

T L B A R C H I T E C T U R E

August 15, 2017

Mr. William DeMaio
Superintendent Parks & Recreation
Town of Newington
131 Cedar Street
Newington, Connecticut 06111

Re: Conceptual Park Master Plan
Fee Proposal – Design Services

Dear Mr. DeMaio,

I appreciate the time you and Town staff spent with me to discuss the Pool at Mill Pond. We are pleased to submit this Scope of Work and fee proposal to provide the Town with an analysis and recommendations for the next generation of the Mill Pond Park and Pool.

This proposal includes aquatic programming and a conceptual level Master Plan of the Park to evaluate the best use of the Town's assets including not only the pool and related structures, but also the balance of the park to determine the best use of the available 33-acres. This planning effort is not intended to be a full master plan, such as what was recently completed at Churchill Park, but instead a conceptual planning effort to identify potential opportunities for long-range planning.

We have read the Town of Newington Strategic Master Plan for the Parks and Recreation System, adopted in November of 2007, as well as the report on the condition of the Mill Pond Pool, prepared in March of 2013. The information contained in these documents is useful background, but will need to be updated to accommodate changes to goals or conditions since these reports were completed. That said, the stated outcome of the 2007 Master Plan seems as valid today, as it was then, and is as follows:

- An increased sense of community and community pride
- Healthy and active residents
- The worthy title of "Lifetime Sports Community"
- Sustainable recreational resources
- Green spaces and trails throughout the community
- Future economic viability

Based on our understanding of the current conditions of the Mill Pond Pool, from a review of the 2013 report as well as on-site observations in August of 2017, it is clear that the pool is at or near the end of its useful life. There is a critical need to plan for significant renovation or replacement of the aquatic facilities, if such aquatic programs are to be continued to be offered to the residents of Newington at Mill Pond. Deterioration of the concrete within the pool, including spalling, cracking and delamination indicates that the structure of the pool is distressed. Pool decks are heaving and collapsing in various areas, which not only presents a safety hazard, but also adds additional stress and accelerated deterioration of the pool. The likely cause of the shifting of the decks is leaking through piping and/or the pool shell. With a significant expenditure, it is possible to extend the life of the pool, but a cost/benefit analysis would likely suggest that the expenditure would be better spent on a new facility that could provide decades of use rather than a few

TLBA

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years. A new facility also provides the opportunity to design the pool facilities to address the needs of the community in a more appropriate manner than that of which the 50-year old facility is capable.

SCOPE OF SERVICES

- TLBA will initiate and perform a cursory existing conditions analysis of the swimming pool as well as the decks, site improvements and buildings. The analysis shall include a general conditions assessment and code compliance review.
- We will provide a programming phase to determine what park and aquatic programs are desired at the site. This effort will include an evaluation of existing and potential programs to identify the best use of the facilities consistent with the goals of the Parks and Recreation Department.
- We will meet with Town Staff, Commissions, Neighborhood Groups or other stakeholders as appropriate to understand goals and aspirations for the Park.
- With the site analysis and programming complete, we will Master Plan the park at a conceptual level to provide a graphic representation of redevelopment potential. This will be an iterative process that explores options in a workshop format with the Town and any appointed staff and commissions, and will include appropriate public outreach to understand the broad desires of the community. The culmination of this effort will be an overall conceptual Park Master Plan to guide future planning and development.
- Drawing on our extensive database of current/local cost information from numerous swimming pool and park projects we have completed in recent years, we will prepare Opinions of Probable Costs for redevelopment of the park.

CLARIFICATIONS/LIMITATIONS

- The Town will provide any available mapping, including A-2, T-2 Land Survey, Utility Maps and GIS mapping.
- The Town will provide any sub-surface information that is available, including geotechnical data, groundwater information and buried utilities.
- Hazardous materials identification and remediation planning is excluded from this Contract. Should hazardous materials be encountered, the Town will provide all hazardous materials procedures under separate contract(s).
- No invasive testing, destructive testing or laboratory testing of the facility is included in this proposal.
- The Town will provide necessary historical data including, but not limited to documentation and mapping related to the sites and facilities, site improvements, usage statistics, renovation documents and past studies to the extent that they exist.
- Borings and geotechnical analysis are excluded from this proposal, but may be required for comprehensive assessment of areas of the Park.
- Survey is excluded from this proposal, but may be required for comprehensive assessment of areas of the Park.

COMPENSATION FOR BASIC SERVICES

TLB Architecture, LLC proposes to provide Basic Services for a Lump Sum Fee of \$30,000 (Thirty Thousand Dollars) inclusive of Reimbursable Expenses as described below.

REIMBURSABLE EXPENSES

Plotting, printing, out of state telephone communication, express mail delivery, etc., are included within the Lump Sum Fee. We have included, within the Lump Sum, printing of two (2) color sets of the Final Report and Drawings plus a digital copy in PDF format.

ADDITIONAL SERVICES

The scope of this proposal is limited to scope of work described above. Any extension of service to include Design Development, Construction Documents and Bid and Construction Phase services may be added at any time, based on a mutually agreeable proposal for those changes in services, as described below.

CHANGE in SERVICES

Any services specifically excluded from this proposal can be provided as a Change in Services. When requested and authorized by the Owner, these services shall be provided by TLB Architecture for a negotiated lump sum when scope is determined. If scope is indeterminate, these services shall be provided at the hourly rates of assigned staff. When a Change in Services is required of Consultants, services shall be provided for a negotiated lump sum if scope is determinate, or at a multiple of one and one-fifteenth the hourly rate of assigned staff member, if scope is indeterminate.

FY 2017 TLB ARCHITECTURE HOURLY RATES

Senior Principal	\$205	Job Captain	\$140
Principal	\$190	Level III Intern	\$120
Associate I	\$160	Level II Intern	\$115
Associate II	\$155	Level I Intern	\$110
Project Architect	\$150		

TIME

We can accommodate any reasonable schedule the Town wishes to maintain. We anticipate completion of the Conceptual Master Plan within 3 months upon receipt of a Notice to Proceed.

We thank you for the opportunity to provide this proposal, and look forward to cultivating a relationship with the Town of Newington.

Sincerely,
TLB ARCHITECTURE, LLC

Michael P. Fortuna, AIA
Principal

cc: file