



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 28<sup>th</sup>, 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



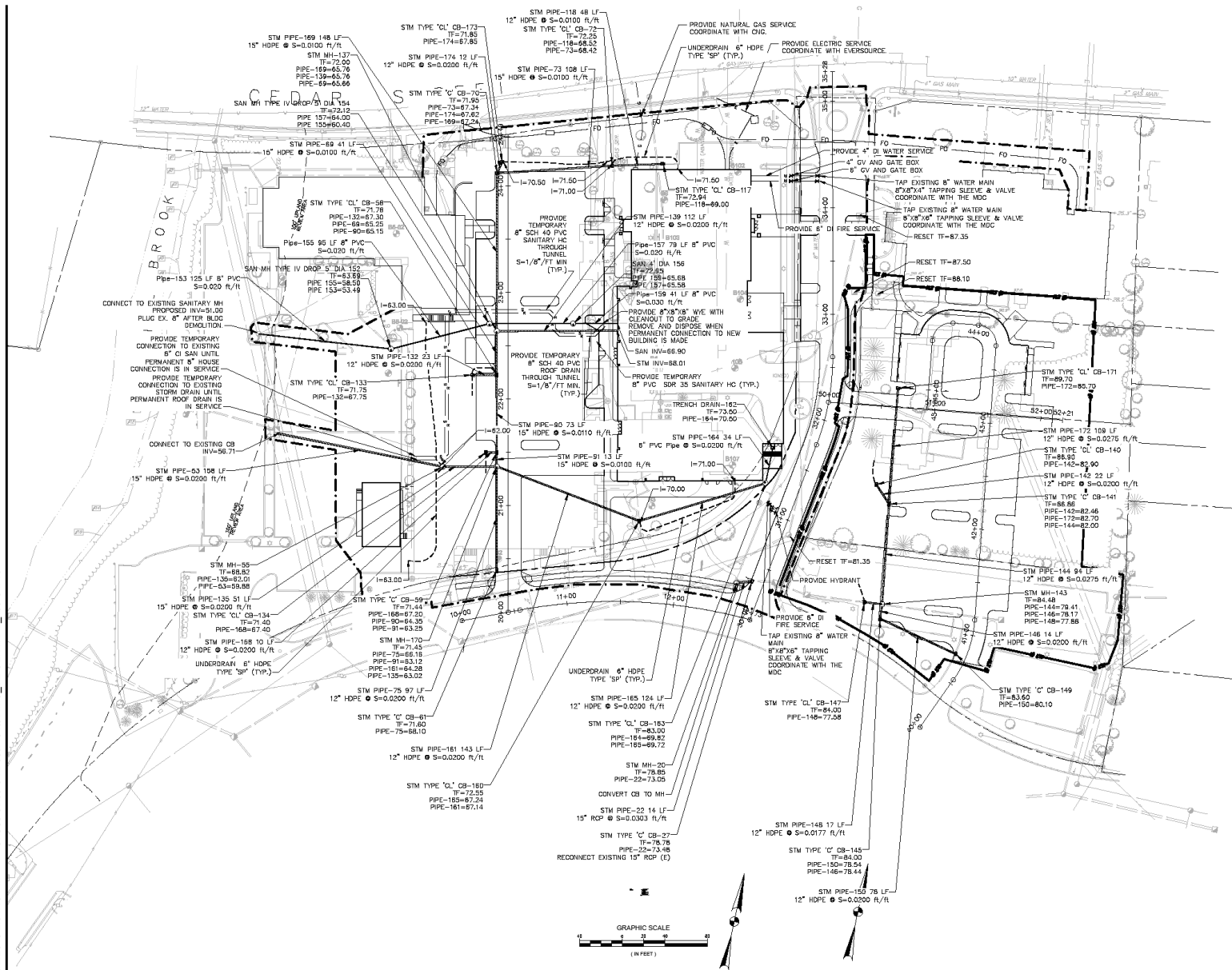
Project #: 1676

**Issue Dates:**

OVERALL SITE PACKAGE  
XX-XX-XX

Utility Plan

# C.500



## Utility Plan

Newington Municipal Center | March 28<sup>th</sup>, 2018



NOT FOR  
CONSTRUCTION  
ISSUED FOR REVIEW  
ONLY



**NEWINGTON MUNICIPAL  
CENTER**

NEWINGTON, CT

Project # 1676

Revisions

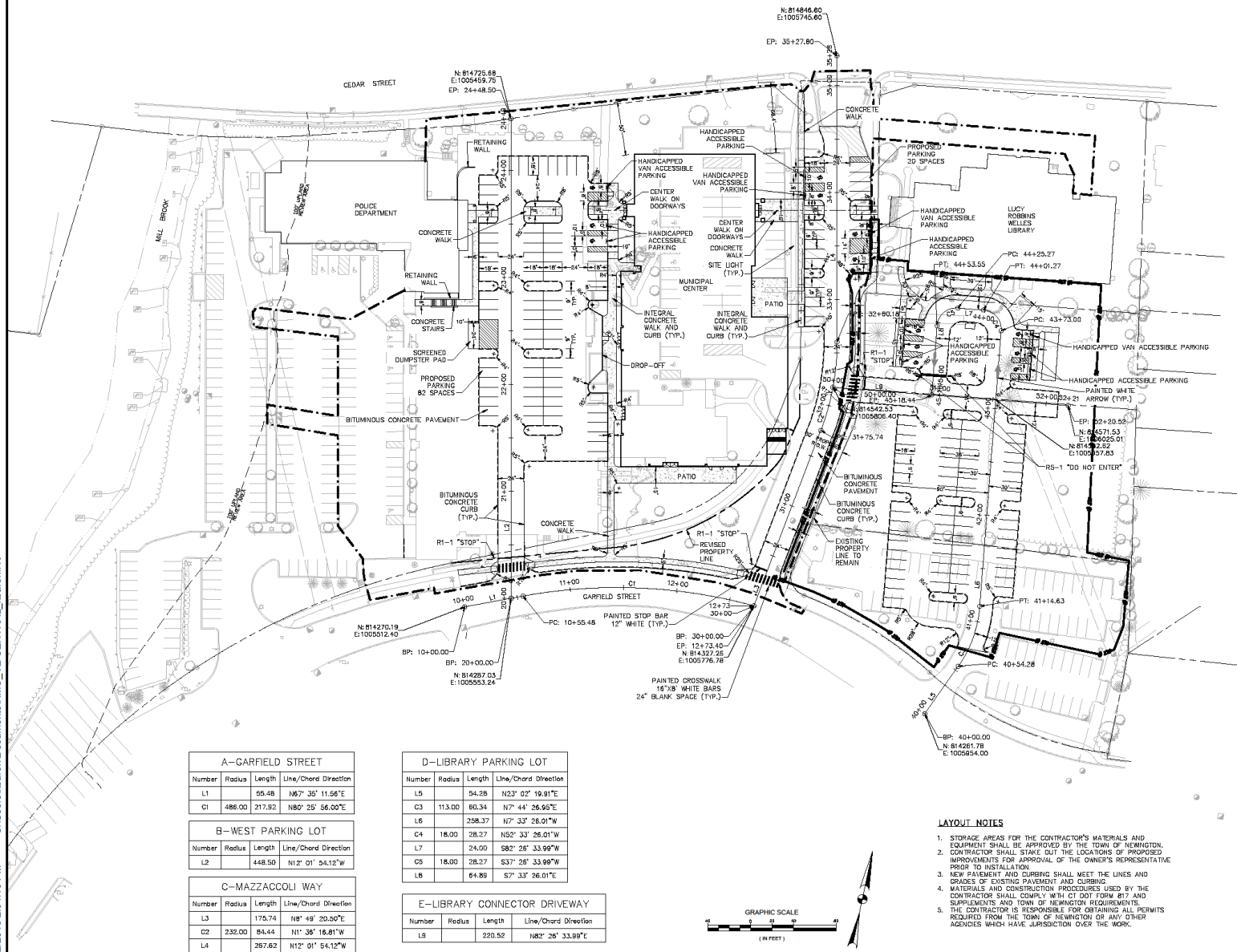
Issue Dates:

OVERALL SITE PACKAGE  
3.0, 3.1, 3.2

**Layout Plan**

**C.300**

3/22/2018 2:04:13 PM C:\Users\kbaron\Documents\NMC\_VE CENTRAL\_kbaron.rvt



# 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





Sheet Description:

Site  
Plan

Issue Dates:

12-15-2017

Revisions

Project #:

1676

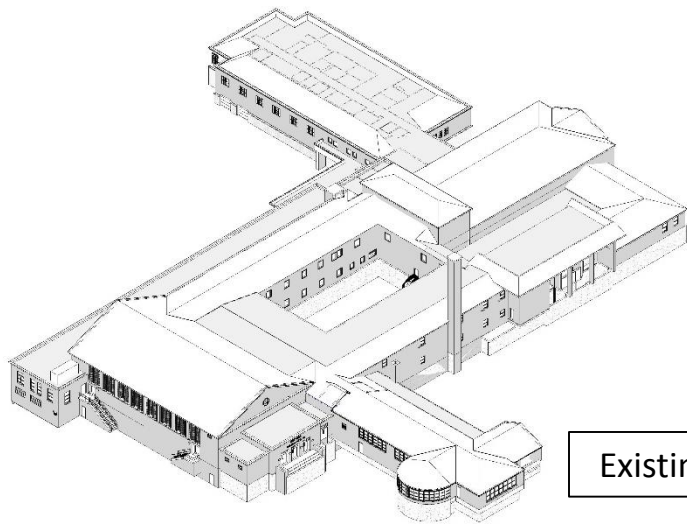
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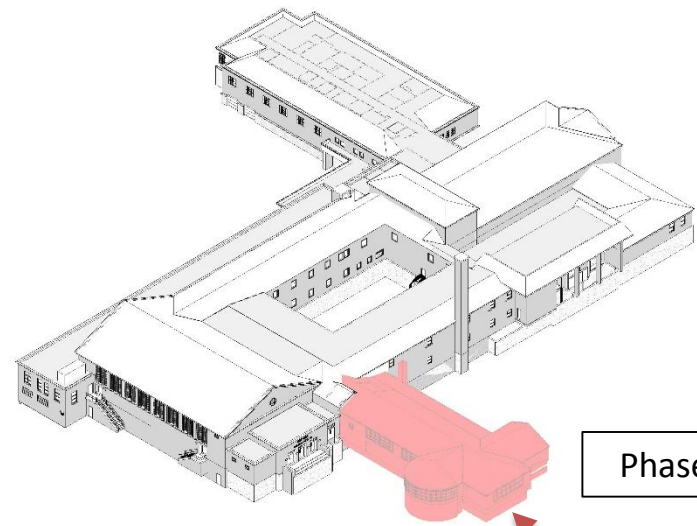
**C.100**



## Site Plan

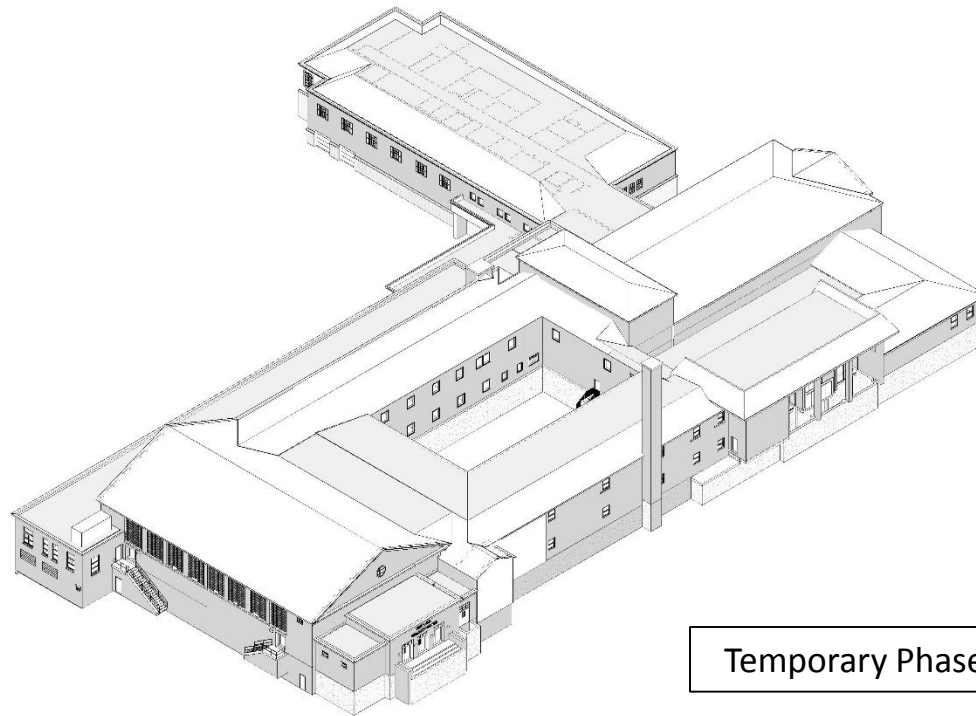


Existing



Phase I Demo

Human Capital Development  
Transition Academy



Temporary Phase