

Community Center/Senior Center Design Team meeting

April 28, 2017 11:00

Caldwell and Walsh, Berkshire Road Sandy Hook

Present: Rusty Malik (Quisenberry/Arcari); Frank Cobelli (Caldwell & Walsh); John Deren by phone (Caldwell & Walsh); Robert Mitchell (Chair, Public Building & Site); Patricia Llodra (First Selectman); members of the Community Center Advisory Committee: Kinga Walsh, Bill Buchler, Andy Clure, John Boccuzzi, Carla Kron, Amy Mangold, Maureen Crick Owen; members of the Senior Center Advisory Committee: George Guidera, Anna Wiedemann; Marilyn Place (Senior Center Director). One member of the press: John Voket, arrived at 12:20.

The meeting began with an overview of the project schedule (attached). Rusty Malik, Frank Corbelli, and Bob Mitchell emphasized that the schedule is a bit fluid at this point. Major target dates will continue to be updated and any changes will be communicated. The general schedule conversation led to a discussion of phasing the project so that site work can begin in August/September, while specific design and related bid costs are being finalized. Mr. Mitchell points out that the action of the BoS to authorize site C and the associated use of the 'Canaan' fund to demolish the sub-grade foundation and slab, means that part of the project can go forward. PB&S will discuss this site C action and take the next steps at its May meeting. Authorizing action on Site C while waiting for final design and bid results on the rest of the project provides opportunity for the work to begin in late summer.

Ultimately, the schematic design gets approved, concrete and structural steel packages follow, then all the trade packages get approved. A GMP is developed, reviewed by the BoS, and approved by PB&S. The project is executed from that point under the general supervision of PB&S, with periodic review and oversight of the Board of Selectmen.

Participants then turned attention to program and space allocations of the various design plan options (attached). A particular focus on maximizing the multi-purpose space led to suggestions and comments in the hope of stretching that space from the architect proposed 3000 sq ft to 5000 sq ft. Comments from members suggested that 5000 sq ft could be a venue for weddings or other very large gatherings and could be a revenue generator, while the architect posed two concerns: significant cost for moveable walls and less durability for movable walls located in a major corridor. Other member comments included information from like organizations that the revenue base is in memberships and programming, not in renting space for special events. The design for the multi-purpose space issue was not resolved. This item will be carried forward to another meeting. The design team will work up information on cost and benefits/disadvantages and bring more information to a future meeting, at which time the group will reconvene to discuss/determine a recommendation for the multi-purpose space. A brief discussion was held about security issues that might need to be addressed, especially related to the proposed patio located toward the rear of the building.

The layout of the aquatics center was discussed as to switching the lap pool with the activity pool; the purpose being to provide spectator space for competition at the lap pool. Architect Rusty Malik pointed

Rec'd. for Record 5-2-2017
Town Clerk of Newtown 10:30am
Debbie Aurelia Halstead

out the current proposed layout – with the activity pool nearer the patio area – was to provide visual connection for parents of kids in the activity area, and to enhance the general indoor/outdoor activity that could be programmed for the activity pool. No further discussion or action.

A brief interaction occurred regarding how to enhance general communication about community center/senior center decisions as the planning now moves ahead. The First Selectman noted her hope that the advisory committees would be able/willing to take this on, as her office was not staffed to do other than the typical web-site postings of minutes, etc. It is uncertain if the advisory committees are committing to the communications role.

The senior center advisory committee will convene with the design team on May 2 to discuss space use and programming. That meeting will take place at the Senior Center, on May 2, at 1:00 p.m.

The Board of Selectmen is asking the design team to present its recommendations at the May 15 BoS meeting.

Meeting adjourned at 12:47.

Submitted,

E. Patricia Llodra

Newtown Community Center

PRELIMINARY SCHEDULE

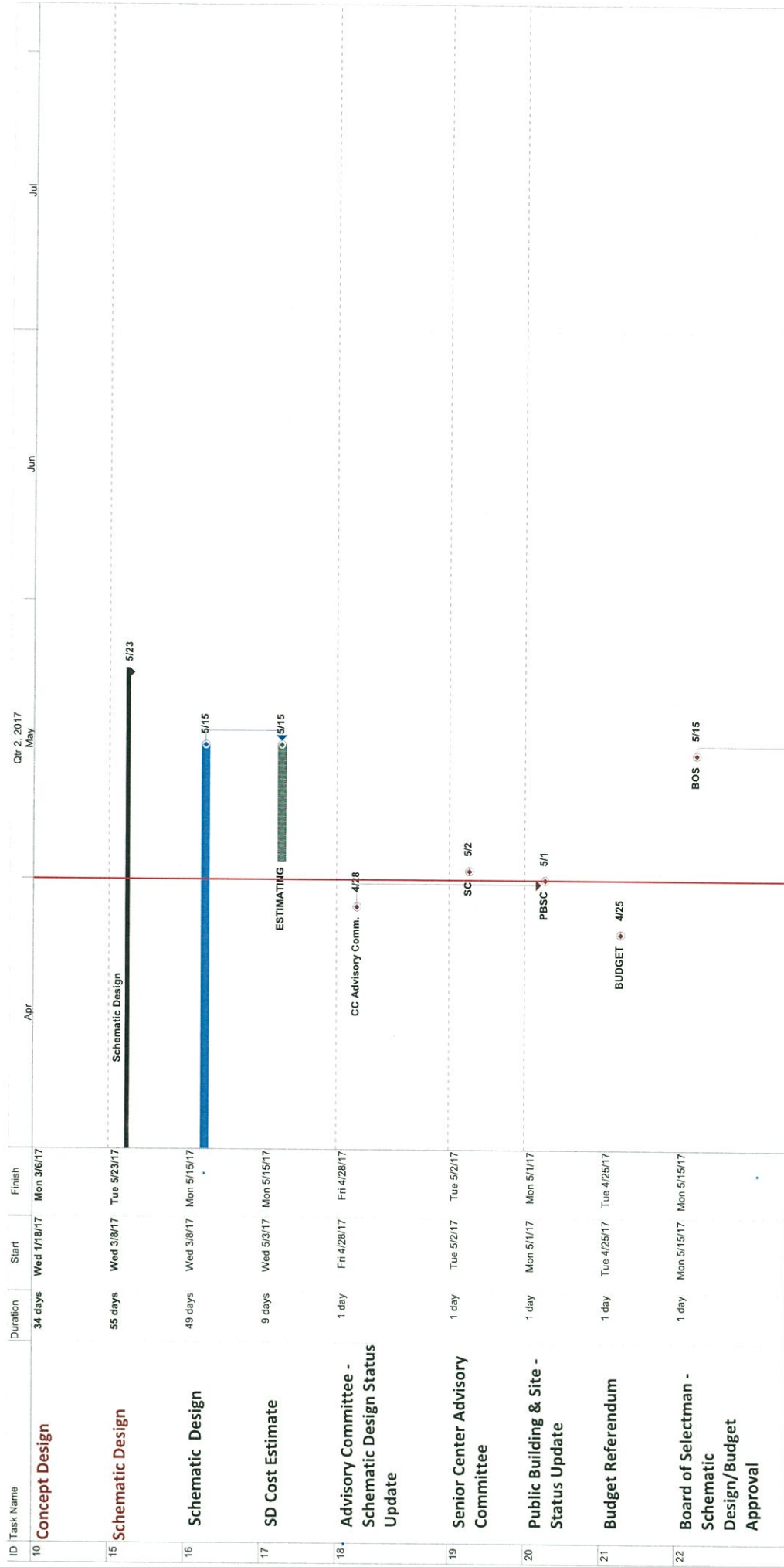
QA Architects
Mon 5/1/17

ID	Task Name	Duration	Start	Finish	Apr	May	Jun	Jul
1	Design Team Notice to Proceed	1 day	Wed 11/2/16	Wed 11/2/16				
2	Project Team Meeting	0 days	Thu 11/10/16	Thu 11/10/16				
3	Field Investigation and Documentation	26 days	Thu 11/10/16	Thu 12/15/16				
4	Update Existing Documentation	12 days	Fri 12/16/16	Mon 1/2/17				
5	MASTER PLAN	0 days	Tue 11/1/16	Tue 11/1/16				
6	Programming Review and Update	19 days	Thu 11/10/16	Tue 12/6/16				
7	Develop Master Plan Options	17 days	Fri 12/23/16	Mon 1/16/17				
8	Advisory Committee - Master Plan Status/Update	0 days	Wed 1/11/17	Wed 1/11/17				
9	BOS Presentation - Master Plan Option Approval	0 days	Tue 1/17/17	Tue 1/17/17				

Newtown Community Center

PRELIMINARY SCHEDULE

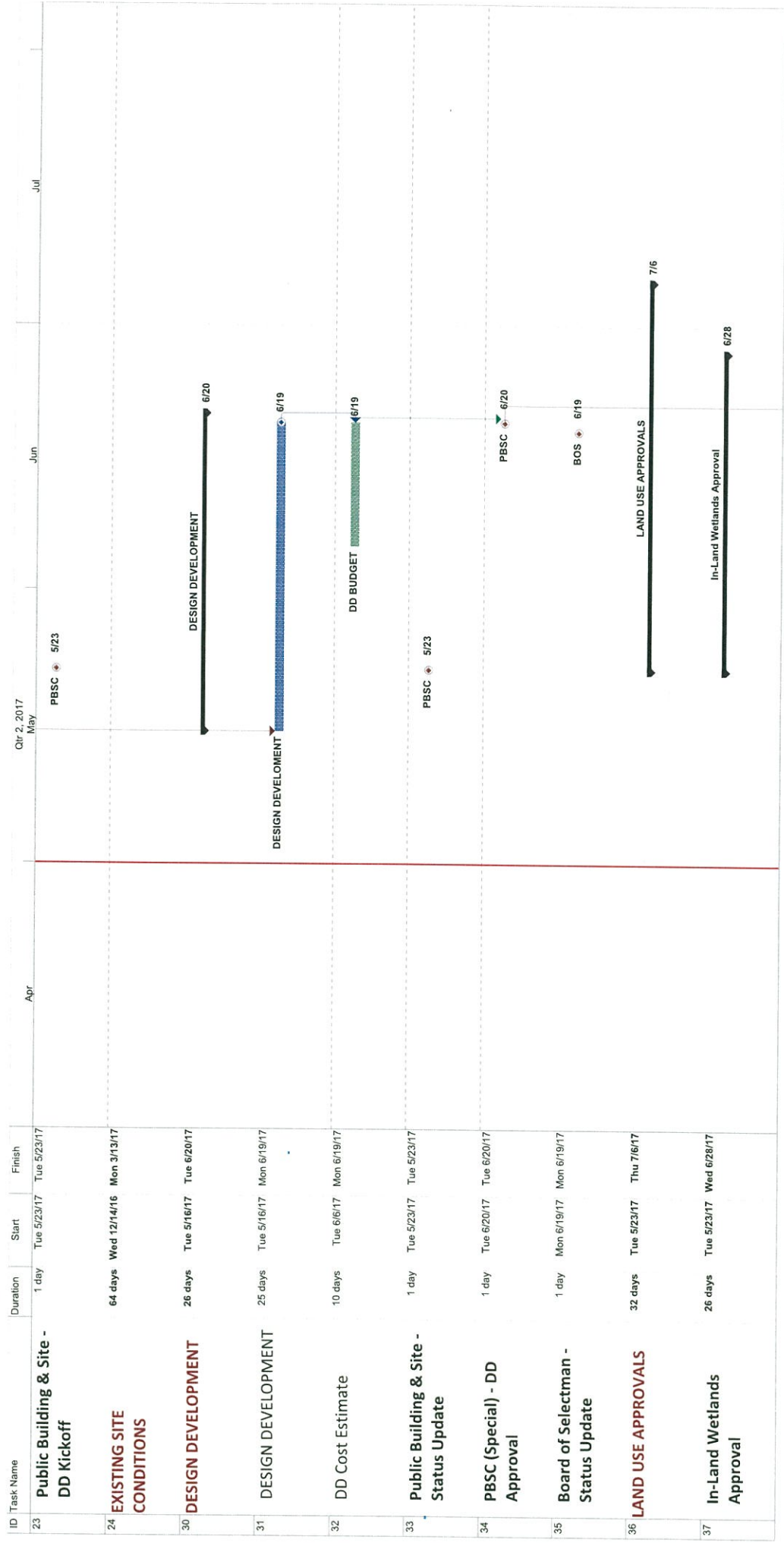
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Newtown Community Center

PRELIMINARY SCHEDULE

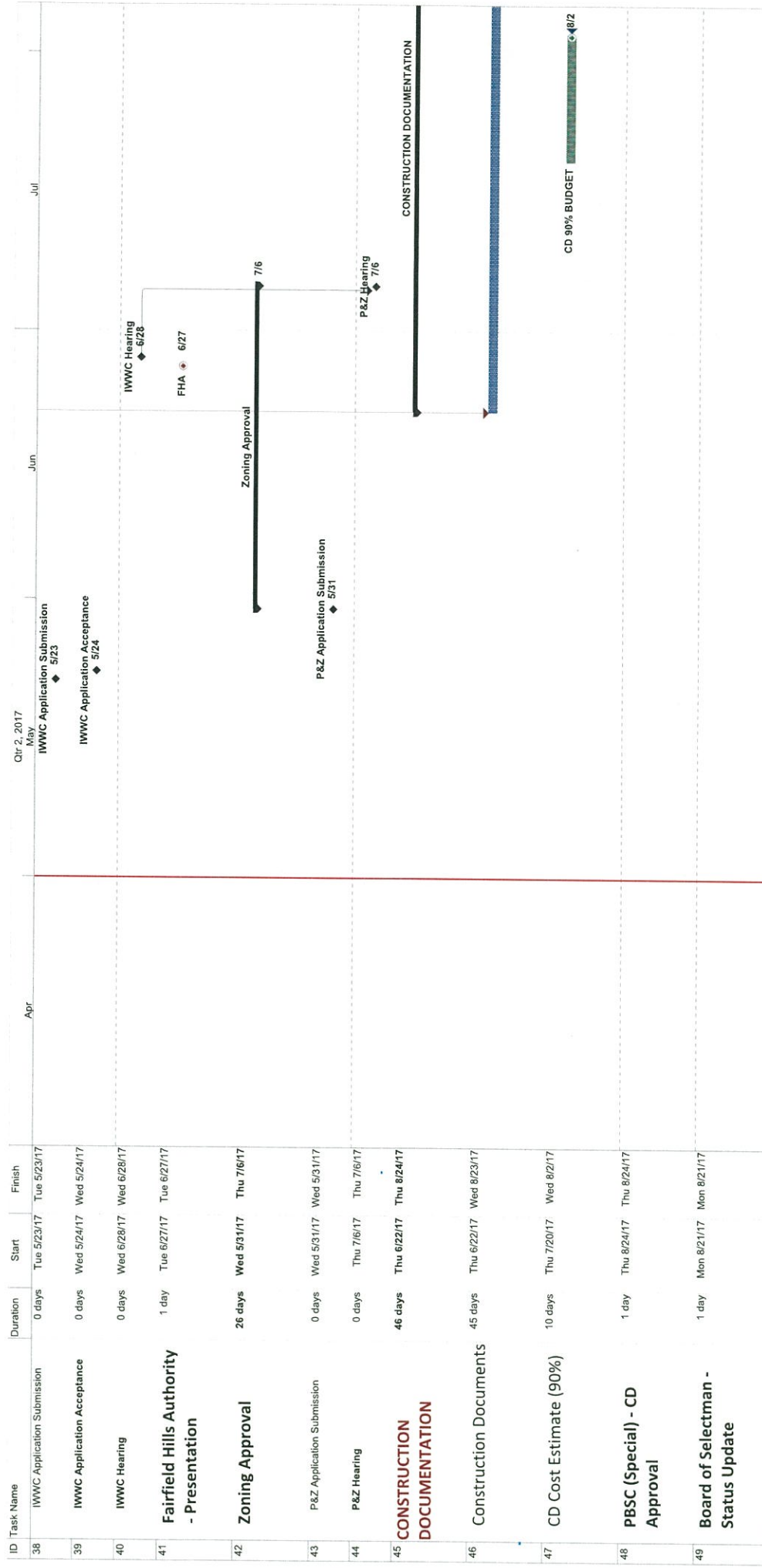
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Newtown Community Center

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Newtown Community Center

PRELIMINARY SCHEDULE

QA Architects
Mon 5/1/17

ID	Task Name	Duration	Start	Finish	Apr	May	Jun	Jul
50	PERMITTING	15 days	Thu 8/17/17	Wed 9/6/17		Qtr 2, 2017 May		
51	BIDDING	31 days	Thu 8/10/17	Thu 9/21/17				
52	Bid Packages	5 days	Thu 8/10/17	Wed 8/16/17				
53	Bidding	20 days	Thu 8/17/17	Wed 9/13/17				
54	Bid/Scope Reviews	5 days	Thu 9/14/17	Wed 9/20/17				
55	PBSC (Special) - Final GMP	1 day	Thu 9/21/17	Thu 9/21/17				
56	Construction	370 days	Fri 9/22/17	Thu 2/21/19				
57	Construction	370 days	Fri 9/22/17	Thu 2/21/19				

FINAL BID PACK



Status Update
April 28, 2017

NEWTOWN COMMUNITY CENTER



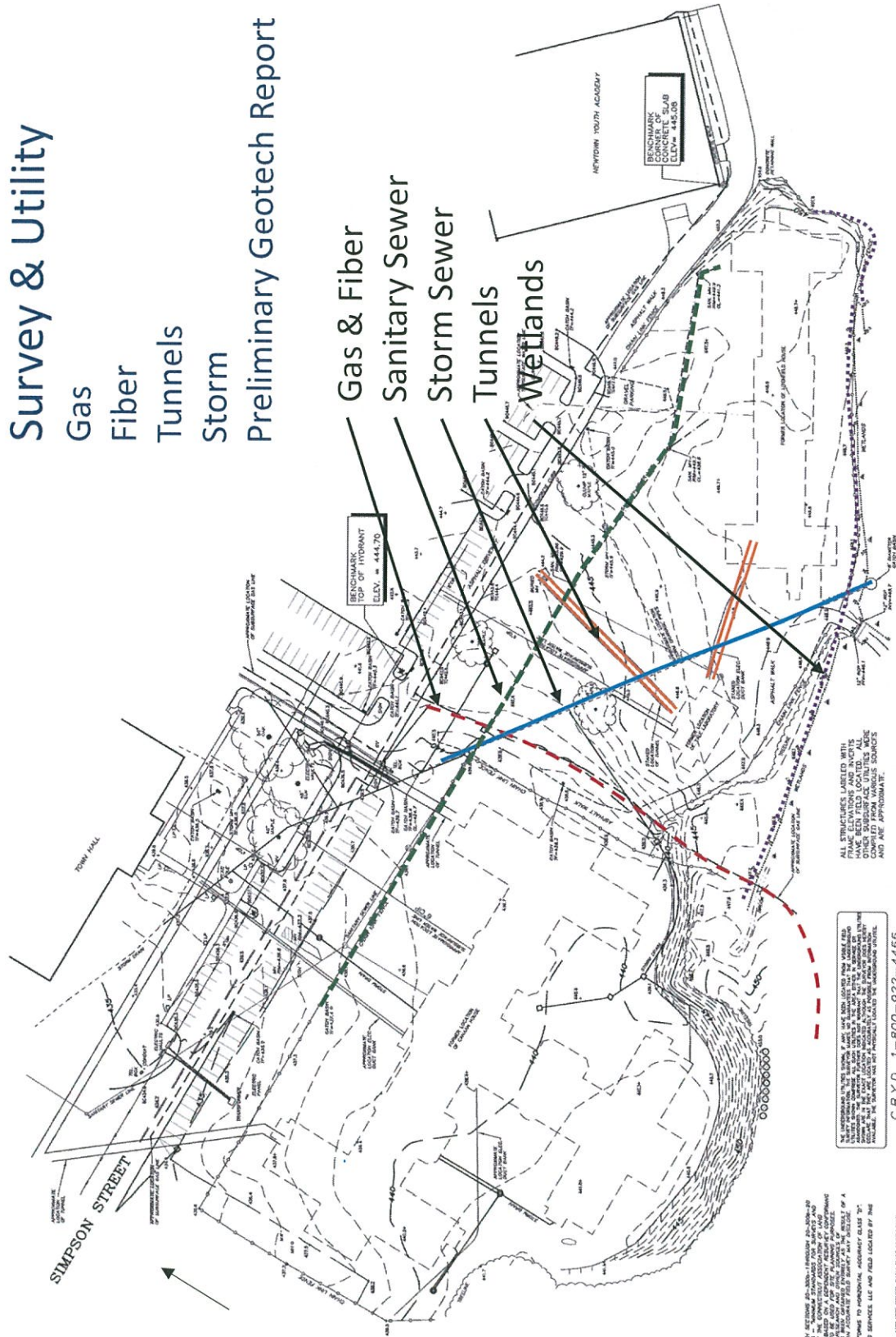
Fiber

Storm

Gas & Fiber

Storm Sewer

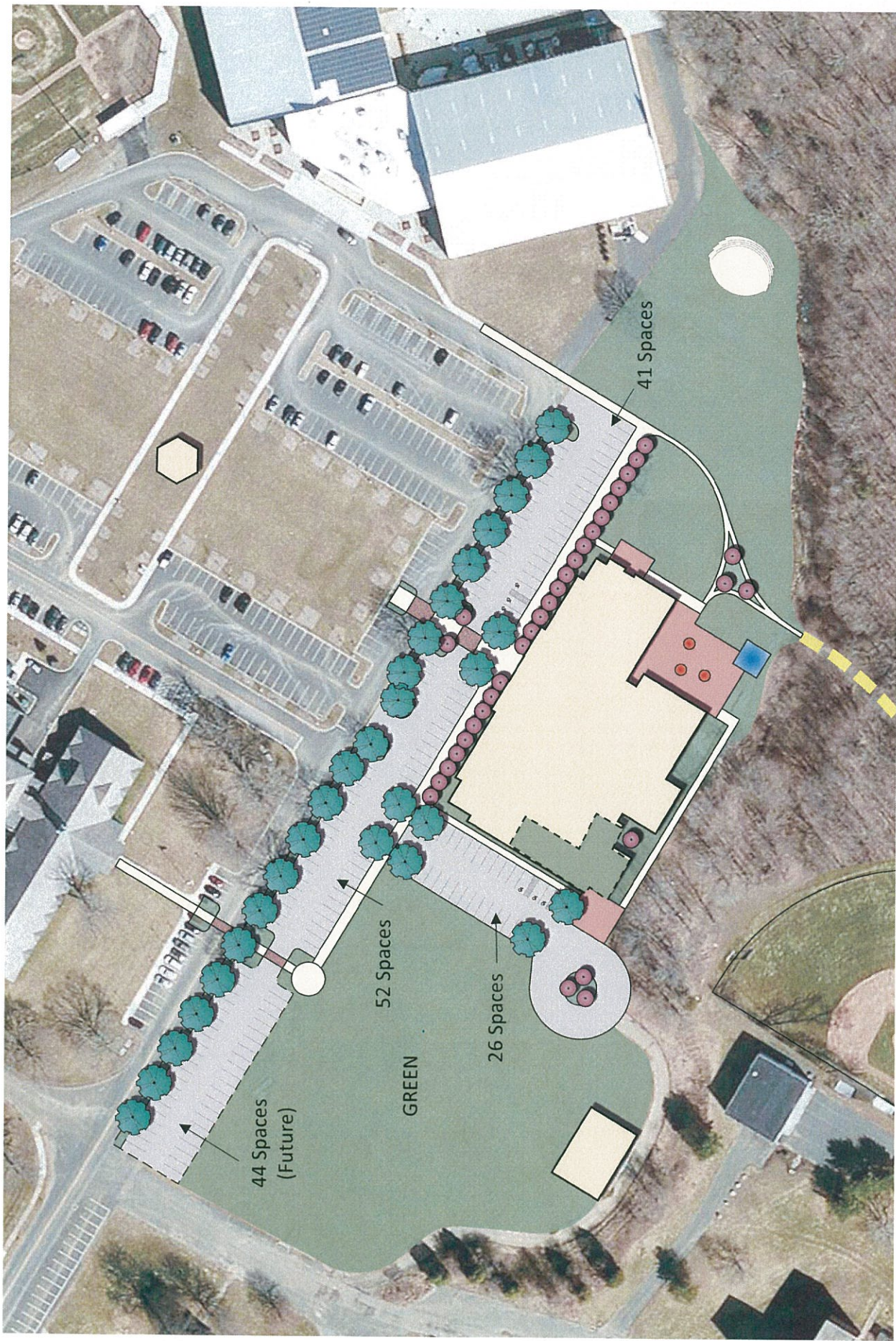
Wetlands

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SURVEY



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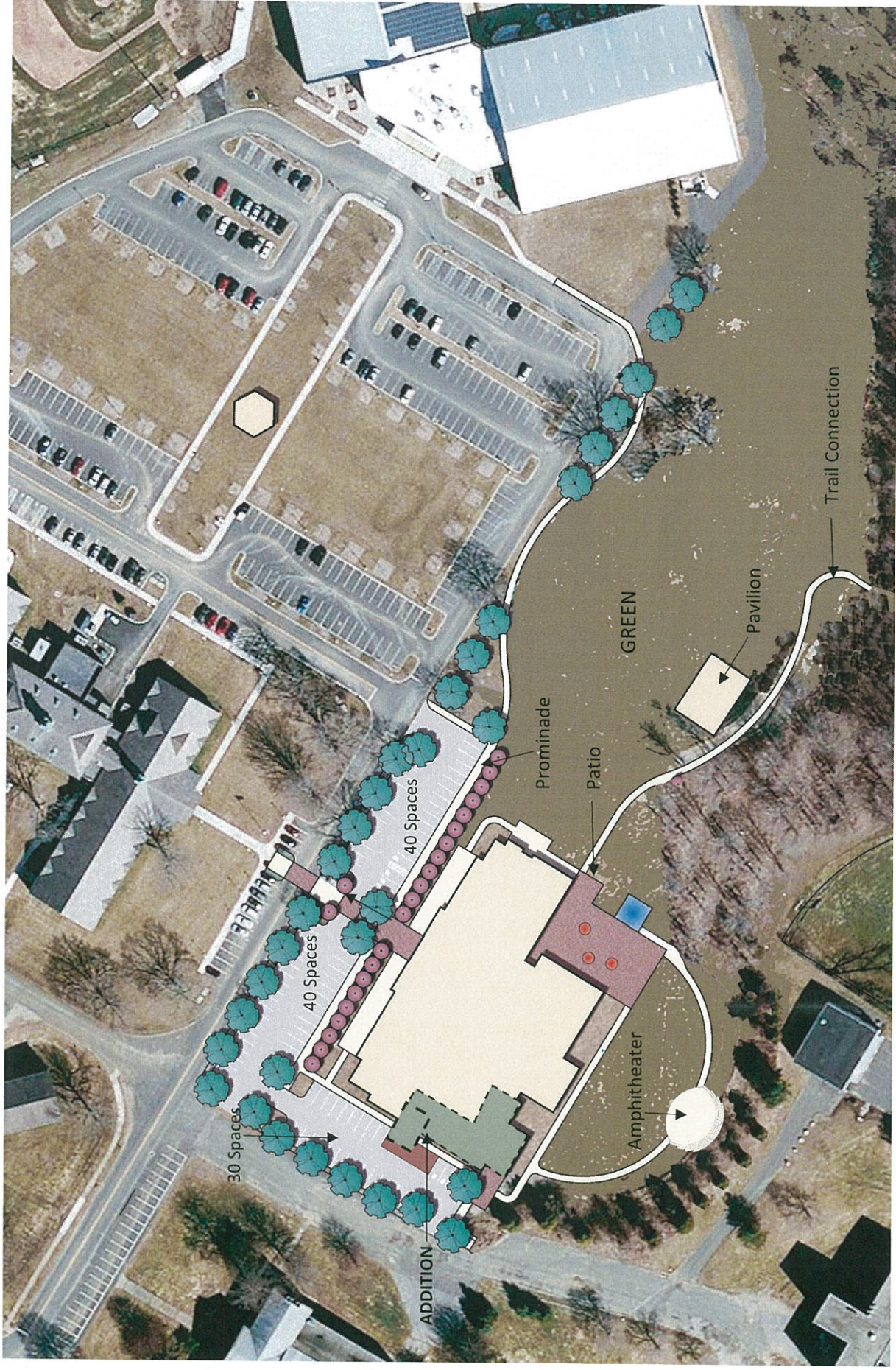
SITE "B" PLAN





NEWTOWN COMMUNITY CENTER

Site "B" Overlay



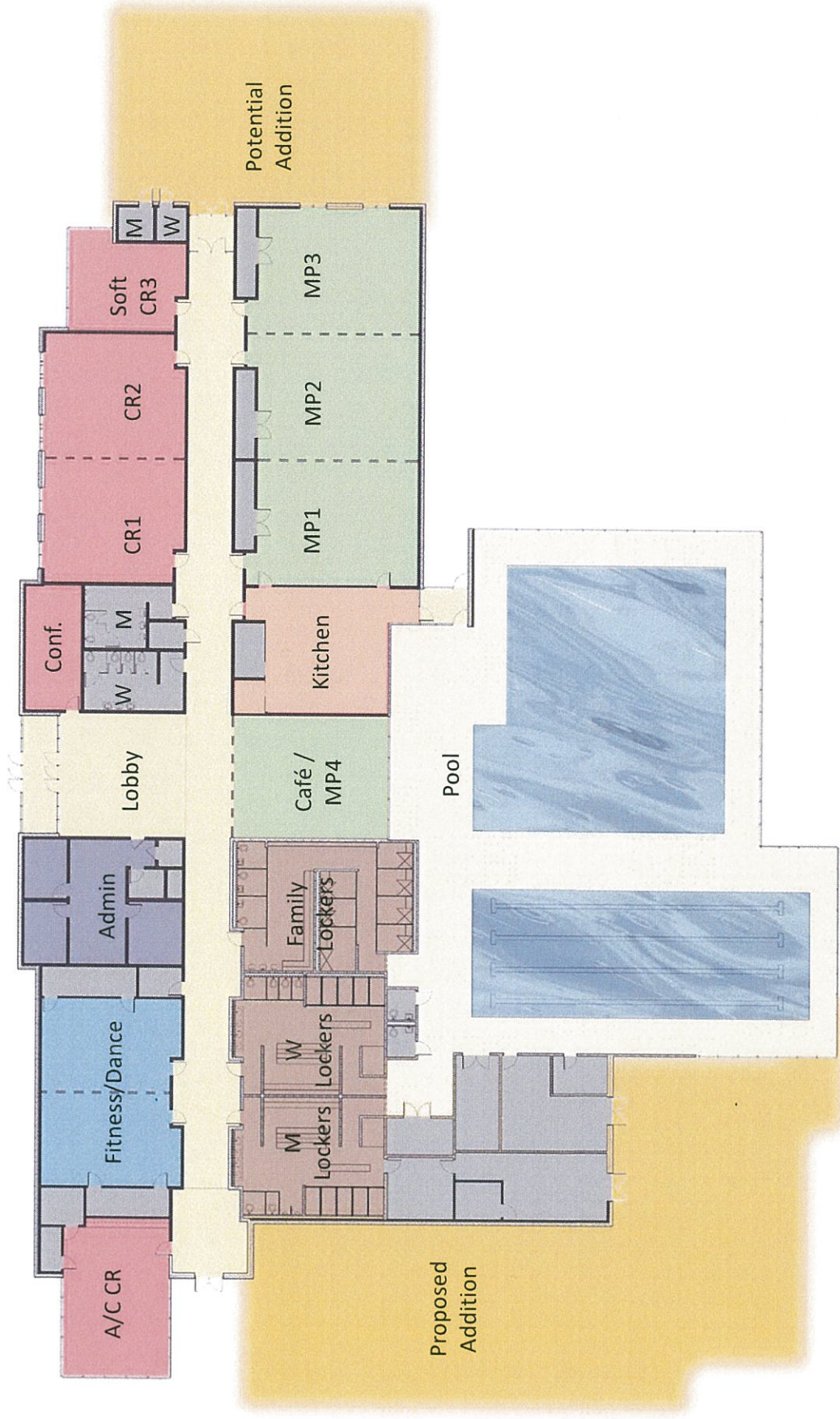
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SITE "C" PLAN



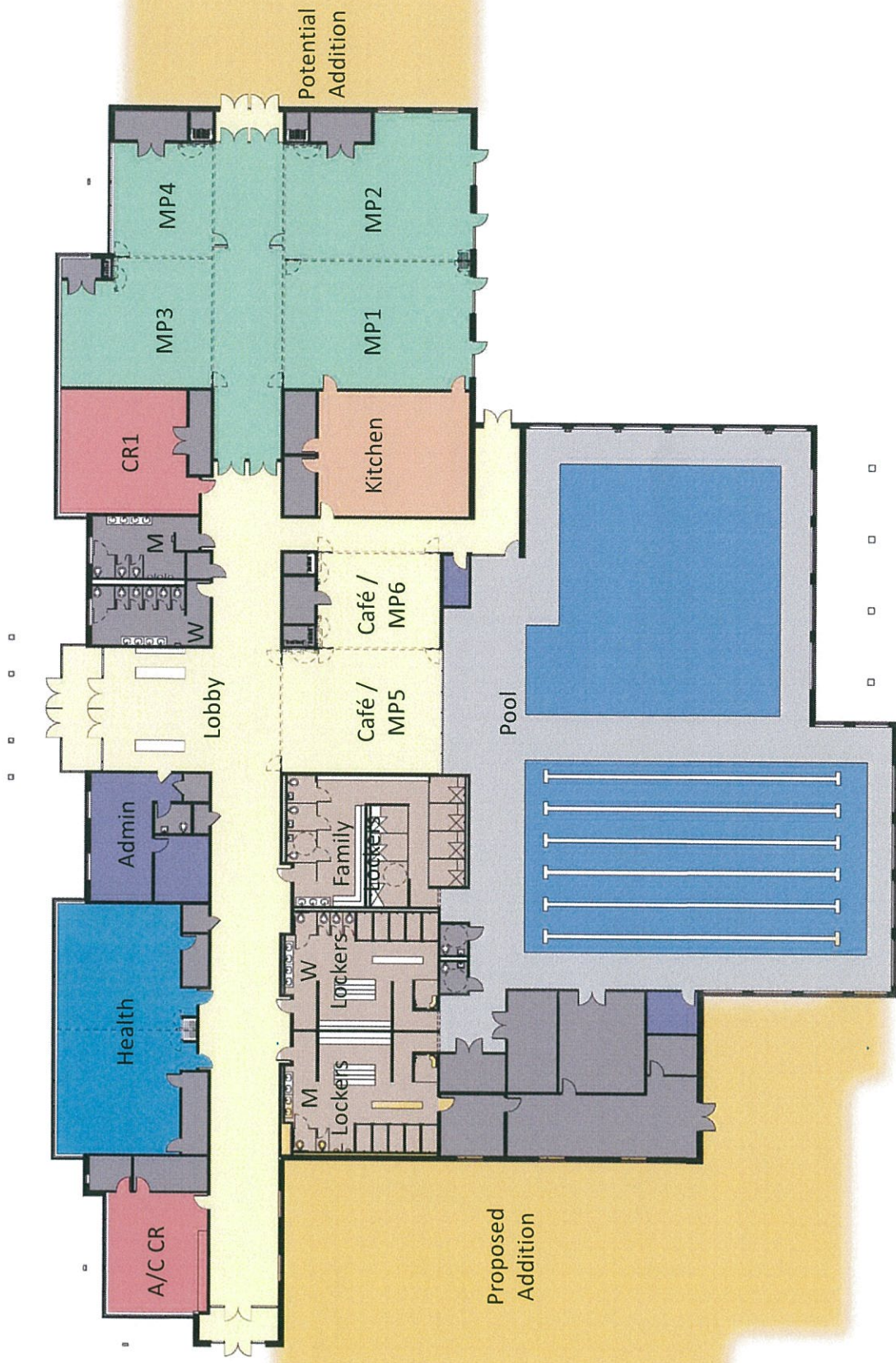
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Site "C" Overlay



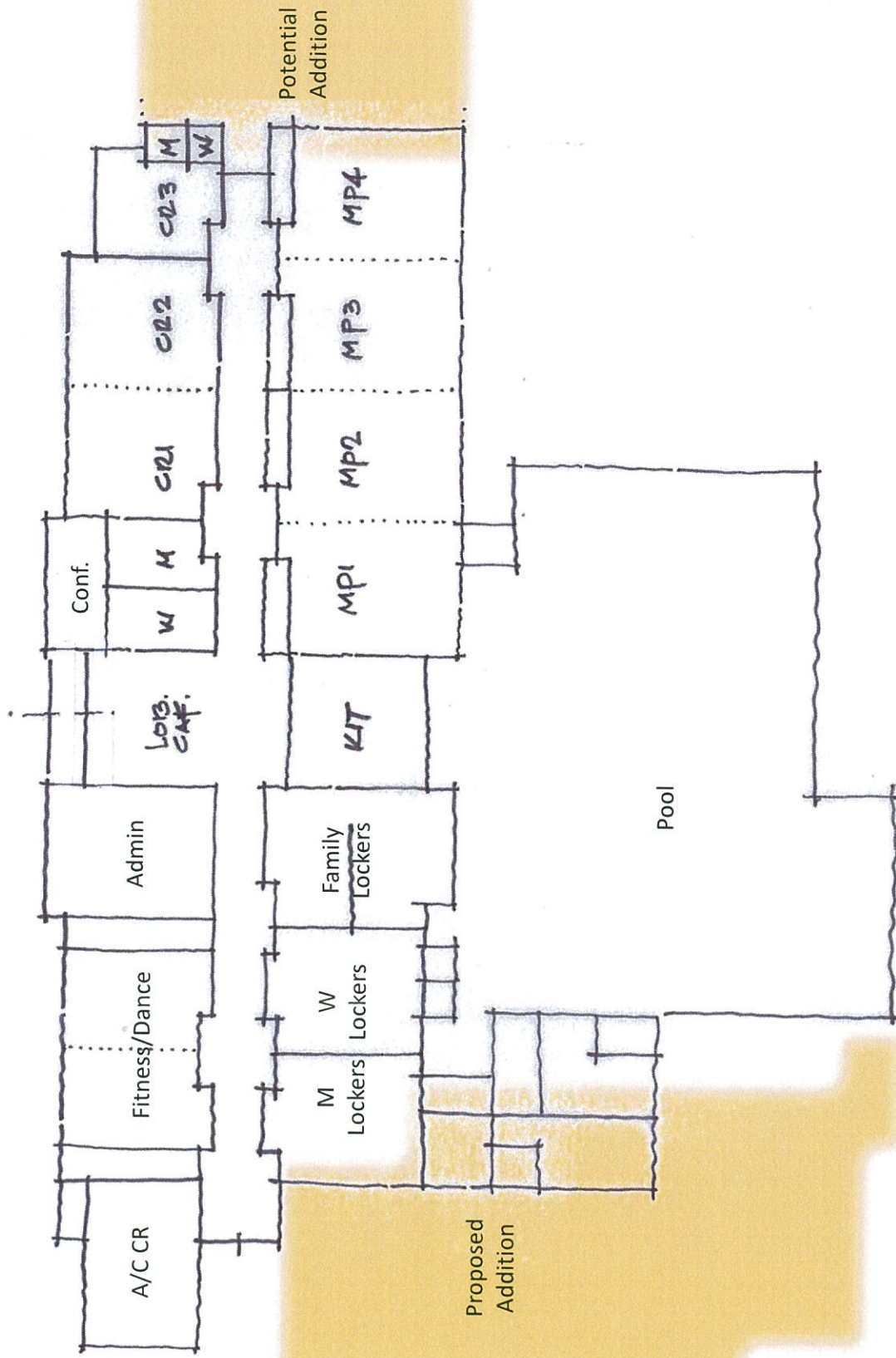
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PLAN OPTION A



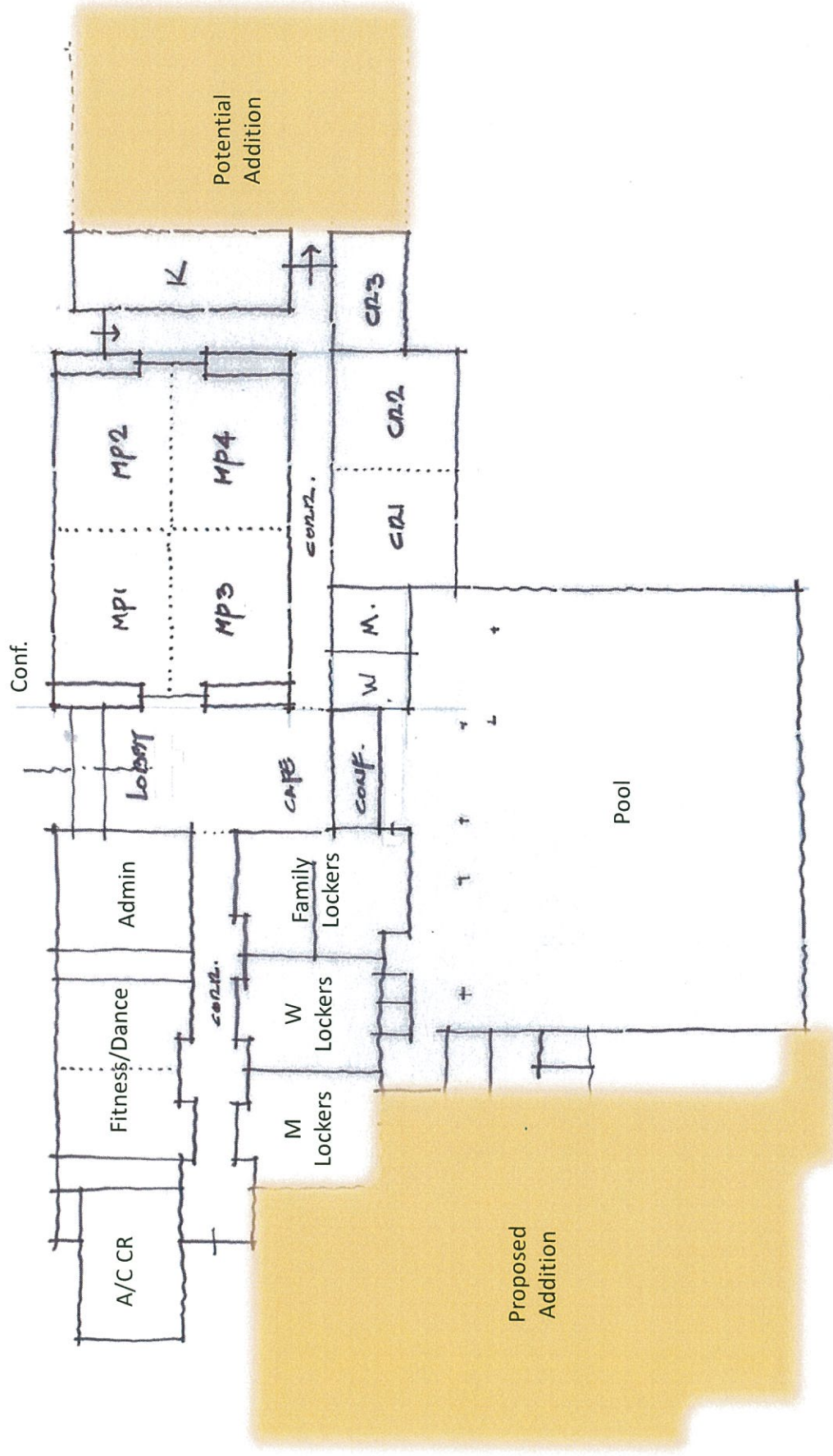
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PLAN OPTION B



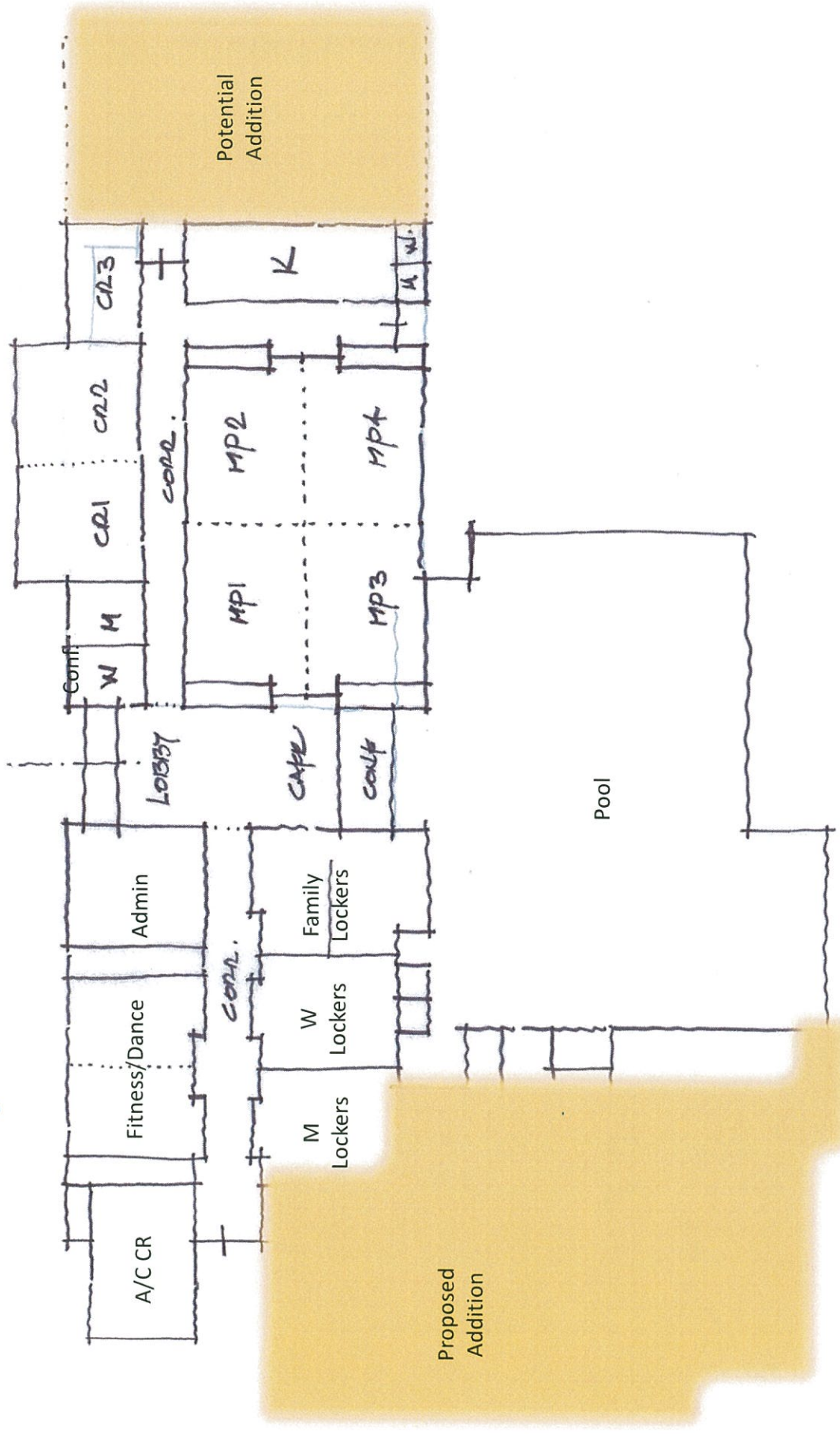
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PLAN OPTION C



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PLAN OPTION D



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PLAN OPTION E



Program Summary

Updated April 28, 2017

<u>Page</u>	<u>Building Program Space</u>	<u>Associated Net Area</u>
1	ENTRY VESTIBULE	75 sf
2	LOBBY	635 sf
3	HC Toilet ROOMS & COAT SERVICES – 185 sf	In Lobby
4	COMMUNITY INFORMATION CENTER	In Lobby
5	CAFÉ – 150 sf	In Lobby
6	WIFI Lounge – 50 sf	In Lobby
7	GALLERY	In Circulation
8	HEALTH SCREENING / SALON	In Admin Space
9	SENIOR RETAIL STORE	125 sf
10	ADMINISTRATIVE OFFICES & SOCIAL SERVICES	700 sf
11	ACTIVITY SPACES	1,500 sf
12	GAME ROOMS / TABLE GAMES & CARDS	In Activity Space
13	LIBRARY / COMPUTER	In Activity Space
14	ARTS & CRAFTS	1,600 sf
15	EXERCISE ROOM & HEALTH	1,200 sf
16	FITNESS ROOM(Use Health/ Fitness Space)	In health/Exercise
17	CHANGING ROOMS / JAN	In Aquatic Program
18	MULTI-PURPOSE ROOM	1,200 sf
19	KITCHEN	300 sf
20	TOILET ROOMS	500 sf
21	ELECTRIC ROOMS	In Aquatic Center - Shared
22	MECHANICAL ROOM	In Aquatic Center - Shared
23	WATER / SPRINKLER ROOM	In Aquatic Center - Shared
24	EMERGENCY GENERATOR	On-site
25	CIRCULATION	Net to Gross
Sub-Total of Net Space Needs		7,835 sf
Net to gross Calculation		x 1.20
Total Gross Space Needs		9,402 SF