

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

The Board of Selectmen held a special meeting Tuesday, May 23, 2017 in the Council Chamber of the Newtown Municipal Center, 3 Primrose Street, Newtown. First Selectman Llodra called the meeting to order at 7:04p.m.

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

**ALSO PRESENT:** Rusty Malik of Quisenberry Arcari, John Deren of Caldwell & Walsh, Joe Giacobbe of Caldwell and Walsh, Robert Mitchell of Public Building and Site Commission, Senior Center Advisory Committee members Anna Wiedemann, LeReine Frampton, John Boccuzzi, Sr., George Guidera, Community Center Advisory Committee members Brian Hartgraves, Maureen Crick Owen, Karla Kron, Andy Clure, Nicole Hockley, Kinga Walsh, Amy Mangold, two members of the public, two members of the press.

**VOTER COMMENTS:** none.

**NEW BUSINESS**

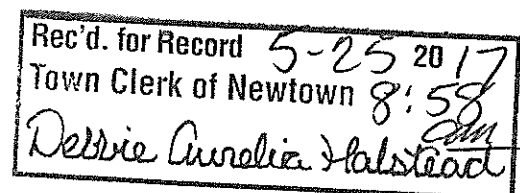
**Discussion and possible action:**

- 1. Community Center/Senior Center Design Team presentation and recommendations for space, programming and cost estimation:** Mr. Malik presented the most recent design plans for the community center and senior center facilities (att.). The community center multi-purposed rooms have been enhanced; the pool has been increased to six lap lanes. Outdoor spaces with an asterisk indicate budget dependent amenities. The patios are off of the multi-purpose rooms. Mr. Malik presented an overview of the interior spaces (att.). The building design was discussed, showing various designs and perspectives (att.). There will be mechanical equipment selectively placed on the flat areas of the roof; the sloped roof areas will act as a screen for the equipment. Mr. Malik spoke about a legacy component in, or around, the main lobby which will seat a number of people and be interactive.

Mr. Deren said that at the schematic level the cost of the interior of the building can be accurately priced. The exterior envelope is not accurate, and that is normal at this point in the project. Electrical, HVAC and plumbing is based on the volume of the building and will be priced more accurately once all the information is known. The design is up to the owner and architect, Caldwell & Walsh will price based on historical information with similar buildings. There is no fixed number on roofing because there are many different types of roofs. The designs are preliminary; different options can be considered while attempting to meet the budget. Selectman Rosenthal talked about trading dry space in the community center for two more lanes in the lap pool. The budget is currently where it was expected to be including the contingencies and the square footage of rooms. There is a lot of flexibility in moving forward. The next level is much more detailed; the price and the design can help guide decisions. The four project numbers are the community center, the senior center, the foundation and the exterior bathrooms. (att.)

**Nicole Hockley**, 7 Fieldstone Drive voiced concern over the glass exterior and asked if security aspects were considered. She believes the legacy glass kiosk in the lobby is worthy of further discussion.

**Kinga Walsh**, 21 Horseshoe Ridge Road thanked the architect and the construction manager for all of their hard work, appreciating their responsiveness. She believes we are on track as far as parking spaces. She would like an asterisk added to the fire pit area and was hoping for three more feet in the hallway spaces. Mr. Deren said that because this a preliminary phase it can be looked into but cautioned anything added is pushing the budget.



Selectman Rodgers said that when there is a request to look at an option it will be useful to do it even if it doesn't seem practical or likely because the same thing will come up at future junctures. It will be information that will be useful to have down the road.

**George Guidera**, 24 Equestrian Ridge, requested information on the elevations for the next Commission on Aging meeting. First Selectman Llodra stated the presentation will be online, along with the minutes and suggested the Commission on Aging invite the design team to have a discussion to update the seniors.

Regarding the seating in the pool area Mr. Malik explained that there will be further meetings with the pool consultant to discuss various components of the activity pool, including seating layout. There will also be meetings to discuss safety issues. The architects and the construction manager will return to the Board of Selectman several times with updates. Any significant changes need to be made at the earliest stage of the design development phase.

The board authorized Quisenberry Arcari and Caldwell & Walsh to move forward to the design development stage, keeping the Board of Selectman informed, as well as engaging both the community center advisory committee and the senior center advisory committee.

**ADJOURNMENT:** Having no further business the special Board of Selectmen meeting was adjourned at 8:10pm.

*Susan Marcinek, clerk*

Attachments: Quisenberry Arcari power point presentation; Caldwell & Walsh target cost estimate.





**NEWTOWN COMMUNITY & SENIOR CENTER**  
**SCHEMATIC DESIGN**



**BOARD OF SELECTMEN**  
**May 23, 2017**



# COMMUNITY CENTERP ROGRAM

# SENIOR CENTER PROGRAM

Function	Suite	Room Name	Area (net)	S. Area
Lobby	Community Center Main Lobby / Entry			650
Lobby	Vestibule		200	
Lobby	Lobby		450	
Admin	Community Center Administrative Offices			660
Admin	Reception Desk			
Admin	Open Office	In Lobby	400	
Admin	Conf. Room		175	
Admin	Storage		35	
Admin	Toilet		50	
MP Room	Multi-Purpose Room			6,275
MP Room	Room 1		900	
MP Room	Room 2		1,650	
MP Room	Room 3		1,850	
MP Room	Room 4		1,500	
MP Room	Pool Party Room, Café			
MP Room	Chair / Storage		375	
Food	Kitchen			780
Food	Kitchen		650	
Food	Dry Storage		80	
Food	Office		50	
Food	Senior Center Kitchen		275	
Classroom	Classrooms			275
Classroom	General Classroom 1	CR1	875	
Classroom	General Classroom 2	CR2	825	
Classroom	Soft Classroom	CR3	550	
Classroom	Arts & Crafts			750
Classroom	A/C Classroom 1		600	
Classroom	A/C Storage		75	
Classroom	A/C Storage / Future Kiln		75	
Toilets	Toilets			670
Toilets	Men's Toilet		250	
Toilets	Women's Toilet		300	
Toilets	Exterior Men's Toilet		60	
Toilets	Exterior Women's Toilet		60	
Service	Building Services			660
Service	IT/Data Closet		25	
Service	Mechanical/Elec. Room		500	
Service	Water / Fire Service		75	
Service	Custodial Closet	(2 Remote)	60	
Pool	Natatorium			14,270
Pool	Lap Pool		3,150	
Pool	Recreational Pool	6 Lanes (7' x 75')	2,885	
Pool	Deck Space		4,325	
Pool	Life Guard Station	on deck		
Pool	Life Guard Office		100	
Pool	AQ Director		100	
Pool	Pool Eq. Storage		150	
Pool	Small Eq. Storage		85	
Pool	Pool Mech. Room		525	
Pool	Family Locker Room		1,100	
Pool	Men's Locker Room	75	60	
Pool	Women's Locker Room	60	875	
Pool	Deck Toilet (2)	60	100	

Function	Suite	Room Name	Area (net)	S. Area
Lobby	Lobby			1,035
Lobby	Vestibule		125	
Lobby	Lobby		600	
Lobby	Men's Toilet		55	
Lobby	Women's Toilet		55	
Lobby	Senior Lounge/Café		200	
Lobby	Gallery	café/wifi/soft classroom/ all circ. / gathering space	N/A	
Lobby	Health Screening / Salon	shared w/ Conf. Room		
Lobby	Senior Store		50	
Lobby	Senior Center Administrative Offices			1,035
Admin	Director		165	
Admin	Asst Director		150	
Admin	Sm. Conf. Room		230	
Admin	Main Desk		90	
Admin	Open Office		350	
Admin	Elec./Data Closet		50	
Classroom	Arts & Crafts			1,275
Classroom	A/C Classroom A		650	
Classroom	A/C Classroom B		625	
Games	Game Rooms		600	
Games	Cards		75	
Games	Storage		600	
Games	Billiards		75	
Games	Storage			1,590
Classroom	Classrooms			
Classroom	Activity Classroom		840	
Classroom	Games Lounge		750	
MP Room	Senior Center Multi-Purpose Room		1,150	
Fitness	Health/Wellness			1,150
Fitness	Health/Wellness 1		885	
Fitness	Health/Wellness 2		885	
Fitness	Fitness & Exercise		1,070	
Toilets	Men's Toilets		150	
Toilets	Women's Toilets		150	

COMMUNITY CENTER  
POOL & SUPPORT  
MECHANICAL SHARED  
SENIOR CENTER

17,535 GSF  
16,875 GSF  
1,000 GSF  
9,450 GSF

TOTAL BUILDING AREA

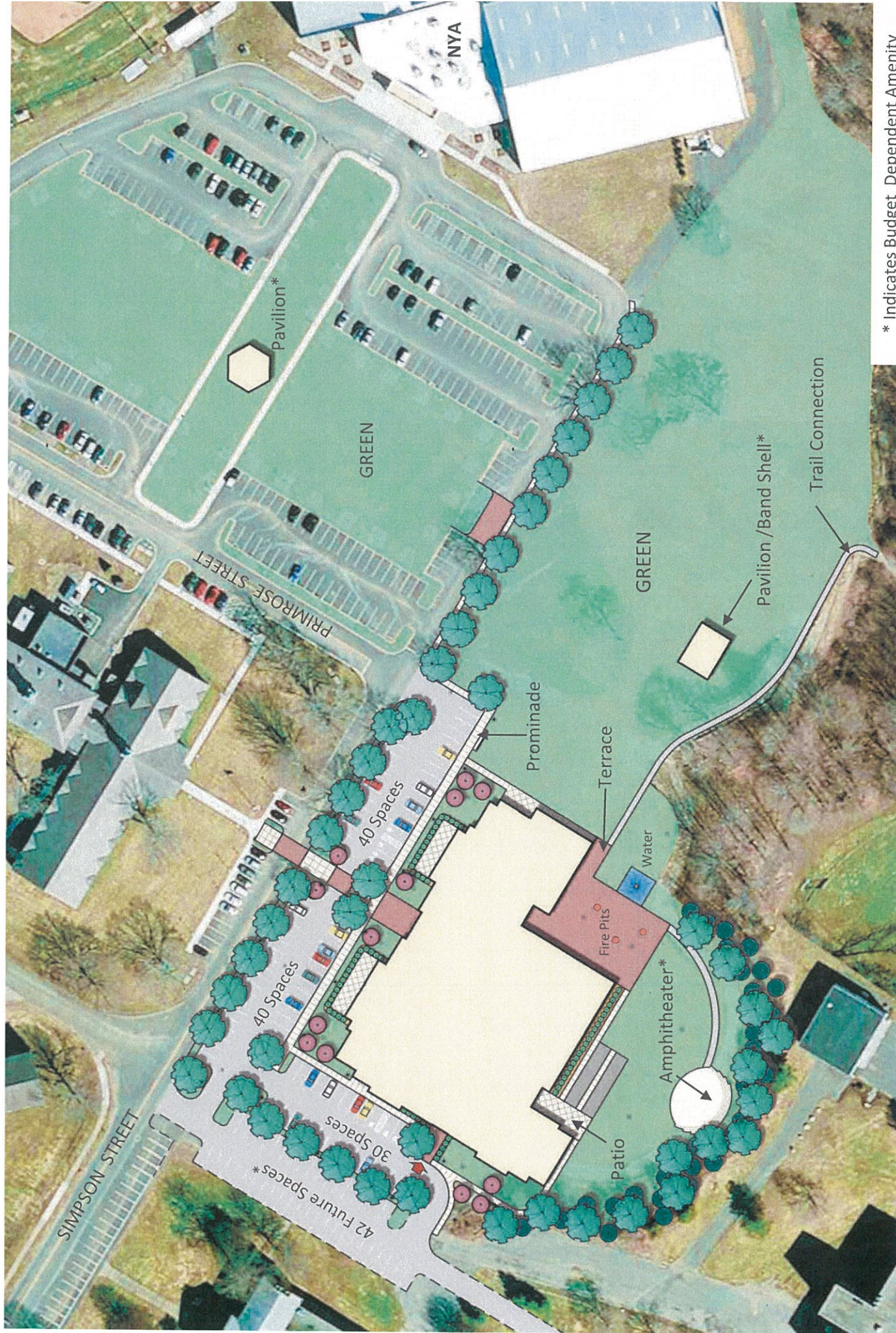
44,860 GSF



NEWTOWN COMMUNITY & SENIOR CENTER

PROGRAM



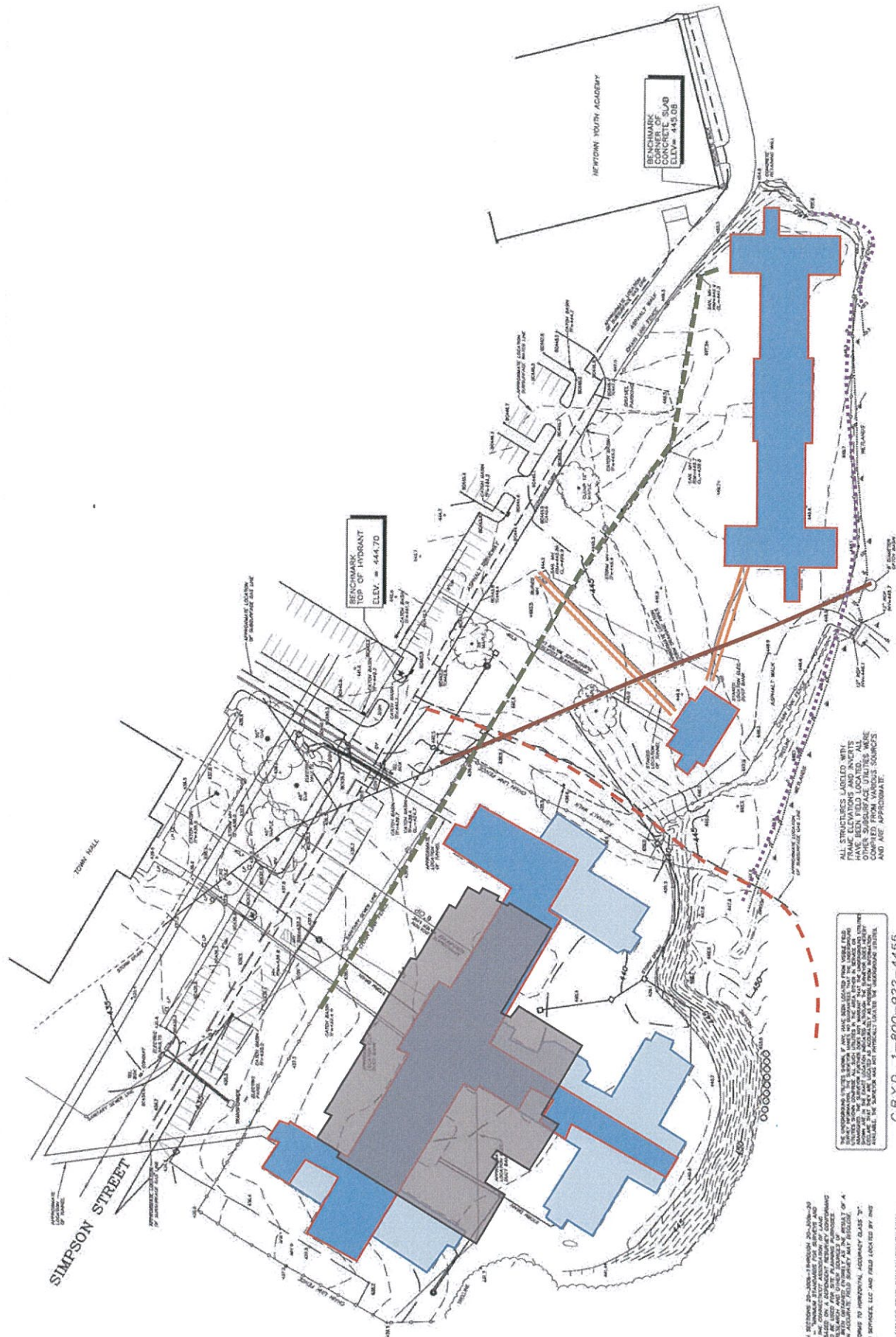


\* Indicates Budget Dependent Amenity

# NEWTOWN COMMUNITY & SENIOR CENTER SITE MASTER PLAN





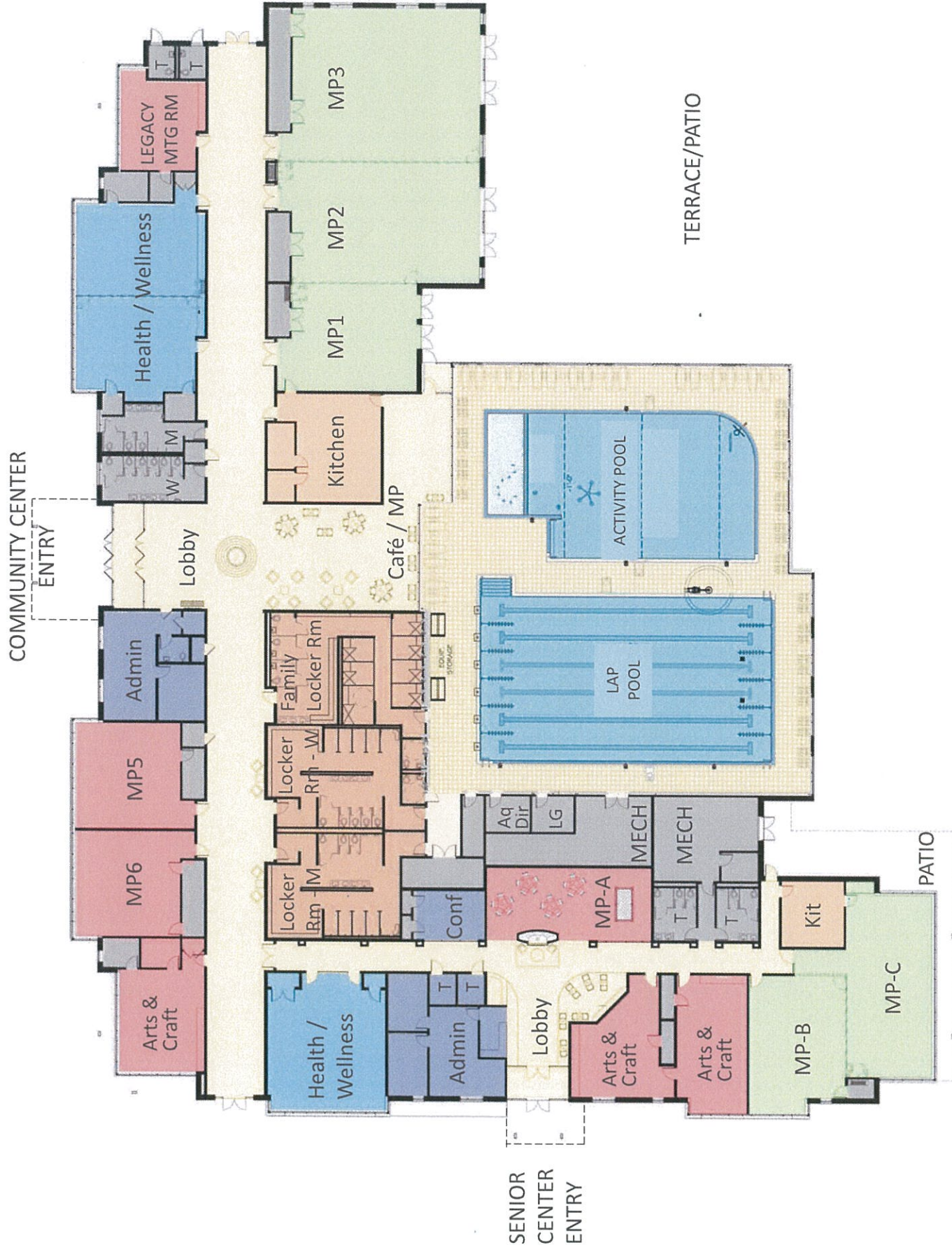
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ALL STRUCTURES LABELED WITH  
FRAME ELEVATIONS AND INVERTS  
HAVE BEEN FIELD LOCATED. ALL  
OTHER SUBSURFACE UTILITIES WERE  
COMPILED FROM VARIOUS SOURCES  
AND ARE APPROXIMATE.

**NEWTOWN COMMUNITY & SENIOR CENTER**

# Demolition Overlay





# NEWTOWN COMMUNITY & SENIOR CENTER

## BUILDING PLAN





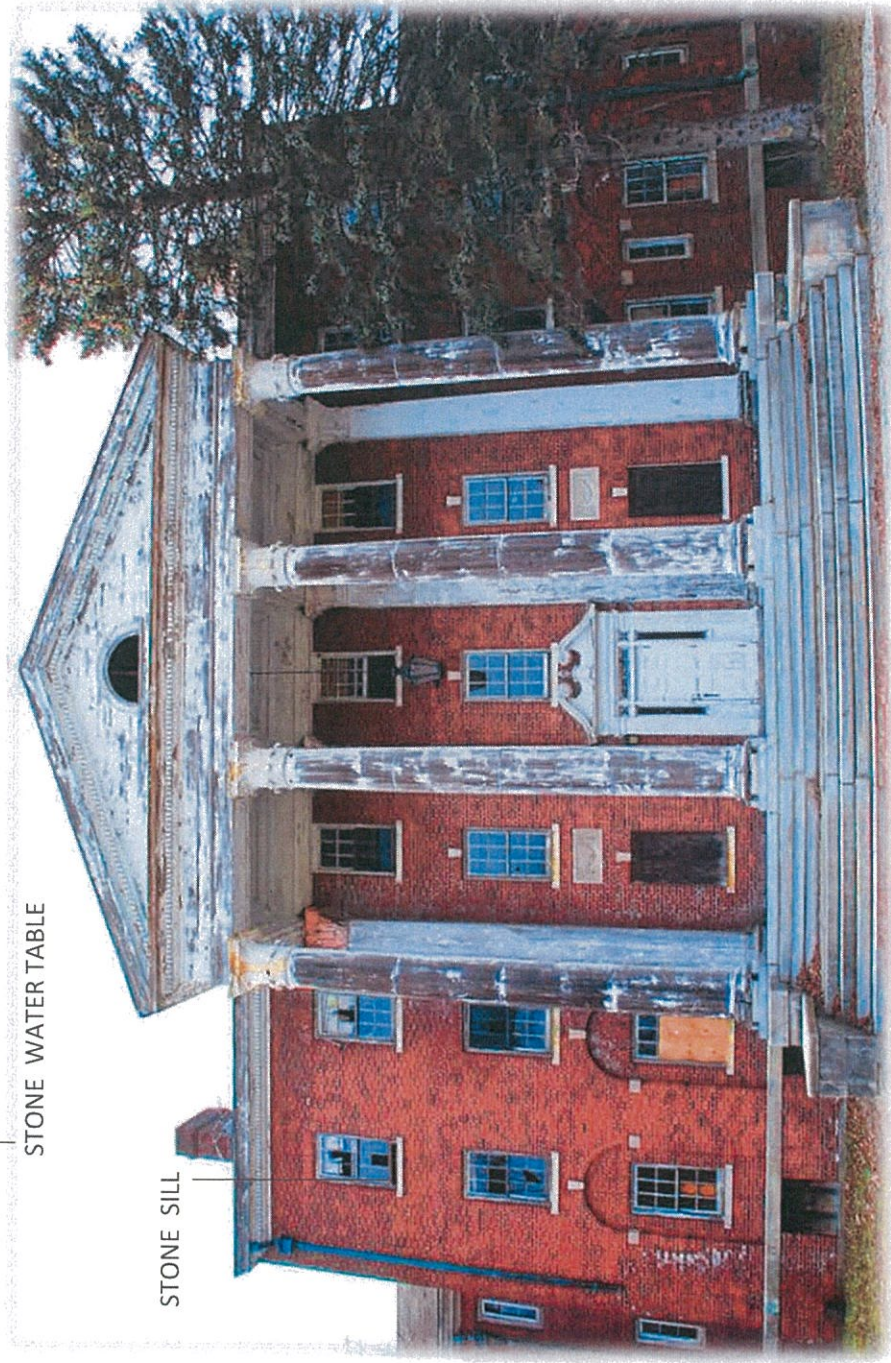
KEYSTONE



STONE LINTEL



PILASTER



STONE SILL

STONE WATER TABLE

SOLARIUM

FAIRFIELD HILLS - A Campus Of  
Modified Colonial / Neo Classical  
Style Buildings Constructed in 1931

- ❖ Formal Intimidating Entrances
- ❖ Symmetrical Design
- ❖ Limited Natural Light
- ❖ Cold & Institutional



## NEWTOWN COMMUNITY & SENIOR CENTER

## SITE CONTEXT

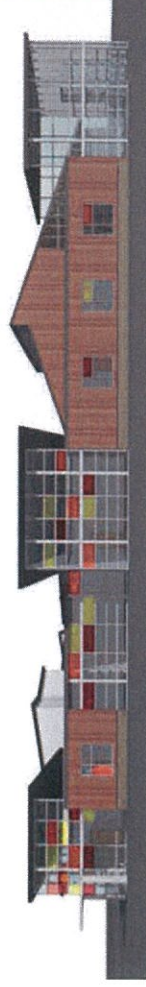




# NEWTOWN COMMUNITY CENTER

## DESIGN OPTIONS

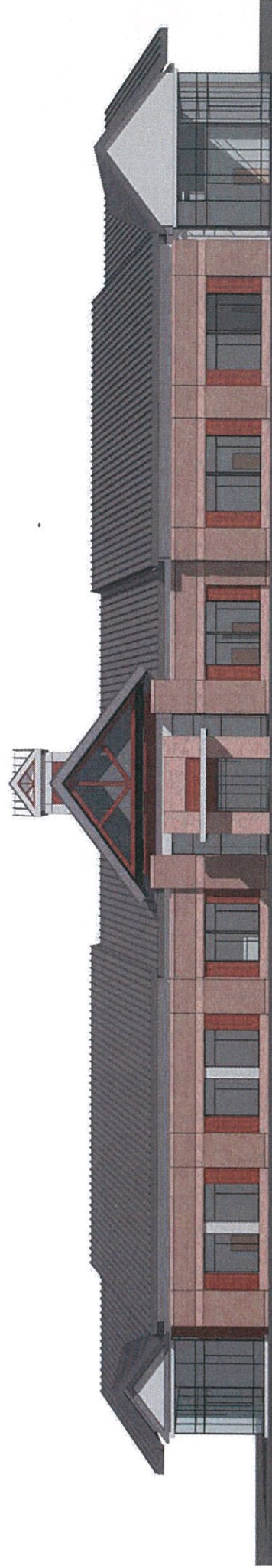




**NEWTOWN COMMUNITY & SENIOR CENTER**

**BUILDING DESIGN**









#### DESIGN APPROACH

- ❖ Welcoming / Inviting
- ❖ Symmetrical Design
- ❖ Maximize Natural Light
- ❖ Flexible Use of Space
- ❖ Energy Efficient & Easy to Maintain
- ❖ Durable Materials



## NEWTOWN COMMUNITY & SENIOR CENTER

PERSPECTIVE VIEWS  
DESIGN OPTION - A





# **NEWTOWN COMMUNITY & SENIOR CENTER**

**PERSPECTIVE VIEWS  
DESIGN OPTION - A**





# NEWTOWN COMMUNITY & SENIOR CENTER

PERSPECTIVE VIEWS  
DESIGN OPTION - B





ARTS & CRAFTS

HEALTH & WELLNESS

MAIN ENTRY

ARTS & CRAFTS

SENIOR CENTER

HEALTH & WELLNESS

MAIN ENTRY

MULTI PURPOSE

ARTS & CRAFTS

COMMUNITY CENTER



# NEWTOWN COMMUNITY & SENIOR CENTER

PERSPECTIVE VIEWS  
DESIGN OPTION - B





SENIOR CENTER  
MAIN ENTRY LOBBY

# NEWTOWN COMMUNITY & SENIOR CENTER







**NEWTOWN COMMUNITY & SENIOR CENTER**

**COMMUNITY CENTER  
MAIN ENTRY LOBBY**





Town of Newtown  
Community Center & Senior Center Project  
Building Construction Costs

Caldwell & Walsh  
Date (5-23-17)  
CT2842

Target Cost Estimate  
Approximate Duration 18 Months

Construction Cost

Direct Work

Abatement/Hazardous Materials	Assumes None	0
Division 1000 - General Requirements	Non- GC costs	147,000
Division 2000 - Demolition	Per AAIS	0
Division 2000 - Sitework		1,100,000
Division 3000 - Concrete		750,000
Division 4000 - Masonry		1,200,368
Division 5000 - Metals		1,000,000
Division 6000 - Woods & Plastics	Millwork	38,900
Division 6000 - Rough Carpentry		50,000
Division 7000 - Thermal & Moisture Protection		1,294,125
Division 8000 - Doors & Frames		945,300
Division 9000 - Drywall		846,640
Division 9000 - ACT		225,102
Division 9000 - Tile		284,650
Division 9000 - Flooring		226,961
Division 9000 - Paint		146,130
Division 10000 - Specialties		470,000
Division 11000 - Equipment		130,000
Division 12000 - Furnishings	In Soft Costs	0
Division 13000 - Special Construction		1,200,000
Division 14000 - Conveying Systems	No Elevators	0
Division 15000 - Fire Protection		221,500
Division 15000 - Plumbing		664,500
Division 15000 - HVAC		1,550,500
Division 16000 - Electrical		1,017,500
Division 16000 - Fire Alarm		99,500
Subtotal Direct Work:		\$13,608,676
Pre Con GCs		35,000
General Conditions		890,500
Construction Contingency	5.00%	680,434
Permit Fees		\$0
Fee	2%	304,292
Insurance	1%	155,189
Payment and Performance Bond	Assumes None	0
Telecomm/Security Wiring	In Soft Costs	\$0
Furniture	In Soft Costs	\$0
Commissioning & Special Inspections	In Soft Costs	\$0
DEMO of Canaan House Foundation	By AAIS	\$0
** Consptual Level Estimate Only **		

Total Cost for Project: \$15,674,091