

# Town Hall & Community Center Project



## Benefits of New Building

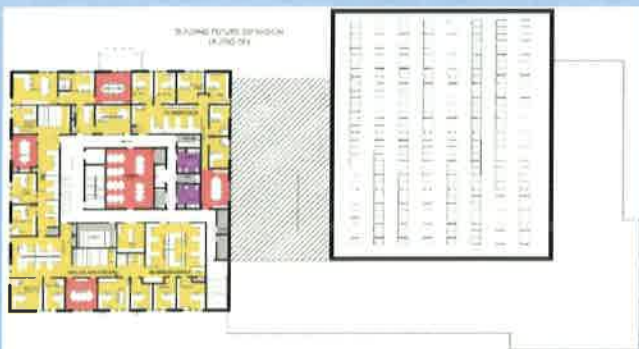
- Reduces foot print from 121,000 sf to 73,000 sf
- Eliminates 45% non-functional space and improves access to related Administrative Offices for services
- Open floor plan concept maximizes efficient use of space
- Campus style layout provides increased parking for the Library, Town Hall and Community Center
- Total compliance with ADA regulations provides access to all public and private spaces
- 75+ additional parking spaces for Library, Town Hall and Community Center
- BOE open floor plan provides accommodations for more on-site staff
- Improved safety access to Mill Pond Park from the new Community Center
- State-of-the-Art technology and increased seating for Council Chambers and Helen Nelson Meeting Room
- New gymnasium featuring two full-sized basketball courts with an indoor walking track
- Expanded multi-purpose rooms in the Community Center
- Eliminates indoor air quality issues, asbestos, PCB's and noxious odors from old sewer lines
- North/South building orientation eliminates relocation costs--saving approximately \$2 million
- Estimated annual utility costs savings of \$104,000
- Anticipated annual savings of \$75,000 in maintenance costs for Town Hall/Community Center
- Potential State reimbursement for Board of Education areas up to an estimated \$1.5M
- Solar Panels to reduce Community Center utility costs



Administrative Offices



Community Center/Administrative Center/NCTV



Board of Education Offices



Lower Level Shared Storage



### What's Wrong with the Current Building?

- NEEDS - New Roof / Drainage
  - NEEDS - Fire Protection
- NEEDS - Asbestos Abatement
  - NEEDS - Gym Foundation
- NEEDS - Building Envelope Insulation
  - NEEDS - ADA Compliance
- NEEDS - New Utility Transformers and 300 AMP Electrical Service
  - NEEDS - Heating, Cooling & Lighting Renovations
  - NEEDS - Plumbing and Lavatory Upgrades

### Three Council-appointed Building Committees have explored and rejected renovation:

- No improved energy efficiency
- Difficult to quantify environmental impact
- No provision for increased parking
- No improvement to confusing pattern of office locations
- Current Building Committee examined restoration, hybrid and new construction

On July 12<sup>th</sup>, the Town Plan & Zoning Commission voted unanimously to issue a favorable report on the Town Hall/Community Center Project per Connecticut General Statutes §8-24.



Roy Zartarian, Mayor  
Tanya D. Lane, Town Manager  
Joe Harpie, Chair, Town Hall Building Committee



For more information contact Tanya D. Lane, Town Manager: (860) 665-8510 or [tlane@newingtonct.gov](mailto:tlane@newingtonct.gov)