

Newtown Community Center Project
Project Status Update
March 22, 2017



Newtown Community Center

Status of Preconstruction Phase – Site Investigations

- Survey work is complete and a final survey drawing has been received from Brautigam
- Soil borings are complete and a geotechnical report has been received from Welti Geotechnical, PC
- R.W. Bartley Associates has provided abatement information for the buildings previously located on the project site.
- The structural engineer is reviewing all data and foundation design is underway

Status of Preconstruction Phase – Schematic Design

- The project team presented an early schematic design package to the Board of Selectmen on March 6. The designs presented included alternative floor plans for the community spaces, diagrammatic representations of pool alternatives and also a preliminary view of building elevations. A space program tabulation was also reviewed.
- The Space Program was approved and the team was directed to proceed with schematic design based on the types and sizes of spaces presented.
- A copy of the presentation materials is attached to this report.
- After analyzing the results of the site investigation work, the project team reviewed the site plan and proposed building location with the Board of Selectmen on March 20th to confirm that “Site B” is the designated location

Next Steps

- The project team continues to refine the schematic design package based on input from the BoS and a final Schematic Design will be presented to the BoS at the May 1st meeting. This package will be presented to the PBSC on April 25th for review and comment
- The Schematic Design package will include narratives describing proposed MEP, Life Safety, structural, pool filter/equipment systems and will be accompanied by a schematic design phase preliminary cost estimate to confirm that the project design is within the budget
- The project team continues to meet weekly to coordinate progress on the Schematic Design Phase; the Owner’s Team participates on a bi-weekly basis or as needed
- A current project budget is attached



Proposed Site Plan

Newtown Community Center

Master Program

| Space Needs | | | | |
|-------------|--------------------|----------------------------|-------------|------------|
| Function | Suite | Room Name | | Area (net) |
| Lobby | Community Center | Main Lobby / Entry | | |
| Lobby | | Vestibule | | 100 |
| Lobby | | Lobby | | 500 |
| Food | | Café / Vending | | 200 |
| Admin | Community Center | Administrative Offices | | |
| Admin | | Reception Desk | | 75 |
| Admin | | Open Office | | 750 |
| Admin | | Sec./Receptionist | | |
| Admin | | Asst. Secretary | | |
| Admin | | P/T Asst. | | |
| Admin | | P/T Office Asst. | | |
| Admin | | Program Supervisors | | |
| Admin | | Copy/Files/Work Areas | | |
| Admin | | Director | Amy M. | 160 |
| Admin | | Asst. Director | Roseann R. | 125 |
| Admin | | Asst. Director - Aquatics | CPO, Future | 125 |
| Admin | | Asst. Director - Marketing | Future | 125 |
| Admin | | Admin. Asst. - Finance | | 125 |
| Admin | | Rec. Supervisor | Future | 125 |
| Admin | | Sm. Conf. Room | | 175 |
| Admin | | Elec./Data Closet | | 50 |
| Admin | | Storage | | 50 |
| Admin | | Storage | | 100 |
| MP Room | Multi-Purpose Room | | | |
| MP Room | | Room A | | 1,000 |
| MP Room | | Room B | | 1,000 |
| MP Room | | Room C | | 1,000 |
| MP Room | | Room D (Pool Party Room) | | 1,000 |
| MP Room | | Chair / Storage | | 150 |
| MP Room | | Chair / Storage | | 150 |
| MP Room | | Misc. Storage | | 100 |
| Food | Kitchen | | | |
| Food | | Kitchen | | 800 |
| Food | | Dry Storage | | 50 |
| Food | | Office | | 40 |
| Classroom | | General Classroom 1 | CR1 | 800 |
| Classroom | | General Classroom 2 | CR2 | 800 |
| Classroom | | Soft Classroom | CR3 | 500 |
| Classroom | | A/C Classroom 1 | | 800 |
| Classroom | | A/C Storage | | 100 |
| Classroom | | A/C Storage / Future Kiln | | 50 |
| Toilets | Toilets | | | |
| Toilets | | Men's Toilet | | 200 |
| Toilets | | Women's Toilet | | 200 |
| Toilets | | Exterior Men's Toilet | | 125 |
| Toilets | | Exterior Women's Toilet | | 125 |

Newtown Community Center

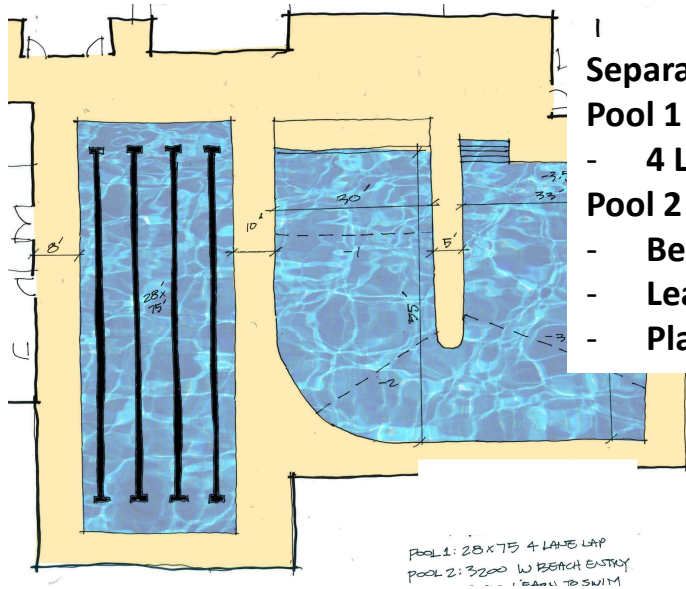
Master Program

| Space Needs | | | | |
|-------------|-------------------|---|--------------------|------------|
| Function | Suite | Room Name | | Area (net) |
| Service | Building Services | | | |
| Service | | Electric Room | | 100 |
| Service | | IT/Data Closet | | 100 |
| Service | | Mechanical Room | | 175 |
| Service | | Water / Fire Service | | 50 |
| Service | | Custodial Office/Work Room/Building Storage | | 250 |
| Service | | Custodial Closet | Remote | 50 |
| Pool | Natatorium | | | |
| Pool | | Lap Pool | 4 Lanes (7' x 75') | 2,100 |
| Pool | | Recreational Pool | | 4,000 |
| Pool | | Deck Space | | 2,500 |
| Pool | | Life Guard Station | | 50 |
| Pool | | Life Guard Office | | 100 |
| Pool | | Pool Eq. Storage | | 150 |
| Pool | | Small Eq. Storage | | 100 |
| Pool | | Pool Mech. Room. | | 400 |
| Pool | | Family Locker Room | 75 | 1,100 |
| Pool | | Men's Locker Room | 60 | 850 |
| Pool | | Women's Locker Room | 60 | 850 |
| Fitness | | Dance/Exersize 1 | | 600 |
| Fitness | | Dance/Exersize 2 | | 600 |
| Fitness | | Storage | | 100 |
| Fitness | | Storage | | 100 |

Subtotal - Phase 1 26,100
Phase 1 (w/ Gross-up) 32,625



Building Space Program



Separate Filtration Pool 1

- 4 Lap Lanes

Pool 2

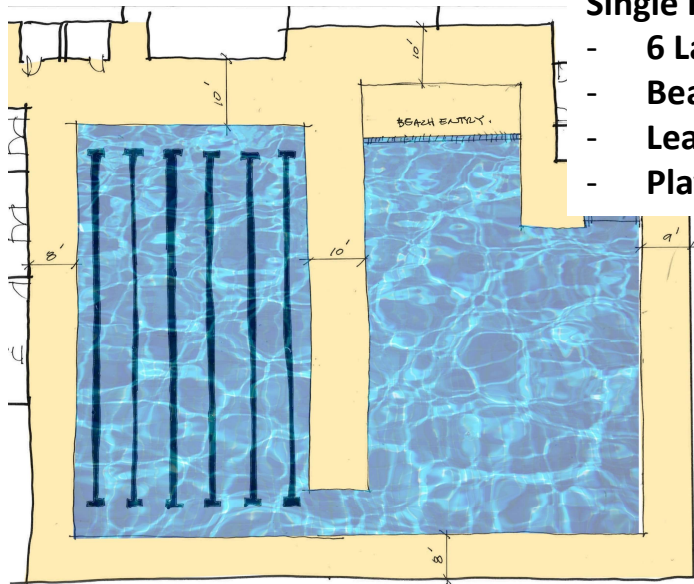
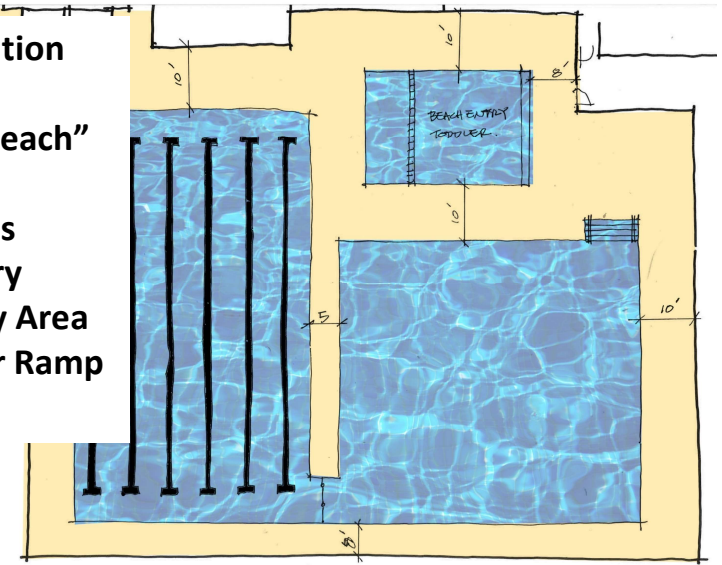
- Beach Entry
- Learn to Swim
- Play Features

Separate Filtration Pool 1

- Toddler "Beach"

Pool 2

- 6 Lap Lanes
- Beach Entry
- Larger Play Area
- ADA Lift or Ramp



Single Filtration

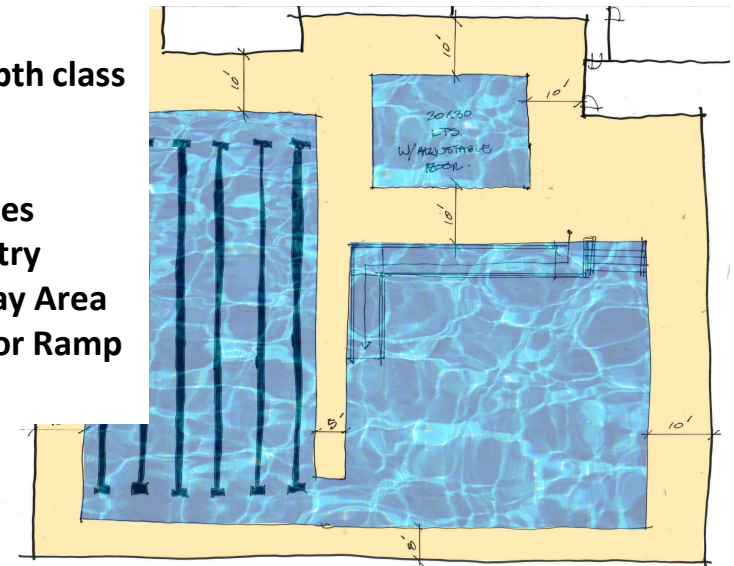
- 6 Lap Lanes
- Beach Entry
- Learn to Swim
- Play Features

Separate Filtration Pool 1

- Multi-depth class area

Pool 2

- 6 Lap Lanes
- Beach Entry
- Larger Play Area
- ADA Lift or Ramp



Natatorium



Advantages

- MP suite
 - Ample natural light
 - Direct adjacency
 - patio/exterior amenities
 - kitchen
- Kitchen
 - Interior space
 - Direct adjacencies:
 - MP Rooms
 - Café/lobby
 - Patio
- Fitness/ A&C
 - Adjacent to SC
 - North Light
 - Outdoor Access
- Locker/Support Spaces – Interior to building



Concept Floor Plan – Option A



Advantages

- **MP suite**
 - North Light
 - Direct adjacency
 - kitchen
- **Kitchen**
 - Direct adjacencies:
 - MP Rooms
 - SC
- **Fitness**
 - North Light
 - Outdoor Access
- **Arts & Crafts**
 - Adjacent to patio
- **Locker/Support Spaces – Interior to building**



Concept Floor Plan – Option C

Town of Newtown CT
Newtown Community Center
Preliminary Project Budget
 February 28, 2017



| ITEM DESCRIPTION | BUDGET | CURRENT TOTAL BUDGET | Notes |
|-------------------------------|---------------|-------------------------|-------|
| Pre-Project Costs | | \$ 210,922 | |
| 2016 Project | | | |
| Consultants | | \$ 1,402,600 | |
| Surveys | \$ 5,500 | | |
| Environmental Studies/Haz Mat | \$ 8,000 | | |
| Geotechnical Engineers | \$ 15,000 | | |
| Feasibility Study | \$ 32,000 | | |
| Owners Project Manager | \$ 311,600 | | |
| Architect | \$ 857,500 | | |
| Commissioning Agent | \$ 35,000 | | |
| CM Preconstruction Services | \$ 35,000 | | |
| Clerk of the Works | \$ 48,000 | | |
| Legal | \$ 5,000 | | |
| Special Inspections & Testing | \$ 50,000 | | |
| Fees | | \$ 73,500 | |
| Bond Costs | \$ 30,000 | | |
| Permits | \$ 3,500 | | |
| Builders Risk Insurance | \$ 15,000 | | |
| Utility Connections | \$ 20,000 | | |
| Bid/Advertising/Repro | \$ 5,000 | | |
| Construction | | \$ 11,650,000 | |
| CM-R GMP | \$ 11,650,000 | | |
| Furniture & Equipment | | \$ 400,000 | |
| Furniture | \$ 275,000 | | |
| Technology | \$ 75,000 | | |
| Aquatic Equipment | \$ 50,000 | | |
| Project Contingency | 10% | \$ 1,262,978 | |
| Total Project Budget | | \$ 15,000,000 | |