meeting Spaces	1,221	750	- 471	0
COM	Other Common/Shared Spaces	10,311	3,335	- 6,976	0
AUD	Existing Auditorium	3900	-	- 3,900	0
	Suite Subtotal		4,085		
	Net-to-Gross Factor		0%		
	Net-to-Gross Area (s.f.)		-		
	Suite Gross Area	15,432	4,085	- 11,347	-
Total Space Allocation		69,380	63,660	- 5,820	3,010
	Net-to-Gross factor (avg.)	46%	16%	Gross	Total Add'l
	Net-to-Gross area (s.f.)	31,754	10,065	Reductions	Reductions
	Gross Building Total	101,134	73,625	- 27,509	- 3,010
	Program Reductions from current		8.4%		
	Building Reductions from current		27.2%		
	w/ all Additional Reductions			% less	
	Program Area (s.f.)		60,550	12.7%	
	Gross Building (s.f.)		70,138	30.6%	

Program Summary





Program / Massing Diagram



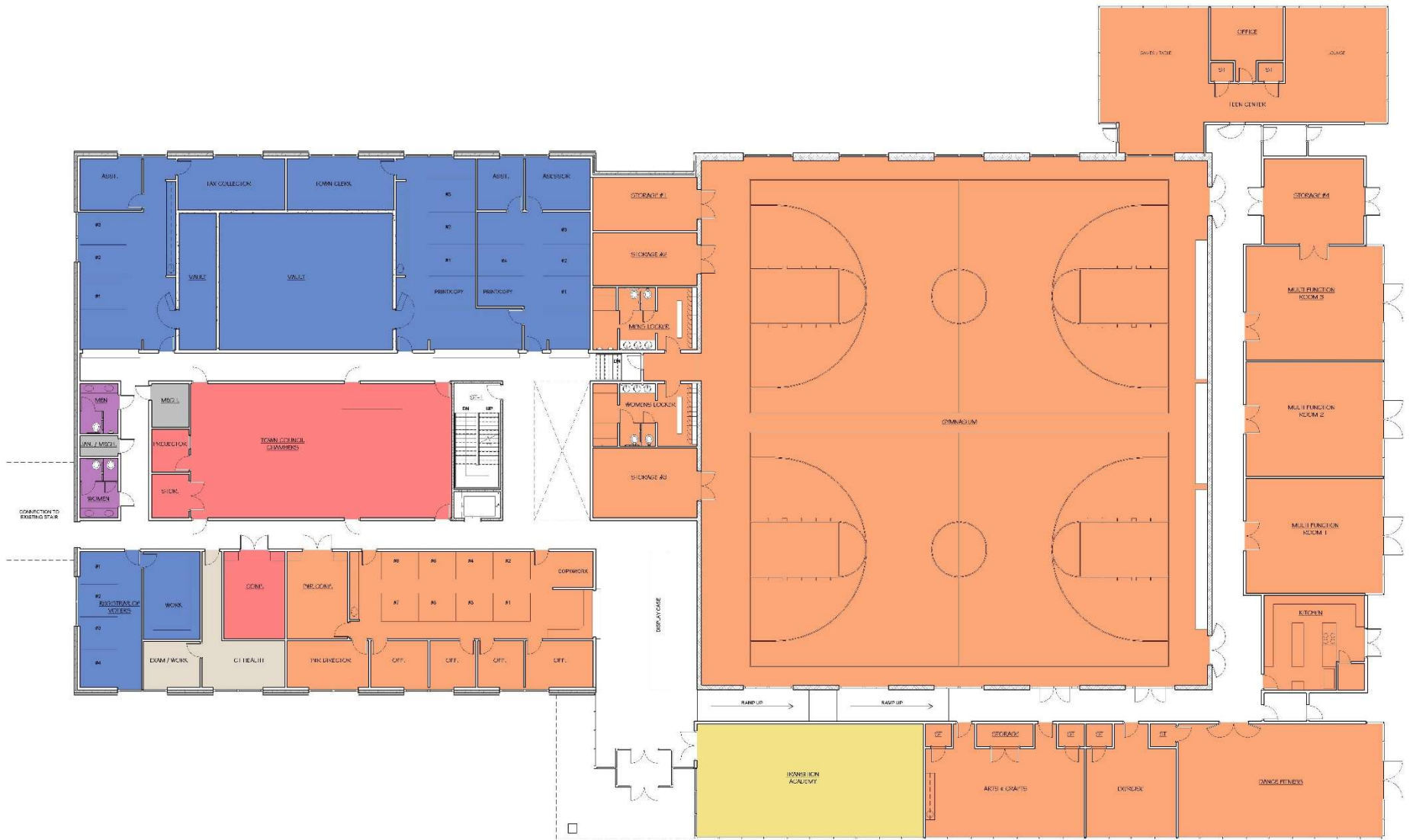
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Site Plan





First Floor Plan





Second Floor Plan





Third Floor Plan



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Totals Building Program Area

LL – 7,880 sf (including FP)

1L – 39,000 sf

2L – 14,975 sf

3L – 12,765 sf

Total – 74,620 sf

Note: current floor plan
has an additional 7,000sf
of basement space

Lower Level & Basement Plan





South – Facing Mill Pond Park

Exterior Elevations



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North – Facing Cedar Street

Exterior Elevations



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