

MINUTES

These minutes are subject to approval by the Community Center/ Senior Center Design Advisory Committee.

The Community Center/Senior Center Design Advisory Committee held a special meeting on Monday, March 12, 2018 at the Municipal Center, 3 Primrose Street, Newtown, CT. Meeting was called to order at 4:04 p.m.

PRESENT: Kinga Walsh, Carla Kron, Amy Mangold, Andy Clure, Brian Hartgraves, Anna Wiedemann, LeReine Frampton

ABSENT: John Boccuzzi, George Guidera, Marilyn Place, Brian Leidlien, Bill Buchler

ALSO PRESENT: First Selectman Dan Rosenthal, Rusty Malik and Kevin McFarland of Quisenberry, Joe Giacobbe of Caldwell & Walsh

Ms. Walsh reminded everyone that the Community Center is a gift because of a tragedy, discussions need to be made humbly, and the goal is to provide a hub to bring the community together. All stood to salute the flag and participate in a moment of silence.

Ms. Walsh announced that additional meetings of the Design Advisory Committee are on hold; the budget allotment for QA to attend meetings has been met and as a result, any additional meetings are on hold so as not to exceed. She then moved up agenda item #6 (Additional CC Updates) since Mr. Giacobbe had to leave the meeting at 5:00 p.m.

ADDITIONAL CC UPDATES

A realistic deadline for change orders for finishes is May 1st given the lead time needed to order products, etc. Mr. McFarland will prepare a document of the materials being used in finishes and send the package to Gino Faiella and Carl Samuelson. A pool list including the filtration system has already been sent to Carl for his review.

The handicapped changing table in the family locker room is ADA approved; the cost to provide power for a future installation of an upgraded version is \$565.00 plus tax and upcharge. Because the walls are concrete, anchoring would not be an issue. Ms. Kron and Ms. Mangold feel it is unacceptable not to provide the upgraded version based on requests from the community. Ms. Wiedemann stated that she will reach out to the VNA for help; the costs to upgrade is approximately \$8,000.00 for this unit. Mr. McFarland agreed to forward actual cost.

First Selectman Rosenthal agreed we need to be mindful of those with physical disabilities in the community. However where we are right now, the funds are not available.

Ms. Mangold moved to recommend installation of the upgraded power-lift changing table in the family locker room or at a minimum the power be roughed-in for an upgraded version of the changing table to be bought and installed at a later date. Second by Ms. Kron. Motion passed.

Mr. McFarland reported that the pool lift is the standard for these types of pools. He explained that an additional upper-body harness can be added and agreed to look into the cost and forward. There is no hard wire to this location nor is one needed to operate the lift chair. The chair runs on a battery that is charged in the mechanical room and then placed in the lift. Based on their studies, Mr. McFarland cannot support the idea of installing an upgraded lift. Ms. Mangold agreed the original lift is sufficient with the upper body harness.

Ms. Walsh asked what impact the pending trade tariff will have on the steel contract. Mr. Giacobbe reported that he wasn't positively sure but that the company already owns the steel; therefore unless something major occurs, they should hold their price.

Ms. Wiedemann will research the possibility of getting a waterproof wheelchair donated.

Mr. Giacobbe reported that the exterior conduit requested under the SC patio to provide outside electrical for future use would cost \$1,185.00 plus tax and upcharge. Mr. Clure asked whether there were electrical outlets outside the multi-purpose room. Mr. Malik said a couple of outlets could be added at a minimal cost.

Mr. Clure moved to recommend installation of 3 or more outlets to the exterior of the multi-purpose room as well as the installation of 4 exterior conduits under the SC patio. Second by Mr. Hartgraves. Motion passed.

Mr. Hartgraves moved to recommend installation of 2 or more outlets to the exterior of the Senior Center. Second by Ms. Wiedemann. Motion passed.

CAFÉ DISCUSSION

Mr. McFarland presented the updated version of the Café/Kitchen (Attachment 1). The total additional cost is \$18,000.00. The cost to rough-in electrical for future addition of lighting is: 3 lights = \$2,000.00 and 3 outlets = \$1,500.00 plus tax and upcharge. A second counter versus tables & chairs was discussed.

First Selectman Rosenthal reminded everyone of the need for contingency (desired 6% to 8% of budget). Some adjustments to the budget versus contingency totals have been made in order to reach this goal. Some examples include changing windows and doors, removal of front patio and four exit doors from front classrooms, and hold-placement of exterior patio behind multi-purpose rooms. The total budget for furniture (CC and SC included) is \$367,000.00. A decision was made to minimize furniture to \$170,000.00 and to move the rest into contingency. There is still a need to install drainage to capture and cool rain water; once the steel goes up, a

comfort level for contingency will be realized. At this point, additions and remaining items can be prioritized.

Items reviewed included: roll-up windows, counters inside the kitchen, location of office and storage room, walk-in cooler, size of dishwasher, and counter in café area (facing wall). Ms. Walsh wants the space to be inviting to the public. Mr. Clure would like to see more open space as opposed to roll-up windows. Mr. McFarland discussed the need for security given the kitchen may only be open during part of the day (while the center itself remains open). Ms. Frampton stated that in her experience, open space is not good in a kitchen, it is not safe (food contamination, etc.). The walk-in cooler alone costs \$25,000.00. Alternatives can be reviewed – putting in free standing refrigerators and freezers. There is also the possibility of adding a walk-in cooler in the future (only difference would be it would sit on top of concrete and require a small ramp).

First Selectman Rosenthal wants to confirm the purpose of the kitchen for café use as well as banquets (cooking up to 250 meals from scratch versus catering a function). Ms. Walsh and others were under the impression that 250 meals could be prepared from scratch. Members of the Advisory Committee voiced frustration on how the decisions were made to change the kitchen's function/purpose and when.

With respect to the locker-room lockers, Mr. McFarland is in the process of filing an appeal with the building official to use the plastic ones.

FIXTURE DISCUSSION

The fixture boards were updated and presented for review. The flooring in CC multi-purpose rooms was changed to vinyl (carpeting removed). The material is designed for use in classrooms and multi-purpose rooms and should withstand heavy usage and traffic and discussions were had to place padding under any larger equipment pieces that may be brought in (e.g., portable stage, display cases). Because carpeting was removed, acoustical ceiling tile was added to try to help mitigate the sound level; sound panels on walls can always be added at a later date. As part of VE, the wall tiles in the entryway were removed. The colors were changed in the classrooms as well as office as suggested.

Ms. Frampton stated that at the last Commission of Aging meeting, it was reported that a mural will be placed in the Senior Center (a grant was received to create a 5'x9' tile mural). Mr. McFarland will provide several possible locations for its installation.

Ms. Walsh asked how the \$130,000.00 kitchen budget was appropriated between the CC and the SC. The budget includes both kitchens; Ms. Walsh wants VE to be appropriately shared.

In summary, items reviewed and/or recommended include:

- Electrical outlets on exterior of both CC and SC
- Upgraded changing table on hold but power installed for future
- Exterior conduit for future use

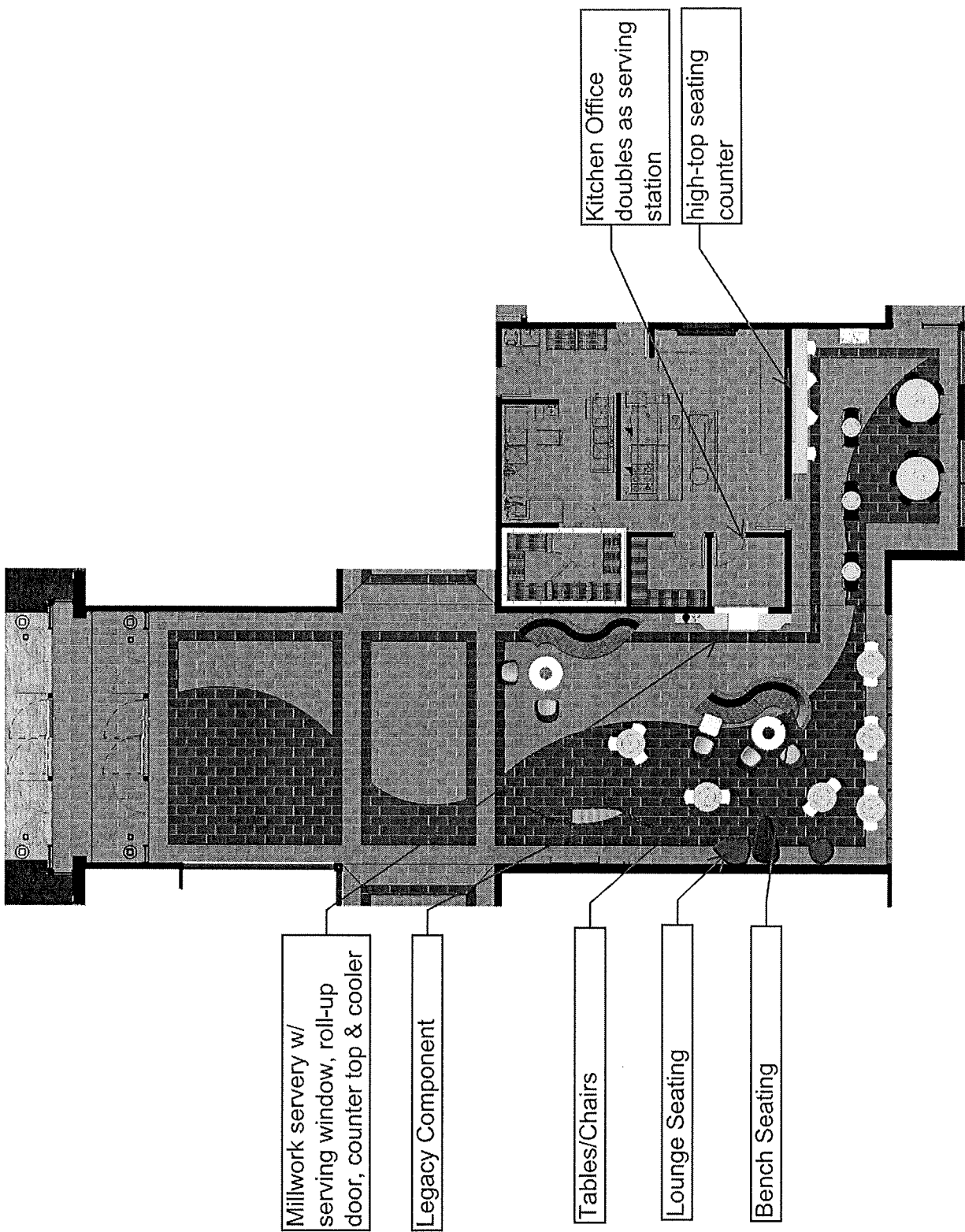
- Gas/water lines installed for future use on patio
- Café lighting rough-in (\$3,500.00)
- Remove walk-in cooler in kitchen
- Downsize dishwasher

The next step is to prioritize the “asks” so when contingency becomes available, we can circle back and make additions.

Ms. Frampton moved to adjourn the meeting at 6:49 p.m. Second by Mr. Clure. Meeting adjourned.

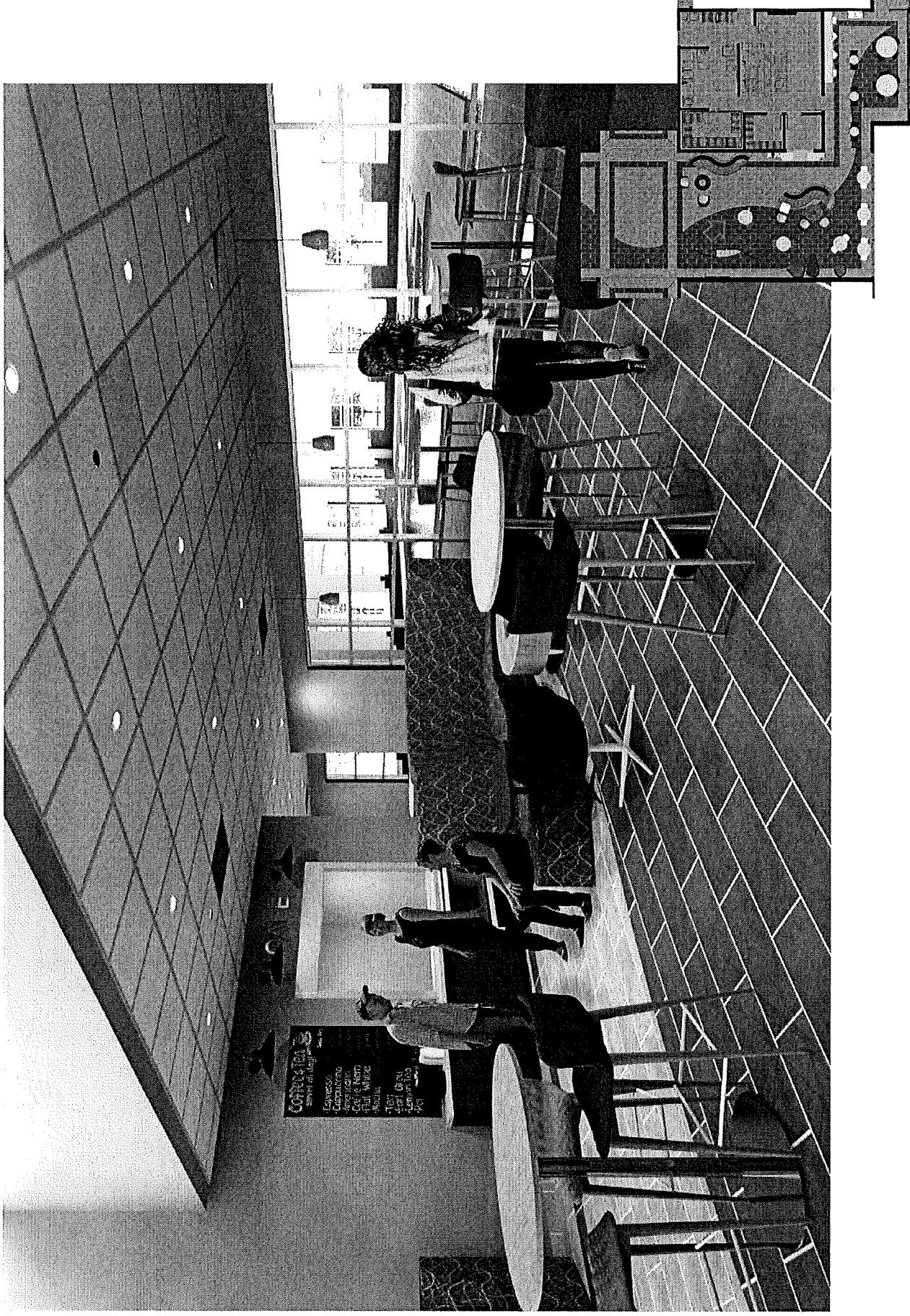
Respectfully submitted,

Ann M. LoBosco
Clerk



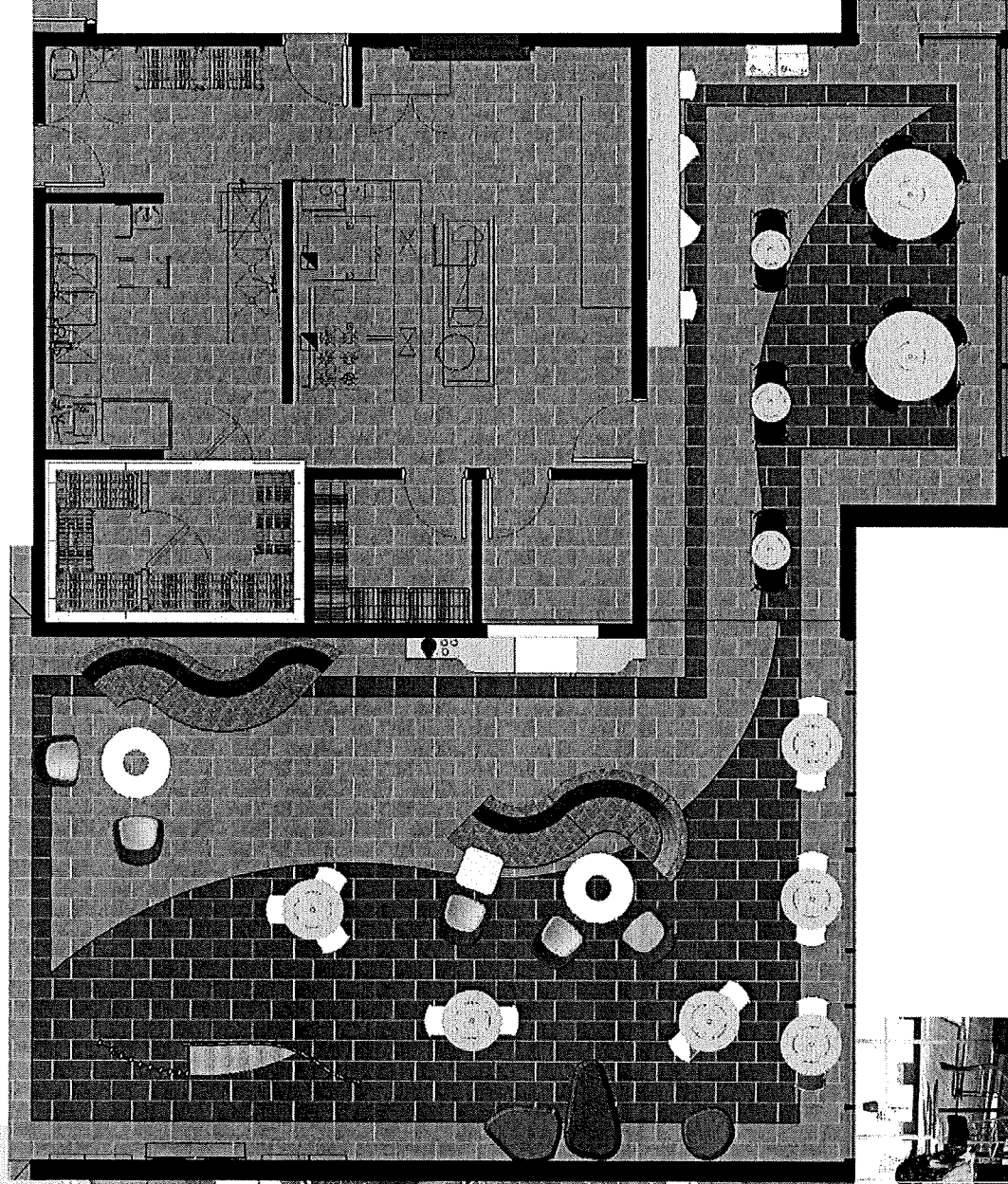
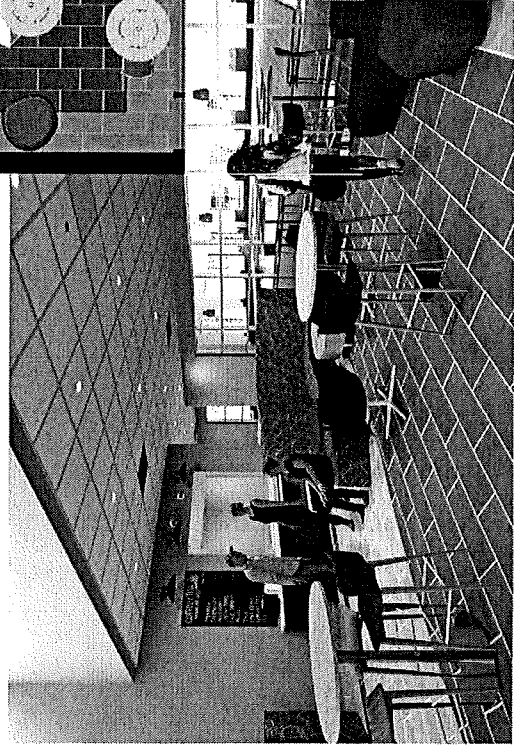
NEWTOWN COMMUNITY & SENIOR CENTER

CC - Lobby



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CC - Cafe



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