



Quisenberry *Arcari*
ARCHITECTS, LLC



Diversified Technology
Consultants

SPECIALISTS
Town Hall
&
Community
Center Projects

TOWN HALL & COMMUNITY CENTER

Newington, Connecticut

PROJECT UPDATE PRESENTATION
Building Committee

March 28th, 2018

Project Tracks

1. Existing building documentation - Complete
2. Preparation of demo/abatement plans – Complete
3. Temporary Site/Library parking area – Pending Contract
4. Schematic Development of building – SD Complete
5. Staff relocation (HCD & Transition Academy) – Ongoing
 - HCD Signed lease on rental space
 - Transition Academy on-site portable classroom
6. Utility relocation plan – Complete / DD Documentation
7. Geotechnical investigation – Spring 2018
8. Municipal approvals – Library site require P&Z submission (End of April)



Project Summary – (Past Month)

1. SD – finalized SD
 - Design review & Value Engineering – from preliminary CM review
2. Utility relocation investigation
 - Avoid waterline relocation
 - Fiberoptic line relocation along Cedar Street
 - Power & Communication overhead lines to be relocated by corresponding utility companies. (No overhead poles along Mazzicoli Way)
3. Design Refinement – Const. simplification & cost savings
 - Eliminate project creep
4. Library Parking lot
 - General consensus in place
 - Design team to submit detail drawings middle of April for library review and inclusion within the formal agreement



Utility Plan

NOT FOR
CONSTRUCTION
ISSUED FOR REVIEW
ONLY



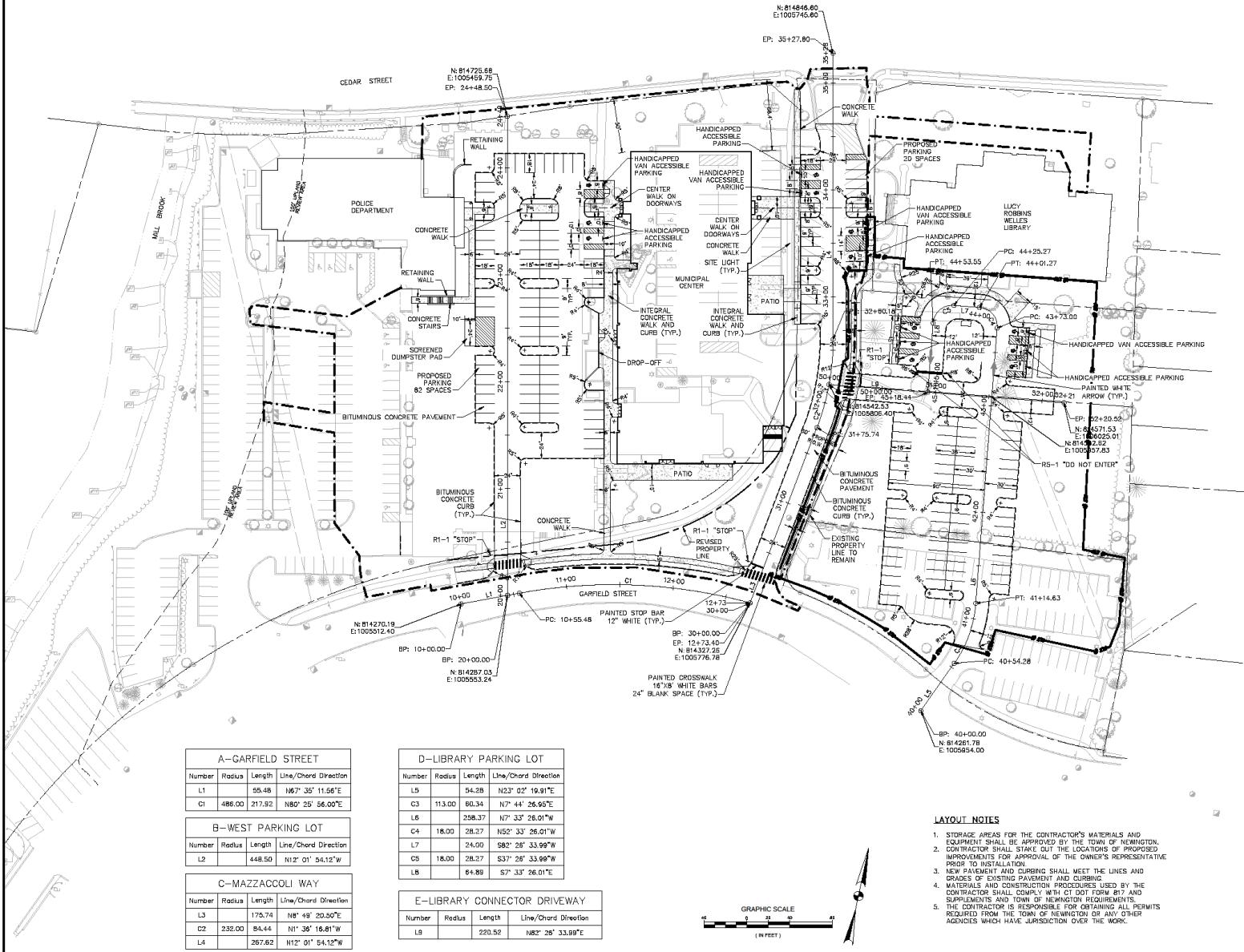
NEWINGTON MUNICIPAL CENTER
NEWINGTON, CT
Project #: 1676

Revisions
Issue Dates:

OVERALL SITE PACKAGE
XX-XX

Layout Plan

C.300



Layout Plan

Newington Municipal Center | March 28th, 2018



Project Plan – (Next Steps)

1. Value Engineering carried out to close funding gap
2. Continue DD process & focus on site design package
 - Necessary for municipal approval process
 - Maintain project schedule (avoid winter conditions & further escalation)
 - Work toward refining budget (recapture design & estimating contingency)
3. Bid demo & abatement package (\$3.3 million)
4. Bid Library, Utility Relocation, and Transition Academy
5. Secure bid numbers of early packages, reduce risk
6. Continue VE and design refinement through DD
 - Continue pursuit of identifying value options



End of Presentation





Existing Aerial Photo

Newington Municipal Center | March 28th , 2018





NEWINGTON, CT

NEWINGTON MUNICIPAL CENTER

131 CEDAR STREET



Sheet Description:

Site Plan

Issue Dates:

12-15-2017

Revisions

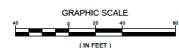
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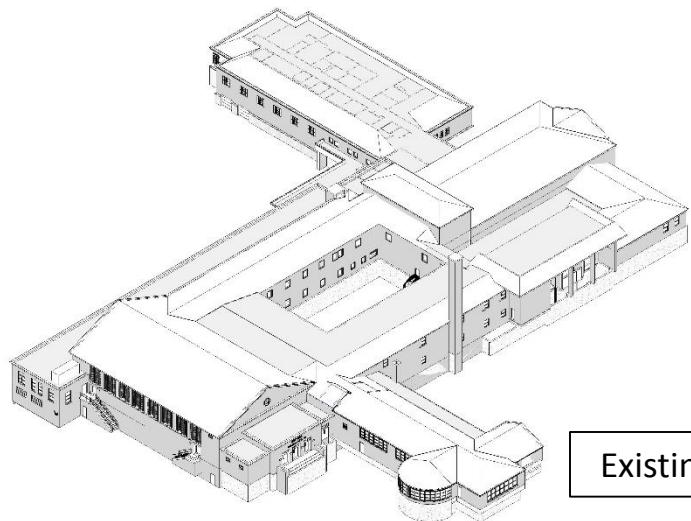
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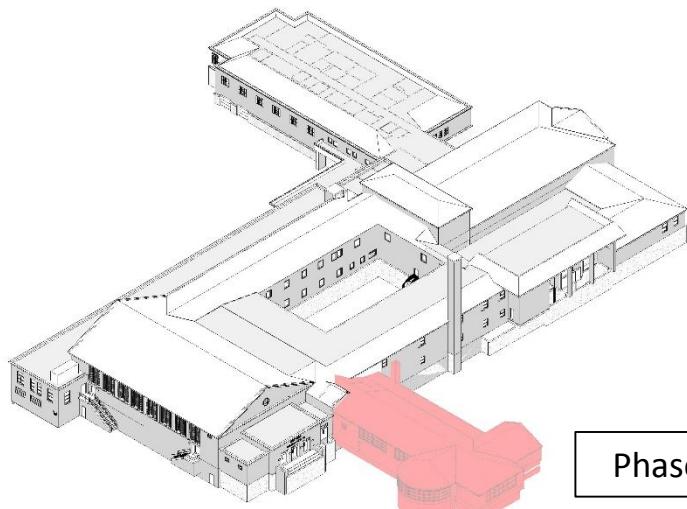
Site Plan

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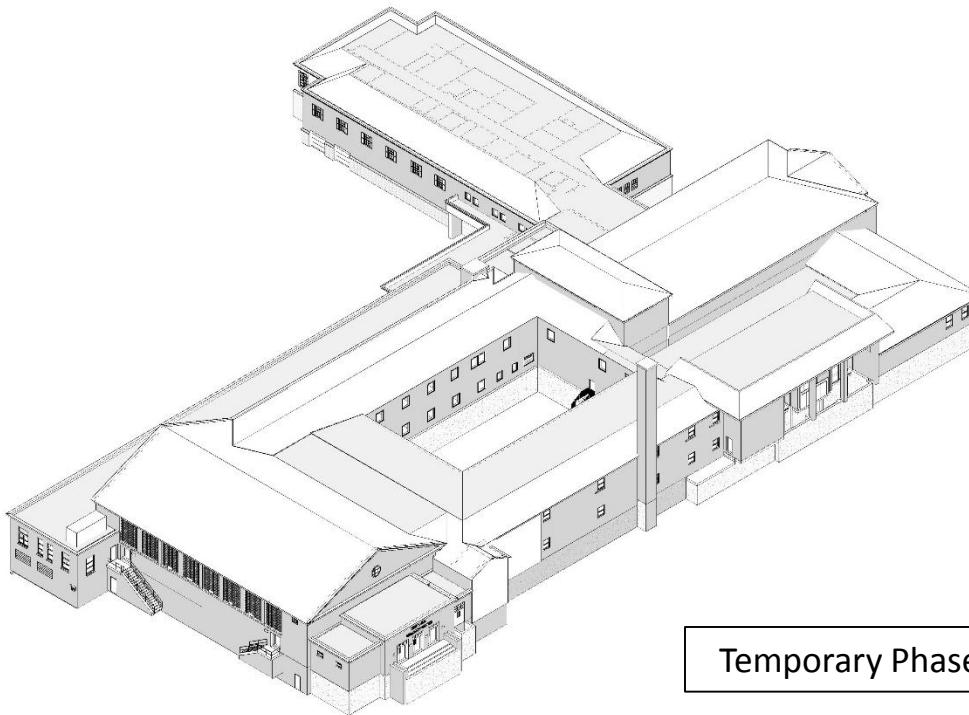




Existing



Phase I Demo



Temporary Phase

