

THE FOLLOWING MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF SELECMTEN

The Board of Selectmen held a special meeting Wednesday, April 26, 2017 in the meeting room at Town Hall South, 3 Main Street, Newtown. First Selectman Llodra called the meeting to order at 7:00pm.

**PRESENT:** First Selectman Llodra, Selectman William F.L. Rodgers, Selectman Herbert C. Rosenthal.

**ALSO PRESENT:** Rusty Malik & Kevin McFarland of Quisenberry Arcari, John Deren & Frank Cobelli of Caldwell & Walsh; Chairman of Public Building & Site Robert Mitchell, members of the former community center advisory committee Carla Kron, Kinga Walsh, Amy Mangold, John Bocuzzi, Sr., Brian Hartgraves and Andy Clure, Chairman of Fairfield Hills Authority Ross Carley, two members of the public and one member of the press.

**VOTER COMMENTS:** none.

**NEW BUSINESS**

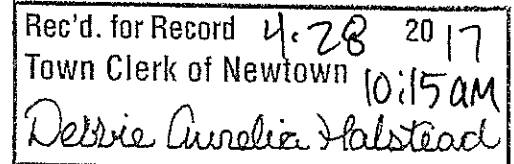
**Discussion and possible action:**

1. **Community Center site review:** Mr. Malik, Mr. McFarland, Mr. Deren and Mr. Cobelli were present to review site B option vs. site C option (att.). The building plan does not change between sites. Underground utilities, tunnels and waterlines would need to be addressed on site B. The floor of Canaan would need to be removed on site C. Piles cannot be put under the pool; a structural fill must be used. Mr. Carley said that in ten years eight buildings have been taken down similarly with a five feet below grade demolition. The Fairfield Hills Authority endorses spending of some of the surplus \$1.2 million from the Canaan demo to be used for the clearing of a portion of the foundation for the community center project, still leaving some of the property for use as an event space. He said the Authority would like outdoor restrooms, in the area of the community center, which would cut down on portable outhouses and could be used by the ball players. First Selectman Llodra said the decision to be made is whether to use some of the originally dedicated resources from the demolition of Canaan House to complete the demolition of the floor of Canaan to reduce the site work cost of the community center. Mr. Mitchell said the Public Building & Site Commission prefers site C and moving away from below grade utilities. Structural fill will be placed 9-11 feet into sound ground. Mr. Bocuzzi asked about removing all of the floor of Canaan if there is any thought of expansion in the years to come. Mr. McFarland suggested that ultimately that is a good idea because once the building is built and occupied removing pieces of the old foundation is not an option. Underground utilities at site B can remain undisturbed. Gravel will be used to address underground water and there will be drainage under the pool. Mr. Deren said that if the possibility of an expansion exists he would suggest removing the foundation on the two sides of the building. Selectman Rosenthal noted that the cost of the community center will be increased by \$440,000 if using the surplus money that could be used for further demolition on the campus; allowing for other options within the project. The total cost savings is \$32,000 between sites B & C. Selectman Rodgers agreed with Mr. Rosenthal saying it is increasing the total cost, and noted the beginning delta was changing the pool size. Mr. Hartgraves said this is a \$5,440,000 project to the town with a \$10 million gift from GE. Selectman Rodgers moved the Board of Selectmen instruct the planning and construction team to shift focus from site B to site C. Selectman Rosenthal seconded saying his comments were for clarity. First Selectman Llodra told the team to inform the board of costs related to additional demolition of the underground areas on the side of the building. Selectman Rodgers said that based on the history of expansions of town buildings it is likely that there will be consideration of expansion of the community center at some point. The motion unanimously passed.

**ADJOURNMENT:** Having no further business Selectman Rodgers moved to adjourn the special meeting at 8:00pm. Selectman Rosenthal seconded. All in favor.

*Susan Marcinek, clerk*

Attachments: Quisenberry Arcari/Caldwell & Walsh presentation



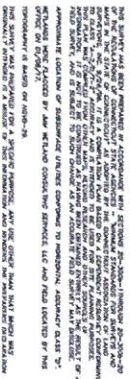




# NEWTOWN COMMUNITY CENTER

Board of Selectmen  
April 26, 2017





ALL STRUCTURES LOADED WITH TRAIL ELEVATIONS AND INVERTS HAVE BEEN FIELD LOCATED. ALL OTHER SUBSURFACE UTILITIES WERE CORRELATED FROM VARIOUS SOURCES AND ARE APPROXIMATE.

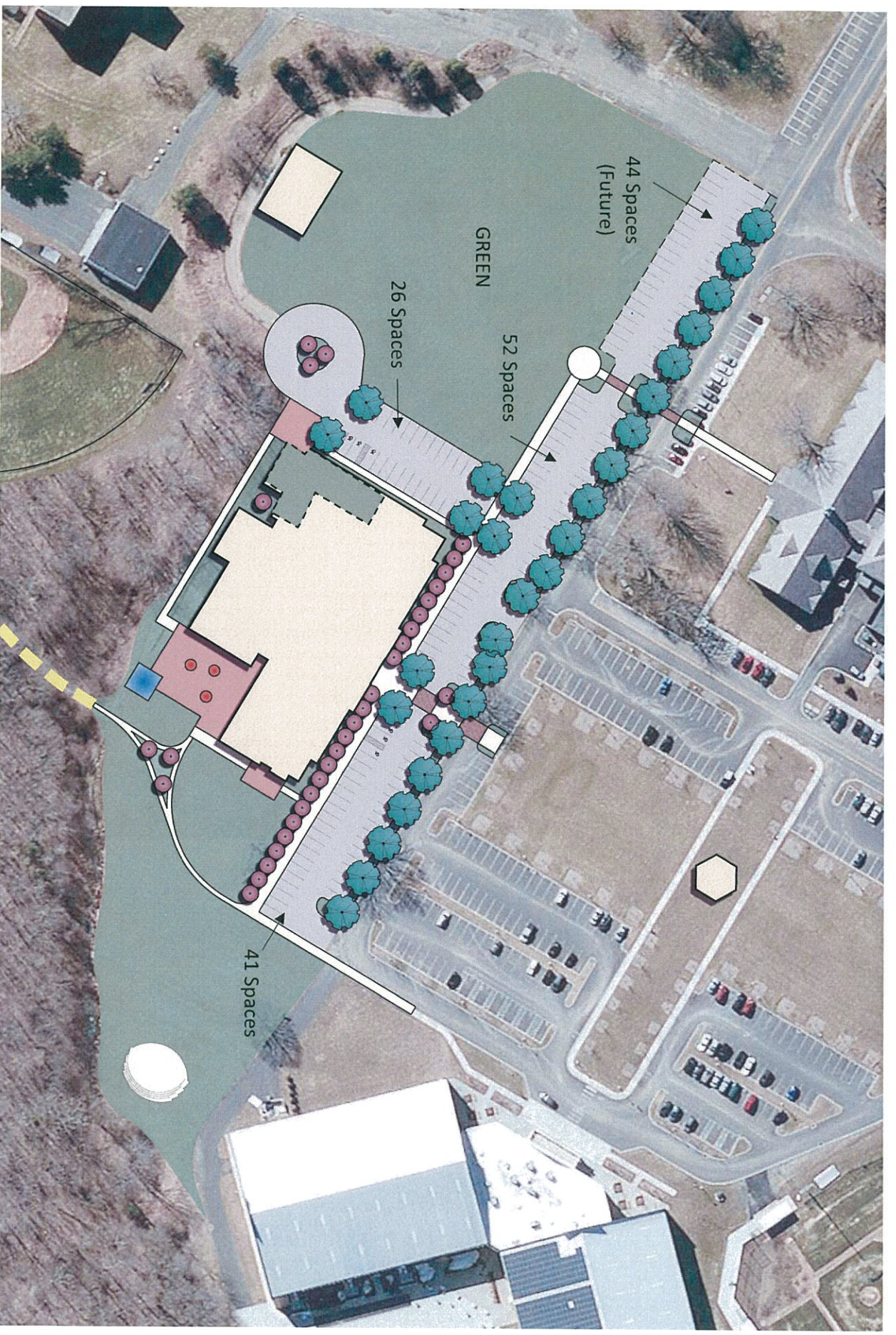


# SURVEY





## SITE "B" PLAN



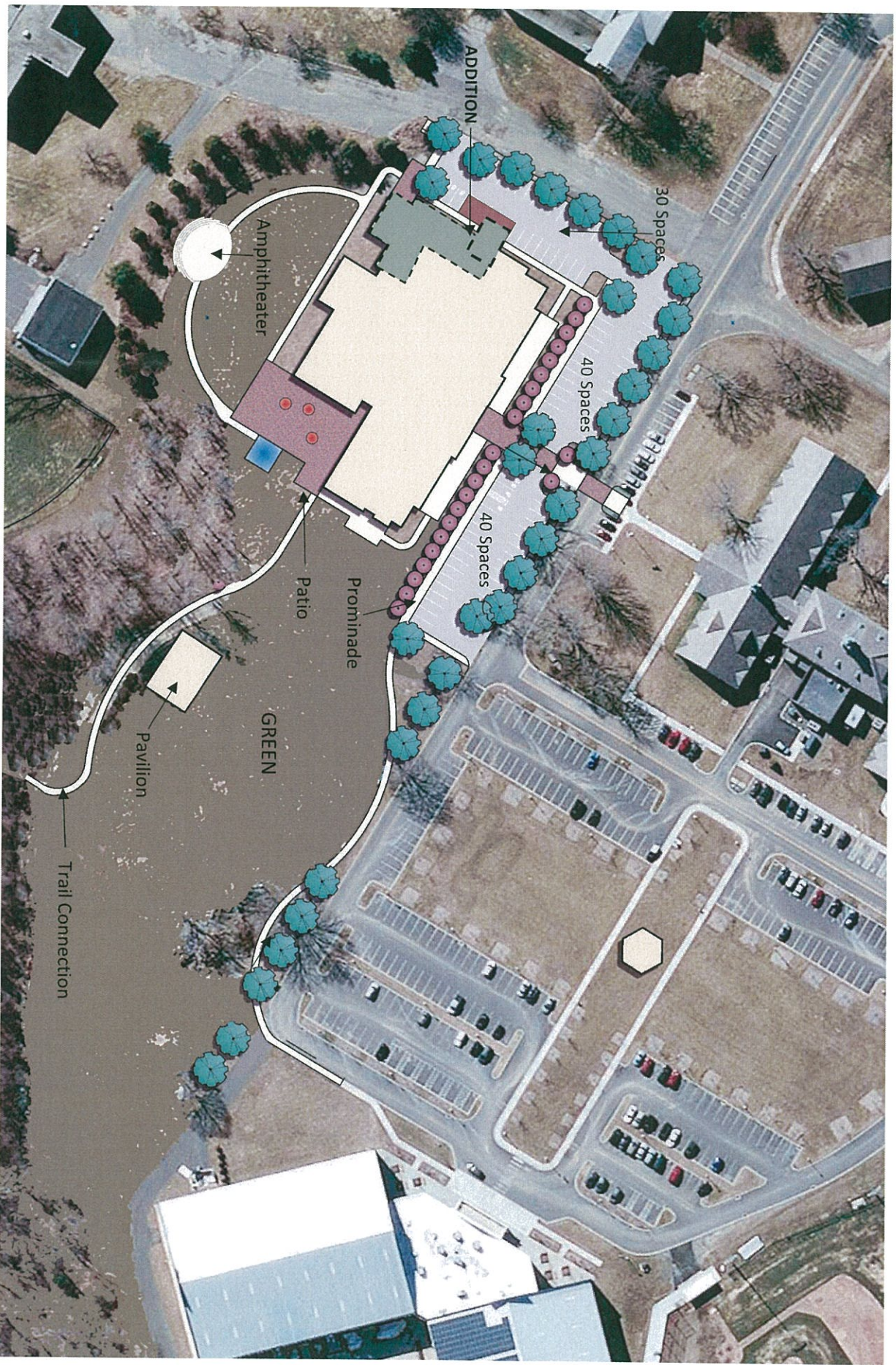


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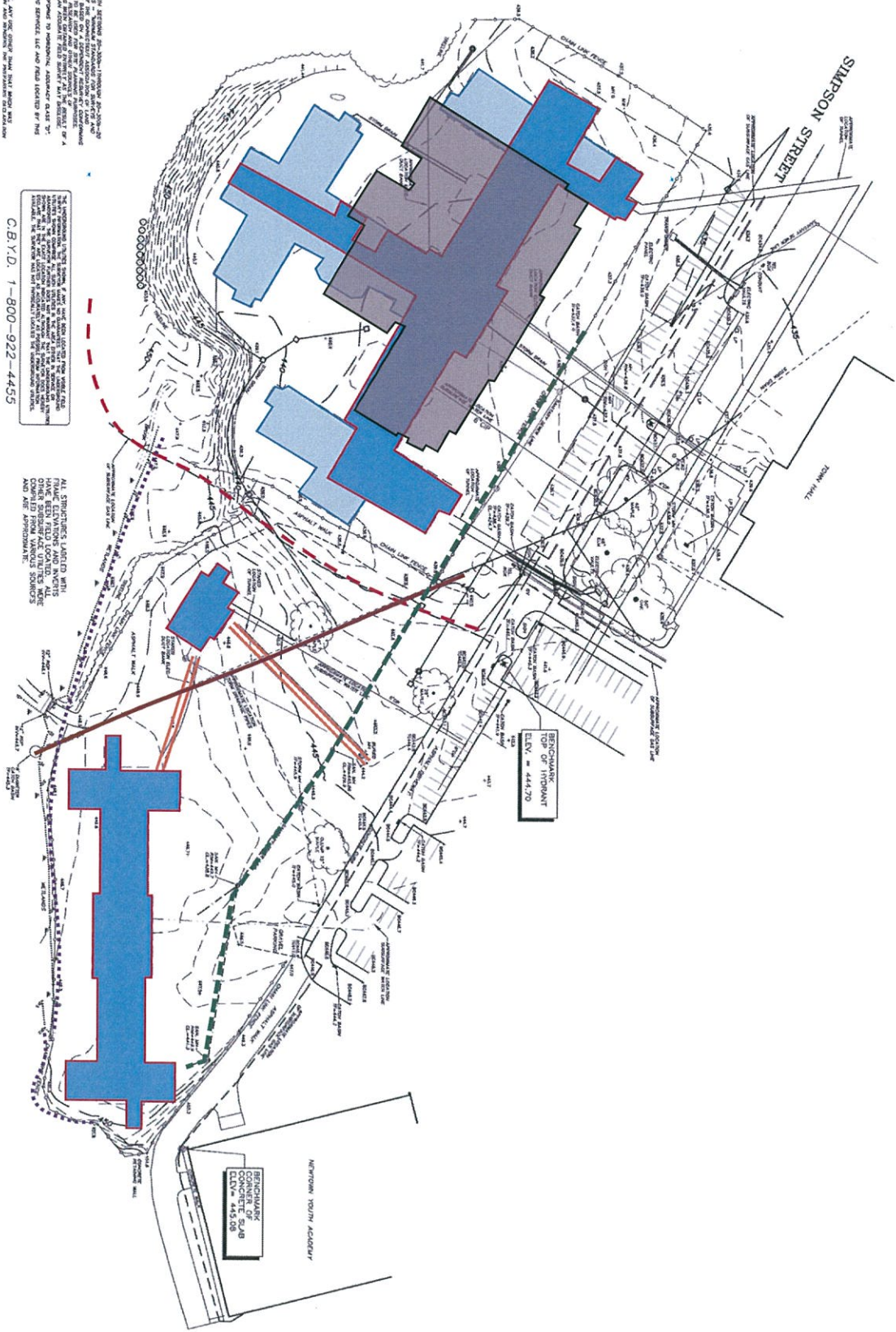
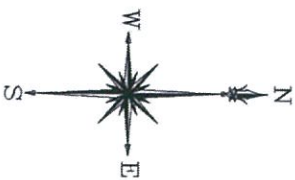




# NEWTOWN COMMUNITY CENTER

## SITE "C" PLAN





**NOTES:**

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ENGINEER, ARCHITECT, AND LANDSCAPE ARCHITECT, AND ARE TO BE USED IN CONNECTION WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY.

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# NEWTOWN COMMUNITY CENTER

## Site "C" Overlay

• Site “B” Development

Electrical Duct Banks	\$ 7,840
Yale Lab Foundation	\$ 35,355
Tunnel Removal	\$ 98,250
Canaan House Found.	\$ 10,310
Water Line	\$ 6,450
Gas & Data Relocation	\$ 90,000
36” Storm Sewer	\$ 56,600
15” Storm Lines	\$ 29,100
Structural Fill Import	\$ 30,000
Structural Piles	\$550,000

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Est. Site “B” Costs      \$913,905

• Site “C” Development

Canaan House Demo Costs

Electrical Duct Banks	\$ 12,900
Tunnel Removal	\$ 18,000
Canaan House Found.	\$401,900
Sanitary Sewer	\$ 4,000
Water Line	\$ 4,150

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Est. Site “C” Demo      \$440,950

NCC Construction Costs (post demo)

15” Storm Line	\$ 5,900
Structural Fill Import	\$435,000

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Est. Site “C” Const. Costs      \$440,900

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Est. Site “C” Costs      \$881,850