



TOWN OF NEWTOWN

Community Center/Senior Center Design Team and Advisory Committee MINUTES

Caldwell & Walsh Building, 17 Berkshire Road
Friday, July 7, 2017

THESE MINUTES ARE SUBJECT TO APPROVAL OF THE CCSCDTAC

Present: First Selectman Llodra, Rusty Malik, Steve Gendreau, Jesse Vose, Joe Giacobbe, John Deren, Marilyn Place, LeReine Frampton, Curt Symes, Al Miles, Amy Mangold, Maureen Crick Owen, Kinga Walsh, Carla Kron, Andy Clure, Phil Clark, George Benson, Ross Carley and one member of the press.

First Selectman Llodra called the meeting to order at 10:00am

Ms. Mangold moved to accept the minutes of June 28, 2017. Ms. Crick Owen seconded. All were in favor.

There was a Planning & Zoning meeting on July 6, there will be another one on July 20 with a final one on August 3. The intent is to have an approved project on August 3. Fairfield Hills Authority will hold a special meeting on July 10.

Mr. Deren stated to get the project moving swiftly there has to be pre-construction work with the town to transfer from the design portion of the project to the actual project. They will speak with the Public Building and Site Commission and review documents. First Selectman Llodra and Finance Director Robert Tait are the purchasing authority for the town; any questions on protocol can be referred to Mr. Tait.

Mr. Benson said that in preparation for the July 20 Planning & Zoning meeting all town agencies need to have their reviews complete. Mr. Bolmer will review the drainage calculations. The Fire Marshall will review and comment on final plans for the exits. Mr. Sibley will review landscape and lighting plans; Mr. Benson has reviewed parking. Fairfield Hills Authority will review and send a referral on the elevations. Any questions will be referred to Caldwell & Walsh prior to July 20. A final packet must be complete for Planning & Zoning approval by July 20.

Mr. Malik spoke of the aquatics capacity (att.) saying there is a health department regulation as well as a building department regulation. Mr. Deren said there will be a drainage system beneath the pool. It was agreed the pool would be 7 feet deep. Each of the walls surrounding the locker room areas are CMU walls that require a foundation. Mr. Malik reviewed the locker room layout which include toilets, changing areas, showers and handicap accessible areas. There is a locker room for men, women as well as a family locker room.

Mr. Malik explained that the senior center plans reverted to the original plan of a health room, a conference room and plenty of administrative space. A request was made to refer to the café as a lounge instead. Mr. Malik will get room dimensions for the Senior Center Advisory Committee.

Rec'd. for Record 7-10 2017
Town Clerk of Newtown 11:15am
Debbie Aurelia Halstead

There was discussion on having handicap accessible door openers in addition to the ones at the main entrances. First Selectman Llodra cautioned the group to consider needs versus wants, as anything additional adds to the budget.

Mr. Miles is the IT point person and has met with a company that will provide materials and service at no cost. Mr. Miles requested an 8' x 5' room for IT; it is currently 8' x 2.5'. Mr. Malik has ideas so that IT needs will be met. Ms. Walsh requested that IT allow for easy updates, wiring, AV equipment, etc. to make sure there are no dead spots. First Selectman Llodra said that Mr. Miles will ensure the correct infrastructure is in place so there is full access. An equipment budget has not yet been identified. Mr. Miles will have further discussions with Mr. Gendreau relative to wiring, data, and security.

There was discussion on the bathroom in the community center administrative area and it was agreed to eliminate it. That area will be reworked.

First Selectman Llodra requested costs relative to the connection to the trails and the bathrooms with exterior access because the Fairfield Hills Authority will be contributing money to the bathroom portion of the project. Mr. Deren will get that information to First Selectman Llodra and Mr. Carley.

Mr. Gendreau explained that a microgrid is similar to power plant that enables a town to keep an area running in an emergency such as a hurricane. A microgrid works with several buildings in the same area. The state of CT has funds in a program to help the towns. First Selectman noted the funds are frozen at this time. There is an option to purchase through a third power. A fuel cell is used for the microgrid. If there is a third party power purchase there is no impact on the financing of the project. To make the microgrid financially viable the waste heat needs to be used. The waste heat would be tied into the building system. This is worth investigating with a consultant specializing in microgrids. Mr. Malik said that if this can't be done later on to be tapped into, they won't proceed with it. First Selectman Llodra believes for this to have been a consideration it would have needed to begin a year ago.

Mr. Gendreau will do a cost analysis between a base energy system and geothermal. Mr. Jesse Vose said a base system could be efficient, a variable refrigerant system with heat pumps connected to indoor fan coil units. The pool will have a dedicated pool unit designed for dehumidification of the entire pool; the waste heat from the pool can be used to heat the pool water. The roof will be prepped for solar panels. Any power from solar panels gets distributed to the building. The energy discussion will be continued.

Mr. Malik presented updates on elevations (att.) and compatibility with the balance of the campus. 60% of the roof is sloped; 40% is flat. First Selectman Llodra said that when elements are added to the exterior there may have to be compromise by taking something away because of budget limits.

Mr. Deren explained that estimations are in process for the latest design updates. The activity pool has increased the footprint of the building, the pool, the exterior walls, the rooms, all have gotten bigger, exceeding the limits of the construction budget. He explained design always exceed budget and then the team figures out a way to make it work.

With no further business the meeting was adjourned 11:29am.

Respectfully Submitted
Susan Marcinek