



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR ROY ZARTARIAN

NEWINGTON TOWN COUNCIL

*****AUDITORIUM (Main Level)*** – Town Hall
131 Cedar Street**

AGENDA

April 26, 2016

7:00 p.m.

-
- I. PLEDGE OF ALLEGIANCE
 - II. ROLL CALL
 - III. AWARDS/PROCLAMATIONS
 - A. Volunteer of the Year
 - B. Newington High School Boys Basketball
 - IV. PUBLIC PARTICIPATION – ON AGENDA (**In Person/Via Telephone: 860-665-8736**)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)
 - V. CONSIDERATION OF OLD BUSINESS (**Action May Be Taken**)
 - A. Discussion: Town Hall Engineering Study
 - VI. CONSIDERATION OF NEW BUSINESS (**Action May Be Taken by Waiving the Rules**)
 - A. FEMA Natural Hazard Mitigation Planning Grant Application (**Action Requested**)
 - B. Discussion: Deming Young Farm Barn (Tabled 3/22/16 and 4/5/16)
 - C. Facility Naming Request: NCTV (Tabled 4/5/16)
 - D. Discussion: Town Council Rules of Procedure (Tabled 3/22/16)
 - E. Discussion: Open Space Committee (Tabled 3/22/16)
 - VII. RESIGNATIONS/APPOINTMENTS (**Action May Be Taken**)
 - A. Appointments to Boards and Commissions
 1. Affordable Housing Monitoring Agency
 2. Commission on Aging and Disabled
 3. Balf-Town Committee
 4. Building Code Board of Appeals
 5. Capitol Region Council of Governments (CRCOG)
 6. Central Connecticut Health District Board of Directors (CCHD)
 7. Capital Improvements Committee
 8. Committee on Community Safety
 9. Conservation/Inland Wetlands Commission
 10. Development Commission

Phone: (860) 665-8510 Fax: (860) 665-8507
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www.newingtonct.gov

11. Employee Insurance & Pension Benefits Committee
12. Environmental Quality Commission
13. Board of Ethics
14. Fair Rent Commission
15. Newington Housing Authority
16. Human Rights Commission
17. Library Board of Directors
18. Newington CATV Advisory Council
19. Newington School Career Technical Program Renovation Project Building Committee
20. Open Space Committee
21. School Code Compliance Project Building Committee
22. Standing Insurance Committee
23. STEM Academy PBC
24. Town Hall Renovations Project Building Committee
25. Town Plan & Zoning Commission
26. Tri-Town Community Cable Access
27. Vehicle Appeals Board
28. Zoning Board of Appeals

VIII. TAX REFUNDS (**Action Requested**)

IX. MINUTES OF PREVIOUS MEETINGS (**Action Requested**)

- A. Regular Meeting - 3/22/16
- B. Public Hearing – 3/31/16
- C. Special Meeting – 3/31/16
- D. Special Meeting – 4/5/16

X. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC

XI. COUNCIL LIAISON/COMMITTEE REPORTS

XII. PUBLIC PARTICIPATION – ON AGENDA (**In Person/Via Telephone: 860-665-8736**)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)

XIII. REMARKS BY COUNCILORS

XIV. EXECUTIVE SESSION RE: REAL ESTATE/PERSONNEL

XV. ADJOURNMENT

AGENDA ITEM: III.A.

DATE: 4-26-16

RESOLUTION NO.: _____

WHEREAS, each year the Town Council recognizes individuals who has voluntarily dedicated time and/or resources for the benefit of others and the community at large; and

WHEREAS, this year Troop 347 Boy Scouts of America is being recognized for their active involvement with the Town of Newington; and

WHEREAS, Troop 347 Boy Scouts of America assists with Newington's Waterfall Festival, the Extravaganza, Veteran's ceremonies such as wreath layings, rose ceremonies, and by carrying banners at the Memorial Day Parade, and helping with many more Town activities; and

WHEREAS, over 58 years of Troop's 347's service there has been an average of one Eagle Scout project per year and each project takes at least 100 service hours; and through these projects gardens have been planted, ROPE course improvements made, Town trails cleared and improved, church property cleaned, wheelchair ramps built; and

WHEREAS, Troop 347 Boy Scouts of America has the development of an understanding and desire to serve in the youth of Newington and throughout these projects they talk to the children about the importance and obligation to give back; and

WHEREAS, Troop 347 Boy Scouts of America has given endless hours serving the community; and

NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council hereby designates Troop 347 Boy Scouts of America as its 2015 Volunteer of the Year in recognition of their volunteer activities for the welfare of the community as a whole and for serving as a positive role model and an example of all that can be accomplished through the efforts of volunteers.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



*In recognition of and congratulations to the
2015 Volunteer of the Year Award
Troop 347 Boy Scouts of America*

<i>Richard Anglin</i>	<i>Wil Gardner</i>	<i>Zachary Liebl</i>
<i>Cooper Austin</i>	<i>Justin Gogluicci</i>	<i>Austin Matteson</i>
<i>Sam Baker</i>	<i>Jason Goldstien</i>	<i>Parker McGrath</i>
<i>Camden Bilotti</i>	<i>Sri Gudipudi</i>	<i>Patrick McGrath</i>
<i>Bisciotticostanzo Aiden</i>	<i>Philip "PJ" Havens</i>	<i>AJ Nadeu</i>
<i>Ryan Bollacker</i>	<i>Matthew Hawley</i>	<i>Christopher Page</i>
<i>Jonah Borrup</i>	<i>Logan Hendon</i>	<i>Nathaniel Page</i>
<i>Dylan Casey</i>	<i>Aaron Johnson</i>	<i>Riley Quigley</i>
<i>Dylan Correll</i>	<i>Christopher Johnson</i>	<i>Zach Riccio</i>
<i>Justin Field</i>	<i>Matt Kirk</i>	<i>Andrew Rothauser</i>
<i>Brandon Fiore</i>	<i>Jake Lasek</i>	<i>Ian Rothauser</i>

April 26, 2016

*Roy Zartarian, Mayor
on behalf of the Newington Town Council*

AGENDA ITEM: III.A.

DATE: 4-26-16

RESOLUTION NO.: _____

WHEREAS, each year the Town Council recognizes someone who has voluntarily dedicated time and/or resources for the benefit of others and the community at large; and

WHEREAS, Mr. Mitchell K. Page is being recognized for his active and continuing involvement with so many volunteer organizations; and

WHEREAS, Mr. Page achieved his undergraduate degree from CCSU, a Master's in Social Work from NYU and a 6th year certificate in Educational Leadership; and

WHEREAS, Mr. Page is a licensed Clinical Social Worker Specialist (LCSW) and Board Certified Diplomate (BCD), which in the field of Social Work this is the profession's premier advanced-generalist practice certification; and

WHEREAS, Mr. Page is an active member of Grace Episcopal Church where he volunteers as the Junior Warden who is responsible for overseeing the financial affairs of the church and through the church Mr. Page leads book talks and has run a two part program on Transgender; and

WHEREAS, Mr. Page is also a member at two Masonic lodges, volunteering with scholarship benefits, chip events and blood drives; and

WHEREAS, Mr. Page has been a valuable asset to the Cub Scout Troop 347 and Boy Scout Troop 347 where he volunteers his time with the youth of Newington where he serves as Troop Chairperson and the Anti-Bullying Instructor; and

WHEREAS, Mr. Page has been a true leader for the Town of Newington by supporting, nurturing and mentoring our youth;

NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council hereby designates Mitchell K. Page as its 2015 Volunteer of the Year in recognition of his volunteer activities for the welfare of the community and for serving as a positive role model and an example of all that can be accomplished through the spirit of volunteerism.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: III.B.

DATE: 4-26-16

RESOLUTION NO.: _____

WHEREAS, The Newington High School Boys Basketball team recently finished their regular season with an undefeated 20-0 record, the first time this has been accomplished in school history; and

WHEREAS, the team won the CCC South Blue Division; and

WHEREAS, the team was ranked #2 in both the CCC Tournament and the CIAC Class L State Tournament; and

WHEREAS, the team reached the CIAC State Tournament Semifinals for the first time since 1975; and

WHEREAS; the team finished with a 24-2 record overall, with its only losses occurring in overtime – a school record; and

WHEREAS; Junior Guard Jared Simmons broke the school scoring record during the final game of the year; and

WHEREAS; Head Coach Scot Wenzel earned his 200th career victory during the season;

NOW, THEREFORE BE IT RESOLVED; That the Newington Town Council recognizes the Newington High School Boys Basketball Team for its outstanding efforts and record-breaking accomplishments and wishes the team members the best of luck in upcoming seasons.

Dated in Newington, Connecticut, this 26th Day of April, 2016.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



*In recognition of and congratulations to the
Newington High School Boys Varsity Basketball Team
2016 CCC Divisional Champions*

*Connor Buckley
J.P. deCastro
Louis Egbuna
Cameron Fedina
Brett Frank - Captain
Nicholas Guadarrama
James Holley
Andres Ithier-Vicenty*

*Cooper Johnson
Matthew McKinnon
Pablo Ortiz - Captain
Dante Phillip
Roberto Sanchez
Jared Simmons
Zachary Tinkham - Captain*

Head Coach
Scot Wenzel

April 26, 2016

*Roy Zartarian, Mayor
on behalf of the Newington Town Council*



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council

From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Acting Town Manager)

Date: April 22, 2016

Re: Newington Town Hall Renovations Feasibility Study

There will be an item on the April 26, 2016 Town Council agenda to discuss the results of the DTC Town Hall Renovation Feasibility Study, dated April 20, 2016. Facilities Director Dave Langdon and representatives from DTC will be in attendance to present and discuss the study.

Attach.

Team DTC

Newington Town Hall
Renovation Feasibility Study
Newington, CT

April 20, 2016



Hamden, CT
Andover, MA



Newington Town Hall Renovation Study

Feasibility Study

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 - 3.9 Building Systems (MEPFP & Structural)
- 4 Renovation Concept**
 - 4.1 General
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 - 4.5 HVAC
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Newington Town Hall Renovation Study

5 Energy Efficiency / Renewable Energy

- 6.1 Energy Efficiency
- 6.2 Renewable Energy / Solar

6 Cost Estimates

- 6.1 Renovation Costs
- 6.2 Adjusted “New Building” Estimate (For Comparison)

7 Conclusion

- 7.1 Summary
- 7.2 Benefits & Limitations of Renovation
- 7.3 Alternative Solutions
- 7.4 Next Steps

8 Document Limitations & Qualifications

9 List of Reference Materials

10 Appendices (Under separate cover)

- 10.1 Detailed Cost Estimate Breakdown (Renovation)
- 10.2 ASHRAE Life Expectancy Table
- 10.3 Existing Hazardous Materials Report (Enviromed)
- 10.4 Downes “New Building” Estimate
- 10.5 Proposed Photovoltaic Roof Layout
- 10.6 Exterior Façade Report (Martin Benassi)
- 10.7 ***Brick & Mortar Test Results (Pending)***



Newington Town Hall Renovation Study

1. Executive Summary

1.1 Introduction:

The existing Newington Town Hall building was originally constructed in 1950 with additions in 1955 and 1971. Although the building is dated, and has challenges in accommodating 21st century operations, the actual building remains robust, and well-maintained. Issues of code and accessibility compliance, space needs, structural/façade integrity, HVAC, energy efficiency, technology & security in the building are all present and are critical to address.

The previous solution pursued by the Town was to construct a new Town Hall building in the location of the existing building, as well as a new community center located in Mill Pond Park. This solution was voted down during a September 2014 referendum. A subsequent plan to construct one new building containing a new community center were also in the works as recently as September of 2015, however those plans were put on hold. To this end, the Town of Newington has requested a team of Engineers and specialists (lead by DTC) to review all available documentation that has been performed to date, and further investigate the feasibility of renovating the existing Town Hall facility as an alternative, and to develop cost-effective measures to address critical issues within and around the building.

1.2 Scope of the Feasibility Report:

This report's scope will evaluate the existing Newington Town Hall facility, addressing its suitability to address critical issues with a renovation project, along with identifying the associated potential costs to do so. The police department portion of the building is excluded from the scope of this report.

1.3 Feasibility Report Team:

Project Management / Engineering

DTC

2321 Whitney Avenue, Hamden CT 06518

203-239-4200

Contacts: Graham Curtis, PE, LEED-AP – Chief Operating Officer

Steve Gendreau, PE – Vice President

Building Façade Evaluation

Martin A. Benassi, AIA Architect, LLC

Two Broadway, Hamden CT 06518

203-281-5000

Contacts: Martin Benassi, AIA - Principal

Cost Estimation

Professional Construction Services, Inc.

P.O. Box 4697, Stamford, CT 06907

203-322-2730

Contacts: Lew Finkel, F.C.P.E. - Owner



Newington Town Hall Renovation Study

2. Existing Building Evaluation Report

2.1 Scope of Evaluation Report:

This report's scope will evaluate the existing Town Hall building and site in regards to code compliance, physical condition, expected lifespan, health, safety, welfare, energy efficiency and accessibility.

This report contains a summary of our walk-through of the existing Town Hall building and campus located at 131 Cedar Street in Newington, CT. The main purpose for this evaluation was to determine whether or not the facility is viable for a renovation project.

2.2 Applicable Building Codes:

The following is a listing of applicable Codes within the Jurisdiction of the work:

- 2003 International Building Code & Existing Building Code
- 2003 International Mechanical Code
- 2003 International Plumbing Code
- 2011 NFPA 70 National Electrical Code
- 2003 ICC/ANSI A 117.1
- 2009 International Energy Conservation Code
- 2005 Connecticut State Building Code Amendment
- 2009 Connecticut State Building Code Amendment
- 2011 Connecticut State Building Code Amendment
- 2013 Connecticut State Building Code Amendment
- 2003 International Fire Code
- 2003 NFPA 101
- 2003 NFPA 1 Uniform Fire Code
- 2010 Connecticut Fire Prevention Code
- Accessibility Guidelines and 2010 ADA
- Standards for Accessible Design
- Current Public Health Code
- Current OSHA – Title 29/Labor



Newington Town Hall Renovation Study

3. Description of Existing Facility

3.1 Description of the Existing Facility:

- The existing building is approximately 95,000 gross square feet multi-story, mixed-use building originally built in 1950 as a high school. Subsequent additions were built in 1955 and 1971, the latter of which converted the facility to use as a Town Hall. The building was designed and constructed prior to code and legislation requiring compliance with the ADA accessibility law.
- In addition to normal Town Hall functions, the building also contains the Board of Education's Transition Academy, Mortensen Community Center, Teen Center and Food Pantry, among other town functions. The Newington Police Department is attached to the Town Hall to the West, which was constructed in the mid-2000's.
- Within the last five years, the building has undergone substantial renovations to two areas of the building – the Lower Level (West) area and Transition Academy. These areas are generally in excellent condition and do not require much attention in regards to renovations.
- The building's site contains simple parking and vehicular circulation. The site is bounded by Cedar Street to the North, Library to the East, Mill Pond Park to the South and the Mill Brook to the West. Vehicular access to the Town Hall is via Garfield Street to the South.



Newington Town Hall Renovation Study

3.2 Exterior Building Envelope Description

See appendix for report by Martin A. Benassi, Architect LLC.

In general, façade issues are limited to the 1955 construction areas. The issues are mainly due to water infiltration, which is causing spalling of the brick. This issue will be rectified by repointing, brick replacement and addressing the water infiltration issues. The brick façade should also be cleaned (after addressing moisture infiltration issues) to remove staining, efflorescence and other visible imperfections. There are also issues with cracking of cast in place concrete visible on the South side of the building. The canopy at the Mortensen Community Center is in poor condition, is causing issues with the façade, and should be replaced.

The existing roof continues to experience numerous leaks throughout the building. A roof study report was previously produced for the Town in 2008, and recommended replacement due to age and condition. DTC agrees with this suggestion. The Town has included the roof replacement (including gutters and downspouts) in its capital improvement plan and will be paid for outside the scope of this project as a maintenance project. Additional insulation should be added to pitched roof areas where feasible, to increase energy efficiency of the building.

The majority of the windows on the building are old, inefficient and should be replaced with modern energy efficient windows. Windows that were recently replaced under renovation projects will remain and will be re-sealed to address concerns with draftiness. It is assumed that due to the presence of PCB's, much of the brick may need to be removed in the area of the windows, therefore it is recommended the (original) larger window openings on the second level be utilized for the new fenestration.

3.3 Programmatic / Space Needs

Kaestle Boos evaluated the building for space needs in a previous study.

We have reviewed the Kaestle Boos study for general issues. The Town has instructed DTC to leave most of the spaces within the building as-is in terms of partitioning, to help reduce construction costs. The two departments that appear to be need reconfiguration and/or space addition are the Assessor and Human Services. Privacy issues are also a concern in the Human Services department. It was also noted that there is a general lack of storage. It is recommended that digital storage be encouraged as much as possible, as is the trend for most organizations and entities. Regardless, additional storage areas are recommended.

It should be mentioned that if a renovation were to take place, not all of the recommendations in the space needs study would be addressed due to most of the partition walls remaining in their existing locations.

The multi-purpose room / gym is heavily used by the Town's residents and does not provide adequate capacity for desired activities. To remedy this, an additional multi-purpose room could be located within the existing auditorium / council chambers area, which is rarely utilized. When large town meetings are required, they could be held remotely at the High School auditorium, or in another Town building.



Newington Town Hall Renovation Study

3.4 Interior Finishes:

All interior spaces were surveyed by DTC and are in various states of condition. Many areas require new flooring, ceilings, paint and other finishes due to age and wear. Each of these areas have been identified by DTC as needing light, medium or heavy renovations, depending on the conditions observed.

The multi-purpose / gymnasium space floor and ceiling were heavily damaged by water and are in need of replacement. The wall padding and basketball hoops are also in need of replacement due to age and condition.

3.5 Accessibility

Kaestle Boos evaluated the building for ADA compliance in a previous study.

The majority of upgrades recommended are handrails, bathrooms, door hardware, door swings, call for aid systems and ramps. DTC agrees with these recommendations, as a fully accessible building must be provided.

3.6 Hazardous Materials

See appendix for Enviromed's hazardous materials report.

The building contains an assortment of lead, asbestos and PCB's, as identified in Enviromed's report. DTC's environmental engineers have reviewed the testing, which appears to be of a "screening level". The sampling performed to date is not of a level sufficient to renovate the building. Additional testing will be required to do so. There is also the (likely) possibility that PCB's have migrated out of the window caulk into the adjacent surfaces, and potentially to the soil below. Due to the unknowns of testing results, DTC recommends adding a 20% contingency on top of Enviromed's cost estimates to address these concerns.

3.7 Technology & Security

DTC met with the Town's IT director, Paul Boutot, to discuss IT systems within the building. It was found that many of the IT rooms have inadequate cooling, lack of space for future expansion, and lack of secure access to the IT rooms. In addition, much of the cabling in the building is CAT5 and not adequate for current technologies. Flooring in some of the IT closets is asbestos, needs to be abated, and cannot be done easily with the equipment in the room

It is recommended that new IT closets with adequate redundant cooling (on generator backup) be provided throughout the facility. All equipment should be on generator backup and should be provided with surge suppression. A Technology/Security design consultant should be hired as part of any architecture/engineer design team. These new IT closets should be established within existing storage spaces (or similar spaces), and then transition old IT closet equipment into the new closets, reducing downtime. The old (Abandoned) closets should then become storage closets.

Access control throughout the facility is lacking, creating possibilities for the general public to access many spaces that should not be fully accessible. It is recommended that a card access system be

Newington Town Hall Renovation Study

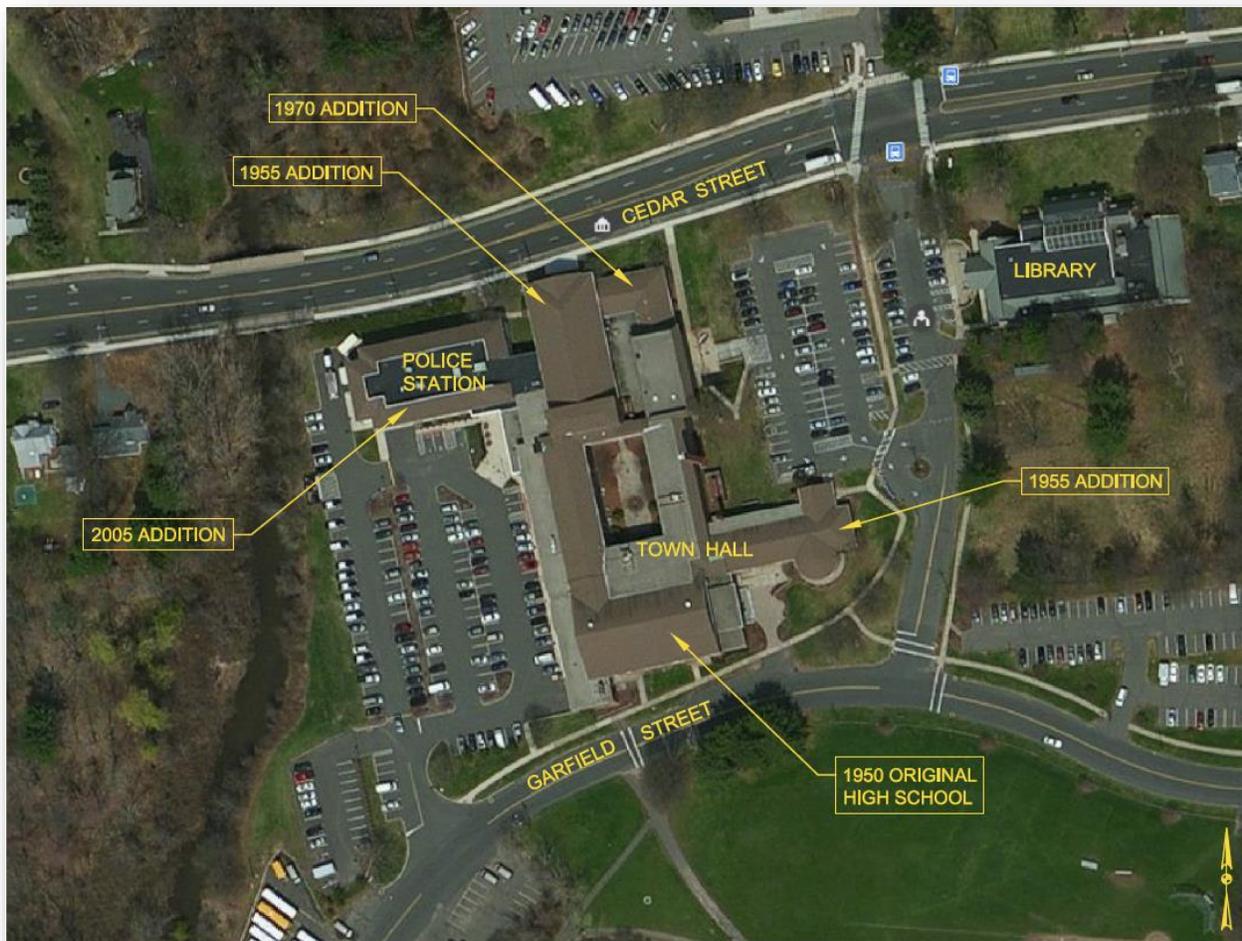
provided in select spaces in the facility. CCTV cameras were generally lacking in and around the facility and should be added for optimal protection/monitoring of the facility.

3.8 Site Evaluation

All traffic must enter from Garfield Street and utilize the parking area on the west side of the site or continue along the south side of the building to access the parking located on the east side.

Parking is a major issue on site, and many residents are forced to park offsite and walk long distances. Additional parking is needed on site, although there is limited space currently to address this issue.

Directional signage guiding visitors to Town Hall is limited, as the official address is still Cedar Street. Individuals that are not familiar with the area may find it confusing. Access for handicapped individuals is good on the west side of the site. The parking drainage system is comprised of a network of catch basins within the roadways, parking area, and a few yard drains in landscaped area. The outfall is to the river. Generally the system functions adequately. (See the following overall site plan).



Newington Town Hall Renovation Study

3.8.1 Western Parking Lot

The walkways and parking area on the west side were reconstructed when the Police facility addition (2005) was completed, and they are in excellent condition. Travel for pedestrians on the west side is good.



Newington Town Hall Renovation Study

3.8.2 Eastern Parking Lot

The eastern parking lot dates to the 1970 construction and is in poor shape and should be reconstructed.

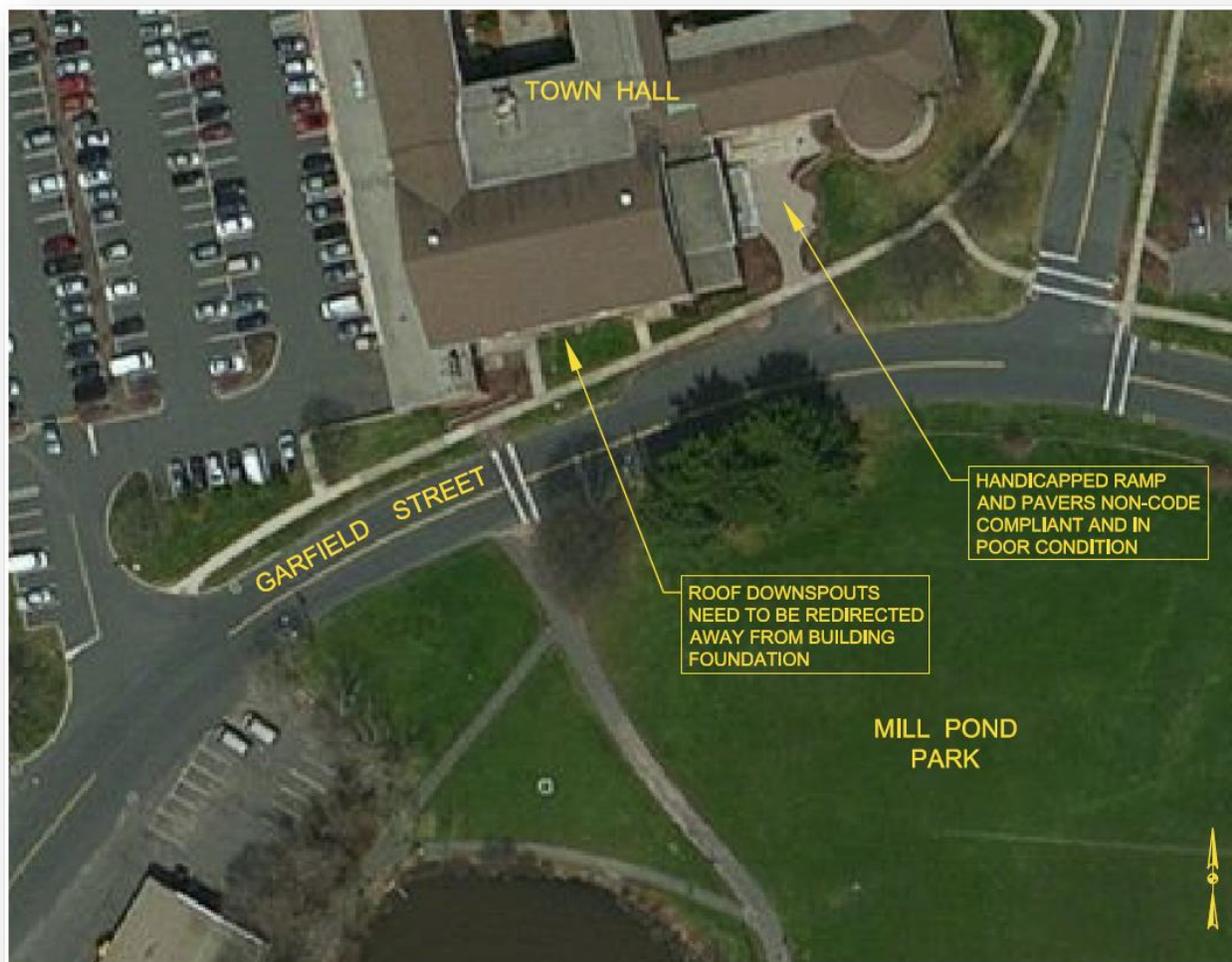
Travel for pedestrians is poor from the eastern lot with a set of stairs that are in extremely poor condition and a bituminous concrete ramp/walk that is also in relatively poor condition.



Newington Town Hall Renovation Study

3.8.3 Southern/Garfield Street

Handicapped ramps on the south are poor and do not meet current standards. Downspouts do not appear to provide adequate drainage away from the building and runoff may be contributing to water issues in the building.



Newington Town Hall Renovation Study

3.9 Building Systems

3.9.1 HVAC Systems

The HVAC systems at the Newington Town Hall comprise a variety of different system types and ages, installed during the numerous building expansions and renovations over the past 65 years. Much of the existing HVAC equipment was installed during a major building renovation in the early 1970's.

The heating plant includes two Smith Model 28HE-14 dual-fuel cast iron steam boilers that were installed in 2008, and are currently are in good condition. They each have a Net IBR output capacity of 2,769 MBH which equates to approximately 75% of the building's peak heating load, resulting in redundancy should one boiler require maintenance or repair. While these boilers are in good condition, the steam and condensate distribution piping is in very poor condition with leaks throughout the facility. Much of this piping dates back to the original construction of the building in 1950, and is currently in need of replacement. The steam systems feeds various air-handling units, fan-coil units, unit ventilators, convectors, and radiators. Due to the fact that the steam and condensate distribution piping must be replaced fairly soon, it is recommended that either the existing boiler plant be converted to hot water, or new high-efficiency hot water condensing boilers be installed. New boilers would result in significant operational cost savings.



Newington Town Hall Renovation Study

Split system air-handling units with steam heating and direct-expansion cooling serve some areas of the facility, including the Multi-Purpose Space, Town Council Chamber & adjacent offices, and the lobby & adjacent interior spaces. Associated condensing units are located either on the roof or at grade, generally nearby to the air-handling units. This equipment was installed in the 1950's, the 1970's, or the 1980's. Based on the age and appearance of these systems, replacement is recommend.



Two packaged rooftop units that were installed in the 1970's serve interior portions of the Second Floor. Based on the age and appearance of these units, replacement is recommend.

Newington Town Hall Renovation Study



Through-the-wall air conditioning units and unit ventilators installed in the early 1970's serve or previously served many of the office areas throughout the facility. As many of these systems have failed over the years, small independent fan-coil units and split systems have been installed, with the associated condensing units located in the courtyard, on grade outside the building, or on the roof. These numerous independent small split systems are inefficient, do not often provide mechanical ventilation, and the number of systems creates increased maintenance costs.



Newington Town Hall Renovation Study

The various HVAC system described above generally are controlled by either old pneumatic controls, or by local independent controls. A new facility-wide building management system is recommended to improve operational efficiency.

Two areas of the building were renovated in 2009, and new HVAC systems were installed. The Lower Level is served by a variable air volume air-handling unit with hot water heating and direct expansion cooling, a condensing unit located outdoors. Zones served by this air-handling unit include VAV boxes with hot water reheat, and perimeter hot-water baseboard radiation to provide independent control of each zone. The First Floor of the East Wing is served by a similar system. The hot water for these two systems are provided by a steam-to-hot water heat exchanger located in the boiler room. At this time, there is no reason to replace these two systems.



Newington Town Hall Renovation Study

3.9.2 Fire Protection Systems – Existing Conditions

The building is partially sprinklered. The majority of the sprinklers are located in the basement. In 2009, part of the lower level was sprinklered for the studio, conference and office areas.

The existing stage for the auditorium was converted to storage space and standpipes still exist, but are no longer required.

Water flow and pressure is good; Water pressure is very good; 95 psi static. A fire pump is not present and not anticipated.

Two sprinkler services and rooms exist. One is a six-inch wet system and another is a six-inch dry system. A backflow preventer was not located for the dry system.



Sprinkler System Riser - Wet System



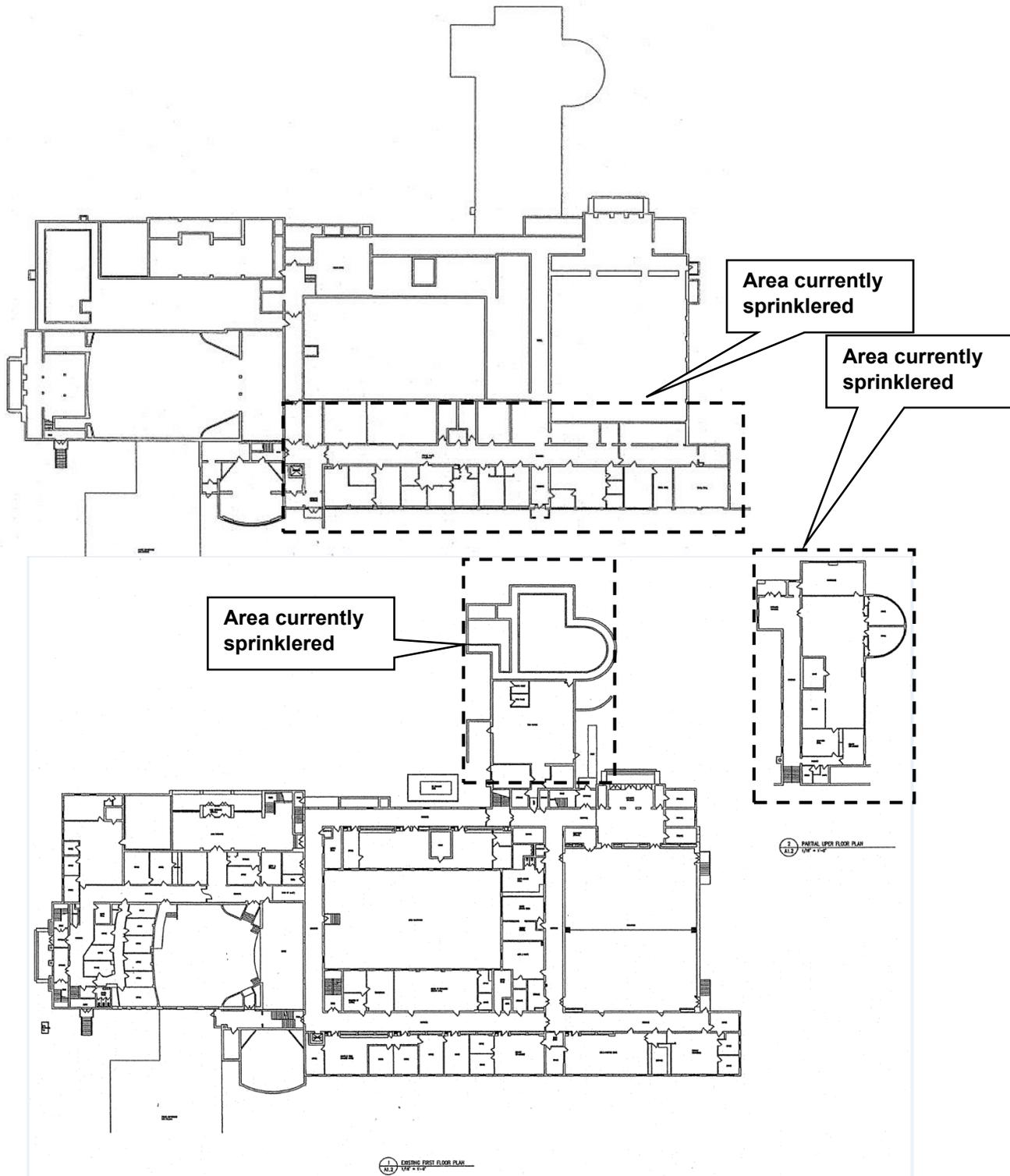
Sprinkler System Riser - Dry System

The sprinkler systems as installed are newer and in good condition. It is desired to fully sprinkler the remainder of the building.

See diagrams below for areas that are sprinklered.

It was also noted that the police dispatch area experienced a frozen pipe recently which caused water damage. This should be remedied in any renovation scenario.

Newington Town Hall Renovation Study



Newington Town Hall Renovation Study

3.9.3 Plumbing Systems – Existing Conditions

The building is serviced with multiple natural gas services from Eversource Gas Company with the meters located on the exterior of the building. These systems are in good condition.

Water pressure is very good; 95 psi static. Water pressure greater than 80-psi is required to be reduced with a PRV valve. Water piping is copper tube with leaded solder joints. The water service is a public supply with a 3" main and meter entering a dirt crawl space under the gymnasium. The pipe is heat traced if there is a freeze up. There is no backflow preventer and the service is severely corroded due to the high moisture environment from the steam piping. It is recommended to remove and replace all water piping in the pipe tunnels.



The existing plumbing system is fed from one gas-fired, storage type domestic water heater. The water heater is eight years old and was installed in 2008 and is in good condition. Its life expectancy is about 10 more years.

Plumbing fixtures are original except for the small renovated areas, as a result they are not ADA accessible, not energy efficient, not NSF and made with lead parts. It is recommended to remove and replace all the plumbing fixtures with new.

Newington Town Hall Renovation Study



Sanitary sewer exits the rear of the building to a site sewer system. The majority of the piping is original, cast iron and up to 66 years old and past its life expectancy. The piping has had a major failure recently in the pipe tunnels which incurred a replacement and cleanup cost of \$100,000. The steam piping and high moisture in the tunnels is causing severe corrosion due to the environment. It is recommended to remove and replace all the sanitary, waste and vent piping.



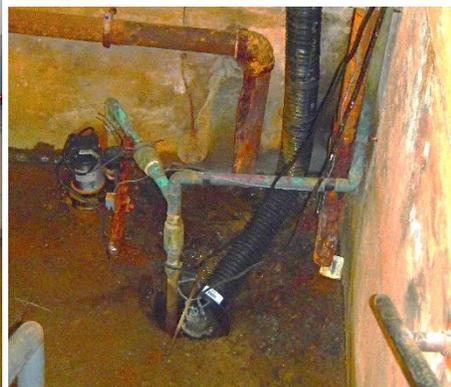
Newington Town Hall Renovation Study

Some plumbing vents are located too close to mechanical unit intakes. They were retrofitted and raised approximately eight feet to help prevent sewer gases from entering the units.

Roof drains were minimal as the majority of the roof is pitched to exterior gutters and downspouts. The flat areas have roof drains but the roofing membrane is severely deteriorated that the rain water does not readily flow to the roof drains and ponding occurs. There is no secondary drainage system as required by current code. If the primary system gets clogged or fails, a roof failure could occur. It is recommended that these areas be removed and replaced and brought up to current code.



Sump pumps are located in pipe tunnels and basement areas. Some of these pumps are original to the building, well past their life expectancy and should be replaced.



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3.9.4 Electrical Systems

The existing electrical service to the building is routed via an overhead high voltage pole line beginning along Cedar Street, continuing around the east side of the building and eventually in to a transformer vault in the building. From the transformer, the secondary (service) conductors route through a wall into the back of the existing main electrical service switchboard that serves the whole building. The overhead lines and vault transformer are owned by the utility company. In current times, the utility company does not allow transformer vaults – all new transformers of this size are required to be located outside the building on a pad. Transformer vaults present more risk of fire damage to the building as compared to a pad mounted transformer.



Electrical Service Pole

The main switchboard (1600A, 208Y/120V) is over 40 years old, contains original circuit breakers and is in need of replacement due to age and reliability. Older electrical equipment may not trip breakers when needed, causing fire hazard concerns. Modern switchboards contain more reliable digital trip circuit breaker, do not require fuse replacement after faults, and have readily available replacement parts. It is recommended that the electrical switchboard be replaced with modern digital trip circuit breakers, ground fault protection and surge suppression for reliability and safety of the electrical system.

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Existing Main Service Breaker

From the switchboard, power is distributed through a multitude of panelboards located throughout the building. The majority of this equipment is also over 40 years old and should be replaced due to age and reliability. Many panels also contain fuses, and are likely over 60 years old. Many existing panelboards are also full, which decreases ease of adding new electrical circuits as they are needed. DTC was not able to observe wiring methods within the walls and above ceilings, but due to age it is assumed cloth wiring is present in the building, which presents fire safety concerns.

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Example of Old Electrical Panel

Lighting throughout the building is provided mainly by fluorescent, metal halide and LED sources. The lighting sources have been retrofitted and upgraded throughout the years as technology has progressed, to reduce energy consumption. Although this was a positive, cost-effective method of reducing operating costs, the fixture locations did not change, and there are many areas that are currently under lit, over lit or do not have optimal lighting fixture layouts. If the building were to be renovated, it would be recommended that all new lighting and controls be provided to ensure a long lifespan, optimal energy efficiency and proper light levels. Lighting in the transition academy and lower level renovation area is adequate and does not need to be upgraded at this time.

Emergency Lighting is provided by emergency battery pack fixtures. It was noted that many areas of the building that would require emergency lighting under current codes do not have any. If the building were to be renovated, it would be recommended that battery packs integral to the new light fixtures be provided in all areas of egress.

The building mounted exterior lighting fixtures and pole mounted site lights are inefficient compared to today's LED fixtures and should be replaced. Building mounted egress lights do not have two light sources and two power sources (no single point of failure) per code.

Exit signage appears to be code compliant throughout the building, although a few additional signs should be added for clarity in some of the larger spaces such as the media center.

Occupancy sensors are located on lighting circuits throughout the building, however additional areas should be provided with sensors to meet current energy codes, including the corridors. Photocells with daylight harvesting dimming should also be installed against window walls to comply with current energy codes.

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The fire alarm control panel is manufactured by Notifier, is addressable, expandable and is not in immediate need of replacement. Many of the fire alarm devices throughout the building appear to be non-addressable devices that should be upgraded to addressable for additional fire safety. The placement and quantity of fire alarm devices around the building do not meet code in many places. Many of the exterior doors do not have pull stations and many of the rooms do not have adequate audio/visual coverage per current NFPA requirements. Smoke detectors should be added to all electrical, IT and storage rooms. Some critical document storage areas do not have adequate smoke detection coverage, which is quite risky. Voice evacuation should be provided in all areas of assembly. As such, it is recommended that new addressable devices be provided throughout the building, and connected to the existing (Expandable) fire alarm control panel per current NFPA requirements. This will increase fire safety within the building, and will improve fire department response



Existing Fire Alarm Control Panel

In general, many spaces do not have adequate quantities of outlets, due to the fact that when the building was built, there were not as many items that required electricity within rooms. Additional outlets should be added so as to avoid the use of surge strips and extension cords.

There is no lightning protection system on the building, however a UL master label system (with surge suppression) is recommended for optimal protection of electronics within the building. A system is not required by code.

A small generator was recently installed outside the building to provide backup power to critical loads such as IT equipment, freeze protection and fire alarm. The generator and associated equipment are in



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excellent condition and are not in need of replacement unless substantial loads are to be added to the generator backup system.

The building contains a large expanse of roof space that would be ideal for a photovoltaic system. Given that there are heavy subsidies available for photovoltaic systems at this time, the owner should consider the idea of a power purchase agreement, with a system to be hosted on the roof. This would require no capital expenditure, but would reduce energy costs within the building.

3.9.5 Structural Systems

1950 High School Structure

Had this structure been located on a flat site, it would be a two story structure with several sub-terrain areas. The east side of this structure is a two story building with finished first floor Elevation of 81.33 feet. Accommodating the east to west slope of the site, the west side of the structure is a two story building with finished first floor Elevation of 67.77 feet. There is a three story portion of the building along the east side of the west corridor to account for the 13.5 foot drop in grade across the width of the building.

The south west corner of this building is a single story gymnasium with finished floor Elevation of 81.33 feet. The northwest portion of this structure is one story structure with finished first floor Elevation of 81.33 feet.

The peaked roofs are constructed with fabricated steel trusses spaced 12'-14' on center. Steel channel purlins span between trusses and support the 2 inch deep bulb tee-gypsum plank roof deck. The flat roof areas are supported on open web steel joists spaced typically at 2 feet on center. The roof deck is a 3 inch thick cast in place concrete deck supported between joists by steeltex concrete form system.

The typical upper floor construction is open web steel joist spaced at 2 feet on center with 3 inch thick cast in place concrete slab on steeltex concrete form system. The typical floor construction above crawl spaces is precast concrete lith-i-bar joists spaced at 2.5 feet on center with 2 ½ inch thick cast in place concrete slab on steeltex concrete form system. Concrete slabs that occur at grade, not over crawl spaces or pipe tunnels are 4 inch thick reinforce concrete slabs on grade. Pipe tunnels and crawl spaces typically have exposed earth floors. The structural slab supporting the gymnasium floor is a 3 ½ inch thick cast in place concrete slab on steeltex concrete form system supported by precast concrete lith-i-bar joists spaced at 2.5 feet on center. The joist span between rows of reinforced concrete beams. The concrete beams are supported on concrete piers and reinforced concrete spread footings.

There is an open court yard in the center of the structure. The finish grade of the court yard is Elevation 77.33 feet.

Roof trusses and floor joists bear on load bearing masonry walls. The masonry walls transfer the vertical, gravity loads of the roof, slabs and walls to the reinforced cast-in-place concrete foundation walls. The concrete foundation walls are supported on reinforced concrete strip foundations.

The lowest point in the building is the pump pit which is located just north of the boiler room and has a finish floor Elevation of 57.83 feet. The boiler room is located west of the northwest corner of the open courtyard. The boiler room has a finish floor Elevation of 62.33 feet. There is a network of pipe tunnels that connect the different parts of the building to the boiler room.

At the time this building was constructed, a dedicated lateral force resisting system was not required.



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1955 Additions & 1971-72 Renovation and Conversion to Town Hall

The following structural deficiencies have been observed and noted.

- Gymnasium
 - The crawl space has an exposed earth floor.
 - Several of the existing concrete piers that support the reinforced concrete beams have spalled concrete surfaces at the interface between the beam and pier. The pier reinforcement is exposed. The reinforcement is corroded and has lost cross sectional area to the corrosion. The corrosion is being accentuated by the humid atmosphere within the crawl space.
 - The south exterior wall of the gymnasium has large areas of glass block infill within the masonry wall. The sill condition where the glass block interfaces with the brick masonry has resulted in a cracked horizontal mortar joints in the interior brick extending the entire length of the glass block. This is typical at all of the glass block panels.
 - The northwest entry doors into the gymnasium are recessed inward in an alcove. The alcove is constructed with brick masonry walls and a concrete slab ceiling. The topmost brick at the southwest corner of the alcove has been broken free from the mortar and is at risk of falling or being knocked off the top of wall.
- Auditorium
 - The north concrete masonry unit wall of the fan room, located over the stage, has stair step cracks in the mortar joints at each end of the proscenium opening.
 - A prominent crack in the concrete floor slab exists at the interface between slab and the north wall of the second floor storage area at the north end of the auditorium.
 - Roof leak and deterioration of gypsum roof panels north east of stage in seating area.
- Pipe Tunnels-
 - All of the pipe tunnels, except the one accessible through the teen center, have exposed earth floors.
- Crawl Spaces-
 - All crawl spaces have exposed earth floors.
- Exterior Façade
 - Erosion of Brick – see Martin Benassi study
 - Roof drainage and directing water away from exterior façade, down spouts, gutters.
 - Deteriorated steel lintels
 - No weep holes in brick veneer
- Police Department Interface
 - The required seismic joint in the roof construction between the police department building and the town hall facility is not water tight. Water infiltration has damaged interior finishes in proximity to this joint at the second floor ceiling.



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4. Renovation Concept

4.1 General

- Create second multi-purpose room in existing council chambers / auditorium area
- Install new roof, downspouts and gutters (paid for under CIP)
- Install new windows throughout building
- Reconfigure main entry, including new canopy
- Install moisture control in crawlspace/tunnel areas with dirt floors
- ADA upgrades as identified in KBA study (Handrails, ramps, door hardware, plumbing fixtures, bathroom layouts, etc.)
- Abatement of hazardous materials (lead, asbestos, PCB's)
- Very minor improvements to recently renovated lower level & Transition Academy areas
 - Select repairs to finishes
 - Fix plenum return issues
 - Address "drafty" windows
- Exterior façade repairs as identified in Martin Benassi study
- Insulate attic space of pitched roof areas
- New flooring, ceilings, paint on a room by room basis, dependent on condition
- Upgrade finishes and equipment in existing gymnasium
- Appropriate roof drainage

4.2 Site

- Newly constructed east parking lot, including new site lighting
 - Reconstruction will result in approximately 10 additional parking spaces
- New concrete walks to the east and south
- New entry plaza at Community Center, including pavers and landscaping
- New storm drainage including pipe and catch basins
- New sanitary service to building
- New entry plaza at East (Main) entrance, including pavers, landscaping and ramps
- New accessible ramp, pavers and plantings in interior courtyard

4.3 Structural

- Gymnasium Foundation Repair:
 - Form and cast 6 inch thick additional concrete around the perimeter of the existing 12 inch square concrete piers supporting the gymnasium floor structure. The top of the existing piers are spalled at the intersection of the concrete girders and the pier. The concrete girders span over the top of the piers. The proposed concrete shall be reinforced with four #5 vertical bars (one in each corner) and #4 ties at 12 inches on center. Additional concrete shall be an average of 6 feet tall. Work space is in the crawl space and shall be considered as a confined workspace. Hand excavation around the base of the existing pier will be required to expose the top of the existing footing. Price this for 12 existing piers.



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- Boiler Room
 - Clean base of two existing steel pipe columns.
 - Form and cast new concrete around existing steel pipe columns. Top of concrete to match existing adjacent housekeeping pads. Provide #4 perimeter bars. Approximate area is 18 square feet, ((2) 3'x3' squares) 6 inches thick.

- Auditorium/Storage second floor crack.
 - Ream out crack in second floor slab between storage areas at back of auditorium. Fill crack with epoxy repair medium. Crack is approximately 6 feet long (across a door opening).
 - Provide new hot dip galvanized steel dunnage for support of roof top mechanical equipment.

- Conversion of Town Council Chamber/Auditorium to Multi-Purpose Room
 - Auditorium dimensions- 85'-4" (seating bowl) + 1'-8" (proscenium wall) + 23'-4" (stage) = 110'-4" length 60'-4" width
 - Proposed finished Floor Elevation 80.22'
 - Existing Stage Floor Elevation 80.22'
 - Existing north end of auditorium Floor Elevation 80.22'
 - In 1971 (with the creation of the Council Chamber) the north 24 feet of the auditorium was infilled to Elevation 80.22". There was a second floor constructed over this infilled area.
 - In order to create the multi-purpose room space, approximately 63'x60' of the auditorium seating bowl will be overframed to Elevation 80.22'. The second floor framing (24'x60') at the north end (constructed in the 1971) will be demolished. The columns at each end of the proscenium opening, along with the girder at the head of the proscenium opening will be demolished and replaced with a single span girder clear spanning the 60' width. This girder will support the fan room floor framing and fan room roof framing. The wing structures on each side of the proscenium will be demolished as well.
 - The difference in floor elevations the west side of the stage will be addressed as well.

4.4 Electrical

- Lighting
 - New LED lighting (high efficiency, 2'x4' in majority of spaces)
 - Linear ceiling mounted lighting in bathrooms (along walls), supplemented with recessed LED can lights as needed
 - Moderately decorative lighting at main entry only
 - High bay LED in gymnasium / multi-purpose room areas
 - Storage rooms, janitors closets, mechanical spaces and similar areas will receive industrial grade fluorescent strip lighting
 - Emergency relays (connected to generator power) for all egress lighting
 - LED edge-lit exit signage throughout building, as required per code. High/low exit signage in auditorium and gymnasium / multi-purpose room spaces.
 - Handicap symbol illuminated signage at accessible exterior egress doors.
- Lighting controls
 - In general, one occupancy sensor in each Room.
 - Single occupancy offices and small rooms will use occupancy sensor switches (on wall)



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- Areas over 750 sf will receive multiple occupancy sensors, one additional sensor per 750sf
- One light switch at each door to each space
- Conference rooms to receive recessed can lights and dimmer switches
- Rooms with windows will receive hardwired daylight harvesting systems with photosensor (no central lighting control system)
- Normal Power
 - New pad mounted utility transformer next to building, approximately 75' length of run to main electrical room. Primary line from pole on Cedar street will be approximately 250' of two 4" PVC conduits. Primary line is installed and terminated by utility company. First 200' is typically free of charge.
 - New 3000 Amp 208Y/120V electrical service (copper bussing, Square D or equal)
 - Twelve additional 42-pole, 208Y/120V, 225 Amp normal power panels throughout building
- Generator Backup:
 - 350kW diesel Generator w/ circuit breakers to feed transfer switches
 - Standard sound & weather enclosure
 - 48 Hour sub-base fuel tank
 - 100 Amp life safety transfer switch
 - 1000 Amp standby transfer switch to serve fire alarm and egress lighting
 - 100 Amp life safety distribution panel
 - 1000 Amp standby distribution panel
 - Two additional 30-pole, 208Y/120V, 60 Amp life safety panels throughout building
 - Six additional 42-pole, 208Y/120V, 150 Amp standby panels throughout building
- Exterior
 - Retrofit pole mounted lights in west parking lot. Poles, bases and wiring to building to remain.
 - All new 25' tall square steel poles with LED cobraheads for east parking lot. New wiring and conduit to building.
 - Combo timeclock/photocell to control all pole mounted site lighting
 - LED wall mounted fixtures with integral photocells at each exterior egress door, connected to generator life safety system
- Fire Alarm
 - Existing Notifier control panel located in Lower Level Reno area to remain and be expanded upon
 - All new devices throughout all spaces per code.
 - Manual pullstations at every exterior egress door and at stairwells on each level
 - Audio/visual (horn/strobe) devices per code throughout. Single occupancy offices will not receive audio/visual devices. Six weatherproof horn/strobes mounted to building exterior.
 - Duct smoke detectors for large mechanical ventilation units
 - Addressable modules for elevator controller, magnetic door holders & public address system override
 - Voice evac systems in gymnasium / multi-purpose room areas
 - Smoke detectors in all storage rooms
- Devices
 - New electrical outlets in all spaces, typically:
 - One in each bathroom
 - One quad at each desk location
 - One duplex on each office (or similar space) wall. Additional duplex for walls over 12'.
 - Outlets within 25' of roof mounted mechanical equipment
 - Duplex outlet every 25-50' in corridors



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- One GFI outlet on each wall of mechanical rooms.
- One duplex outlet in each storage room
- Six weatherproof GFI outlets around building exterior
- Any outlets within 6' of water source will be GFI
- Maximum of 8 duplex outlets on each 20 amp circuit
- Materials:
 - Copper wiring & bussing
 - EMT conduit where exposed in building in unfinished spaces
 - Wiremold where exposed in building in finished spaces
 - MC Cable in all concealed spaces in building
 - RGS conduit where exposed outside
 - PVC conduit underground outside
 - Fire alarm wiring to be FPLP (firewire) or fire alarm MC cable
 - Generator: Cummins, Cat, Kohler, Generac or equal
 - Electrical gear: Square D, GE, Cutler Hammer or equal
 - Fire Alarm: Existing Notifier to remain
- Miscellaneous:
 - No lightning protection system
 - Power connections for all mechanical equipment, architectural equipment, powered doors, etc.
 - Call for aid systems in each single occupancy toilet room & stairwells

4.5 HVAC

General:

- All HVAC systems serving the building will be replaced except for the systems serving the Second Floor East Wing (Transition Academy) and Lower Level Office Areas. These areas will be re-fed from the new boiler system. These two areas currently have standalone ventilation and cooling, which will remain.
- Ductwork insulation will be code minimum, assuming 2009 IECC.
- Refrigerant piping will be Type L copper tube with soldered joints. Suction and hot-gas lines will be insulated.

Gym / Multi-Purpose Rooms:

- For each of the two spaces, install two (four total) new 25-ton variable air volume indoor air-handling units with hot water heating and direct expansion cooling. Associated condensing units to be installed either on the roof or at grade. These systems will provide heating, cooling, and ventilation to the spaces.
- For the existing multi-purpose room, units will be located in the mechanical rooms to the east and west of the gym.
- For the new multi-purpose room, units will be located in the mechanical penthouse above/behind the existing stage

Heating Systems:

- Install two new high-efficiency, gas-fired hot water condensing boilers to serve the building's air-handling units, perimeter radiation, and unit heaters. Boilers to be Aerco Benchmark BMK-3000 or approved equal with 3,000 MBH capacity and will be located within the existing boiler room.



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- Install complete new hot water distribution system throughout building serving all areas except Second Floor East Wing (Transition Academy) and Lower Level Office Areas. Hot water system to include piping, four pumps (two at 400 gpm and two at 200 gpm), expansion tanks, air separator, control valves, and all associated hydronic components and accessories.
- Connect new hot water system to existing hot water systems serving Second Floor East Wing (Transition Academy) and Lower Level Office Areas.
- Install new hot water perimeter radiation in all areas of the building except the multi-purpose rooms, Second Floor East Wing (Transition Academy), and Lower Level Office Areas.
- Hot water piping 2 inches and smaller will be insulated Type L copper tube with soldered joints. Hydronic water piping 2-1/2 inches and larger will be insulated Schedule 40 steel pipe with welded and flanged joints.

Cooling Systems:

- Except for the Multi-Purpose Room, Second Floor East Wing (Transition Academy), and Lower Level Office Areas, all other areas of the building will be cooled by variable refrigerant flow (VRF) systems. Six separate VRF systems are anticipated. Each system consists of an outdoor condensing unit located either on the roof or at grade, with indoor ceiling cassette style fan-coil units in every space, and refrigerant piping connecting the indoor and outdoor units. Six separate VRF systems are anticipated. For cost estimating, each system should be assumed to have a capacity of 42 tons. Most spaces will have a single ceiling cassette, with larger spaces and high-occupancy spaces having multiple cassettes. The main lobby, which is anticipated to be more decorative, will have ducted indoor units.
- Refrigerant piping will be Type L copper tube with soldered joints. All refrigerant piping will be insulated, including liquid, suction, hot-gas, discharge, and heat-recovery piping.

Ventilation:

- Several gas-fired, direct-expansion, variable air volume packaged dedicated outdoor air units (DOAS) with a total airflow of approximately 32,000 cubic feet per minute will provide the required ventilation for the spaces served by the VRF systems. For cost estimating, four units should be assumed. Outdoor-air will be distributed by main ductwork located above the corridors, with branch ducts extended to diffusers located in each space. Relief-air and exhaust-air will be exhausted back to the DOAS units in a similar manner. The relief-air and exhaust-air will be used to temper the incoming fresh air through energy recovery systems in the DOAS units. DOAS units to be Aeon Series RN or approved equal.
- All supply-air / outdoor-air ducts will be insulated.

IT Closets:

- Each of the IT Closets will be served by a new ductless split system sized appropriately for the equipment within it.

Building Management System:

- The existing Johnson Controls Metasys building management system will be expanded and upgraded to control all new mechanical equipment. We will also allow other vendors to come in and install an all new system, if more cost effective.
- The building management system will be a complete direct digital control (DDC) system employing the latest, best available technology for energy saving strategies, and will include



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BACnet and Web enabled interfaces, microcomputer workstation, application software, control units, sensors, thermostats, temperature and pressure transmitters, gauges, valves, dampers, operators, relays, and other equipment and appurtenances, including electrical wiring. The system will provide 365 day scheduling with override, monitoring, reporting, alarming and set point controlling capabilities for all HVAC equipment and zones. The VRF systems utilize factory controls that are in addition to the DDC controls.

4.6 Plumbing & Fire Protection

- Plumbing
 - Re-use existing sanitary main from building
 - Re-use existing domestic water service to building
 - Replace all existing sanitary piping in building with new except Transition Academy and Lower Level Reno Areas, PVC schedule 40 piping. Sanitary main in pipe tunnel was recently replaced and will remain.
 - Replace all plumbing fixtures with new, Kohler fixtures or equal with manual flush valves
 - Provide new ADA fixtures where required, Kohler fixtures with manual flush valves
 - Majority of roof drains are exterior architectural gutters and downspouts
 - Replace and re-pipe roof drains for minimal flat areas, PVC schedule 40 piping
 - Provide new overflow drains for minimal flat areas, Froet bifunctional type
 - Existing water heaters are newer to remain
 - Replace ground water pump in tunnel near boiler room, see attached cut sheet for pricing purposes
 - Replace ejector pump in boiler room, see attached cut sheet for pricing purposes
 - Replace severely corroded water piping in pipe tunnels, Copper tubing with soldered joints
 - Remainder of hot and cold water piping to remain
 - Gas service & piping to boilers to remain

- Fire Protection
 - Remove existing fire service
 - Provide new 6" fire service to building
 - Add sprinkler to all areas except Transition Academy and Lower Level Reno Areas (those two areas already have sprinklers)
 - Standpipes are not anticipated nor required at this point
 - A fire pump is not anticipated nor required at this point
 - Pipe tunnels & crawlspaces are not required to be sprinklered
 - Piping: Main - Schedule 10 lightwall pipe and Victaulic fittings, branches - Schedule 40 black steel pipe and threaded fittings
 - Sprinkler heads: Concealed, center of tile

4.7 Technology & Security

- Creation of new IT rooms to reduce phasing impacts
- All new CAT6 cabling to data/voice jacks around the building
- Address security concerns to IT closets
- Creation of an allowance for new IT equipment
- Additional CCTV cameras throughout building as required



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- Card access system in appropriate areas

5. Energy Efficiency / Renewable Energy

5.1 Energy Efficiency

One of the driving factors for this project is to improve energy efficiency, thereby reducing ongoing operating costs and reducing impacts on the environment. The suggestions contained within this report are done so as to keep the initial costs to a minimum, while still employing energy efficient systems. There are HVAC systems available that are higher efficiency than what is recommended within this report, however our recommendations try to strike a balance between initial costs and ongoing costs. Improvements contained within this project include:

- Improved building envelope (new windows, insulation, roof)
- Increased efficiency of heating, ventilation & cooling equipment and systems
- LED lighting with occupancy sensors and daylight harvesting
- Low flow plumbing fixtures
- Building management system for HVAC controls
- High efficiency motors and drives

5.2 Renewable Energy / Solar

This project will make design accommodations for roof mounted solar (photovoltaic) arrays to be installed at a later date by a third party power purchasing agreement (PPA). A preliminary roof mounted array layout is contained in the appendix of this document. This system would be installed on the roof at no up-front cost to the Town, with the Town agreeing to buy the power (at a rate lower than current electrical rates) for a set period of time. Prior to implementation, the roof support structure will need to be analyzed to confirm adequacy for the additional weight of the system.

The photovoltaic system can be arranged to be used as an educational tool for the schools as well. The production data for the system is remotely accessible via the internet, and can be displayed on monitors in the schools, or integrated into the curriculum in some way.

Although outside the scope of this report, the financial viability of other technologies such as solar hot water and rainwater harvesting should be investigated.



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6. Cost Estimates

6.1 Renovation

Refer to appendix for detailed renovation cost breakdown

The total cost of renovating the Town Hall, which includes all scope items listed in section 4, has been estimated by Professional Construction Services to be in the range of:

\$24,325,000

This estimate includes all trade costs and soft costs, including but not limited to:

- Design Fees
- Hazmat Consultant Fees
- Hazmat Abatement Costs
- Testing Lab / Special Inspections
- Fixtures, Furnishings and Equipment
- Printing, referendum and Town's bonding costs
- Technology & security equipment and wiring
- Relocation / Phasing Costs
- Insurance & Performance Bonds
- Staff / general conditions
- Construction management fees
- 20% Design, construction & owner's contingency of 20% (will be reduced as design progresses)
- 10% Escalation to bid (assumed Spring 2018)

6.2 Adjusted New Building Estimate (For Comparison)

Refer to appendix for Downes' new construction estimate

To better compare the renovation costs to new building, we can compare to the recently estimated Downes' construction estimate, which included a new building in place of existing. Downes' estimate was completed on 9/1/2015, approximately 7 months prior to the issuance of this report. The estimate included a line item for "Value Engineering" and did not include relocation costs.

The renovation estimate completed by Professional Construction Services includes all relocation/phasing costs, no "value engineering" line item, and also included a 5% yearly escalation.

After equalizing Downes' estimate to match with the renovation estimate by eliminating "Value Engineering", adding \$2M of relocation costs (the costs of which were identified in Downes' soft costs breakdown) and escalation to April 2016, the cost of a new building is in the range of:

\$37,225,000

This represents a cost difference as compared to a renovation of approximately:

\$12,900,000



Newington Town Hall Renovation Study

7. Conclusion

7.1 Summary

While the cost savings of a renovation is significant, the Town and its residents must consider if the benefits of cost savings outweighs the limitations of the project are acceptable to them. It is likely that the Town will not undertake another major renovation to this building for at least 25 years. There are many significant upgrades that would be performed under the renovation scenario, however the building will not be exactly what all interested parties want or need.

The renovation would provide a building that is more efficient, less intensive to maintain, fully accessible to all residents, free of hazardous materials and would be provided some added features such as a new multi-purpose room and a lighting refreshed appearance.

Only the Town's residents and building occupants can truly weigh the decision of cost versus limitations.

7.2 Benefits & Limitations of Renovation

The following items are a list of major benefits and limitations/shortcomings of the proposed renovation project:

BENEFITS:

- Addition of Multi-Purpose Room
- Increased energy efficiency
- Elimination of steam system
- Abatement of hazardous materials
- Addition of Solar Panels (reduction in operating costs)
- Façade issues repaired
- New windows & roof
- Replace of old infrastructure (less maintenance costs)
- New, attractive main entry
- Salvage recent renovations to Transition Academy & Lower Level
- Moisture & water infiltration issues addressed
- Lower cost than previous "new building" concept
- Makes building fully accessible

LIMITATIONS:

- Non-adjacent multi-purpose room spaces
- Size of rooms and space configuration are not perfectly ideal
- Major disruptions to building occupants (phased renovation)
- Minimal additional parking
- Building envelope not ideal (insulation levels)
- No visual continuity with library



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7.3 Alternative Solutions

After considering this renovation, we have determined that a potential compromise between renovation and new construction may be another solution to consider. An alternative solution to a renovation or new building is what we refer to as a “hybrid” concept. This concept retains a yet to be defined portion of the existing building (which would be renovated), constructs an appropriately sized addition, and demolishes a portion of the building.

Construction of the new addition would be performed in the first phase, which would create a place for occupants of the existing building to move into permanently, thus reducing the impact of phasing on the building occupants and users. Once the occupants move into the new space, the areas they were relocated from can be renovated. Once renovations are complete, building occupants in the spaces that are going to be demolished can move into the renovated space, or some other combination of the above sequence.

This hybrid solution creates a properly sized building, with reduced construction phasing impacts to building occupants and users, while salvaging a portion of the building to save on construction costs. The town would be able to address most, if not all of the items listed under “LIMITATIONS” section noted above. In the case of this hybrid concept, an addition may be able to be added to the east, along Cedar Street, and potentially connected to a library addition, or new library structure, creating a consistent look in a campus setting. Adjacent gymnasiums / multi-purpose rooms could be constructed, and additional parking would be created. The cost of the hybrid would likely be between the cost of renovation and new building, based on our experiences.

The actual plans and feasibility of a hybrid solution would require further in-depth study, which is outside the scope of this report.

7.4 Next Steps

The Town of Newington’s residents and staff need to discuss and determine if the cost savings of a renovation as compared to a new building are acceptable given the limitations of the renovation project.

If the Town wishes to move forward with the renovation project, an architecture & engineering team should be engaged to provide pre-referendum documents, and eventually construction documents if the project were to be approved by the Town during referendum.

If the limitations of the renovation project are not acceptable, the Town should pursue the new building or hybrid concept as alternatives.



Newington Town Hall Renovation Study

8. Document Limitations and Qualifications

DTC has produced this document under an agreement between the Town of Newington and DTC. All conditions and terms of those agreements are inclusive in this document by inference. DTC and the Town of Newington disclaim any obligation to any other persons and/or private or public entity with respect to the material in this Feasibility Report who may utilize and/or rely on this information without advance written consent from DTC and/or the Town of Newington and such person's written agreement is to be bound by all limitations, qualifications, terms, conditions, and indemnification to the parties listed above and set forth in each agreement, furthermore the above parties disclaim any obligations to any outside entity.

DTC asserts that our review of this report for the existing Newington Town Hall facility is subject to monetary, schedule, and scope constraints, with limitations, qualifications and conditions as authorized by the Town of Newington. Given this, we have made reasonable and professional informed assumptions and opinions; based on industry best practices within the reasonable scope of investigation. The information presented in this document is bound by the above parameters. DTC's actual knowledge of the subject matter after such inquiry is considered reasonable given the parameters listed above.

To the extent of the physical inspection and observation in this report, it was conducted with limited visual inspection and observation of existing surface materials and construction of the building by the Engineering Team in addition to discussions with the Facility Director, maintenance staff and building occupants. In addition, limited hard copies of drawings of the building and systems were available for review. Assumptions regarding the overall condition of the building and property have been developed based on observation of representative areas of the facilities. As such, the development of conceptual designs and associated budget estimates for the correction of identified deficiencies is based on the overview of observation and is limited by this Feasibility Report parameters.

9. Reference Materials

- Town Hall Space Needs (Kaestle Boos, presented Feb 2015)
- Existing Hardcopy Drawings (Multiple sources and dates)
- Town Hall Expansion / Renovation Feasibility Study (Olsen Design Group, 2012)
- Newington Town Hall Existing Conditions Report (Kaestle Boos, 2008)
- Various Publically Released Documents (Downes, Kaestle Boos, etc, posted on Town of Newington Website)
- Structural Existing Conditions Report (Kaestle Boos / CT Masons, 5/4/2015)

PROFESSIONAL CONSTRUCTION SERVICES, INC.
P.O. BOX 4697
STAMFORD, CT 06907-0697
203-322-2730
FAX 203-547-6057
E-MAIL lfinkel@proconstserv.com
www.proconstserv.com

DATE: 4/5/2016

PROJECT:
NEWINGTON TOWN HALL STUDY
131 CEDAR STREET
NEWINGTON, CT 06111

ARCHITECT:
DTC
2321 WHITNEY AVE., SUITE 301
HAMDEN, CT 06518
203-239-4200

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

SUMMARY OF ESTIMATE 4/5/2016

ITEM	DESCRIPTION	AMOUNT	COMMENTS
1	SITE	609,680	
2	ARCHITECTURAL	2,330,912	
3	EXTERIOR	927,641	
4	ELEVATOR	-	NO WORK
5	FIRE PROTECTION	409,300	
6	PLUMBING	738,300	
7	MECHANICAL	3,398,567	
8	ELECTRICAL	1,560,690	
9	FF&E	528,000	
10	TEMP OFFICES	372,057	
11	ABATEMENT	1,898,676	
12	PHASING PENALTY	1,277,382	10%
13			
14	<u>SUB TOTAL</u>	<u>14,051,205</u>	
15	GENERAL CONDITIONS	1,405,121	10%
16	<u>SUB TOTAL</u>	<u>15,456,326</u>	
17	CM FEE	772,816	5%
18	<u>SUB TOTAL</u>	<u>16,229,142</u>	
19	BONDS	324,583	2%
20	<u>SUB TOTAL</u>	<u>16,553,725</u>	
21	CONTINGENCY	3,310,745	20%
22	<u>SUB TOTAL</u>	<u>19,864,470</u>	
23	ESCALATION	1,986,447	10%
24	<u>SUB TOTAL</u>	<u>21,850,917</u>	
25	DESIGN	1,529,564	7%
26	<u>SUB TOTAL</u>	<u>23,380,481</u>	
27	SOFT COSTS	945,000	
28	<u>SUB TOTAL</u>	<u>24,325,481</u>	

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

WESTERN PARKING LOT				
NEW DRAINAGE				-
CATCH BASINS	10	EACH	3,000	30,000
NEW 15" PIPE	400	LF	74	29,600
				-
				-
SITE ELECTRICAL				
RETROFIT LIGHT POLES	7	EACH	500	3,500
				-
				-
SAWCUT FOR NEW DRAINAGE	1,000	LF	5	5,000
REMOVE PAVEMENT FOR NEW DRAINAGE	4,000	SF	1	4,000
				-
PAVE PARKING LOT	4,000	SF	10	40,000
				-
RESTRIPE PARKING LOT	126	SPACES	30	3,780
				-
				-
BUILDING DOWNSPOUT CONNECTIONS				
6" PIPE	400	LF	27	10,800
				-
NEW ENTRY PLAZA				
PAVERS	1,000	SF		-
	0			-
LANDSCAPING	1			-
PAVERS	250	SF	40	10,000
LANDSCAPING	750	SF	10	7,500
				-
HANDICAPPED RAMPS				
60 LF	2	EACH	15,000	30,000
				-
NEW SIDEWALKS 5" THICK	2,000	SF	10	20,000
				-
EAST PARKING LOT				
REMOVE PAVING	51,000	SF	1	51,000
INSTALL DRAINAGE	1	ALLOW	75,000	75,000

NEWINGTON TOWN HALL SITE DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

NEW LANDSCAPING	1	ALLOW	25,000	25,000
NEW CURBS	1,500	LF	5	7,500
NEW PAVING	51,000	SF	4	204,000
NEW STRIPING	100	SPACES	20	2,000
NEW SITE LIGHTING	9	EACH	5,000	45,000
				-
				-
SANITARY	120	LF	50	6,000
<hr/>				
TOTAL				609,680

ARCHITECTURAL				
GROUND				
LOW		SF		-
MR VEST HALL	643	SqFt	30	19,283
HIGH		SF		-
				-
ADA STAIRS	1	ALLOW	10,000	10,000
ADA ROOM	182	SqFt	20	3,631
				-
				-
MAIN				-
light reno 10% of area	3,025	SqFt	15	45,373
moderate reno	2,189	SqFt	30	65,657
HIGH		SF		-
ADA BOYS GIRLS	243	SqFt	20	4,852
				-
SECOND FLOOR				-
light reno 10% of area	1,353	SqFt	15	20,296
modere	2,249	SqFt	30	67,477
council - SEE OTHER	6,501	SqFt		-
				-
SPECIALTIES				-
TOILET ACCESSORITES	10	ROOMS	2,500	25,000
VISUAL DISPLAY BOARDS	1	ALLOW	10,000	10,000
SIGNAGE	1	ALLOW	25,000	25,000
LOCKERS	1	ALLOW	10,000	10,000
				-
MOISTURE BARRIER	30,059	SqFt	8	240,471
MOISTURE BARRIER	3,627	SqFt	8	29,019
				-
MISC. CLEANING OF INTERIOR BRICK	1	ALLOW	50,000	50,000
				-
TOILET PARTITIONIS - GROUND	5	Ea	1,500	7,500
TOILET PARTITIONIS - MAIN	14	Ea	1,500	21,000
TOILET PARTITIONS - SECOND	6	Ea	1,500	9,000
				-
CONVERT COUNCIL CHAMBER TO MULTIPURPOSE				-
REMOVE EXISTING FLOOR	6,501	SF	5	32,506
DEMOLISH SECOND FLOOR AT NORTH END	1,440	SF	10	14,400
DEMOLISH COLUMNS AND GIRDER AT THE HEAD OF THE PROCENIUM	1	ALLOW	20,000	20,000
NEW GIRDER	60	LF	500	30,000

NEWINGTON TOWN HALL STUDY 1 - DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

FRAME TO UPPER ELEVATION ELEVATION	6,501	SF	35	227,545
DEMOLISH WING STRUCTURES	1	ALLOW	5,000	5,000
NEW SLAB	6,501	SF	10	65,013
MODIFY WALL FINISHES	1	ALLOW	10,000	10,000
NEW GYM FLOORING (NEW AND EXISTING)	10,986	SF	25	274,650
NEW GYM EQUIPMENT	1	ALLOW	50,000	50,000
BLEACHERS - EXISTING GYM	1	ALLOW	100,000	100,000
DEMOLITION AND STRUCTURAL FRAMING	1	ALLOW	100,000	100,000
REMOVE AND REPLACE CEILINGS FOR SPRINKLERS	75,860	SF	4	303,440
NEW MAIN ENTRY	1	ALLOW	250,000	250,000
MISCELLANEOUS CUTTING AND PATCHING	1	ALLOW	100,000	100,000
EXISTING GYM STRUCTURAL REPAIR				-
FORM AND CAST 6 INCH ADDITIONAL CONCRETE AROUND PERIMETER OF 12 INCH SQUARE PIERS - 6' HIGH				-
FORM	12	PIERS	1,200	14,400
CONCRETE AND REINFORCING	12	PIERS	1,000	12,000
HAND EXCAVATION OF PIERS	12	PIERS	500	6,000
BOILER ROOM				
NEW CONCRETE AROUND STEEL PIPE COLUMNS - 6" THICK	18	SF	100	1,800
AUDITORIUM SECOND FLOOR CRACK REPAIR	6	LF	100	600
DUNNNAGE FOR NEW ROOFTOP EQUIPMENT	1	ALLOW	50,000	50,000
TOTAL				2,330,912

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

EXTERIOR

CLEAN ALL EXTERIOR BRICK	31,864	SF	1	31,864
REPOINT PORTION OF BRICK (1955 CONSTRUCTION)	13,820	SF	25	345,500
REPLACE GLASS BLOCK WITH KALWALL OR EQUAL	1	ALLOW	50,000	50,000
CHIMNEY AND MISC MASONRY REPAIRS	1	ALLOW	50,000	50,000
COURTYARD	6,014	SqFt	20	120,277
MISCELLANEOUS ROOF PATCHING	1	ALLOW	50,000	50,000
REMOVE AND REPLACE WINDOWS - INCLUDING SOME WORK ON LINTELS)	70	EACH	4,000	280,000
				-
<hr/>				
TOTAL				927,641

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

ELEVATOR
NO WORK - RECENTLY RENOVATED 0

TOTAL 0

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

FIRE PROTECTION

REMOVE EXISTING FIRE SERVICE TO BUILDING	1	ALLOW	5,000	5,000
INSTALL NEW 6" FIRE SERVICE TO BUILDING	1	ALLOW	25,000	25,000
				-
				-
SPRINKLERS TO ENTIRE BUILDING (EXCEPT TRANSITION ACADEMY AND LOWER LEVEL RENOVATED AREAS)	75,860	SF	5	379,300
				-
				-
<hr/>				
TOTAL				409,300

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

PLUMBING				
REPLACE ALL SANITARY PIPING IN BUILDING (EXCEPT TRANSITION ACADEMY AND LOWER LEVEL RENOVATED AREAS)	75,860	SF	5	379,300
				-
				-
REPLACE ALL PLUMBING FIXTURES				-
GROUND	12	Ea	3,000	36,000
MAIN	51	Ea	3,000	153,000
SECOND	14	Ea	3,000	42,000
				-
REPLACE AND REPIPE ROOF DRAINS	1	ALLOW	10,000	10,000
				-
NEW OVERFLOW DRAINS	1	ALLOW	10,000	10,000
				-
REPLACE GROUND WATER PUMP	1	EACH	4,000	4,000
				-
REPLACE EJECTOR PUMP	1	EACH	4,000	4,000
				-
REPLACE WATER PIPING IN TUNNELS	1	ALLOW	25,000	25,000
				-
MISC. PLUMBING	1	ALLOW	50,000	50,000
				-
PLUMBING DEMOLITION	1	ALLOW	25,000	25,000
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TOTAL				738,300

MECHANICAL SYSTEMS

GYMNASIUMS

AHU - VAV INDOOR 25 TON UNITS	4	EACH	50,000	200,000
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HEATING SYSTEMS

GAS FIRED CONDENSING BOILERS - 3,000 MBH	2	EACH	75,000	150,000
NEW HOT WATER DISTRIBUTION THROUGHOUT BUILDING (EXCEPT TRANSITION ACADEMY AND LOWER LEVEL OFFICE AREAS)	75,860	SF	10	758,600
PUMPS - 400 GPM	2	EACH	10,000	20,000
PUMPS - 200 GPM	2	EACH	5,000	10,000
				-
NEW HOT WATER PERIMETER RADIATION (EXCEPT GYM/MP, TRANSITION ACADEMY AND LOWER LEVEL OFFICE AREAS)	62,153	SF	10	621,527
				-

COOLING

VARIABLE REFRIGERANT FLOW (VRF) UNITS (42 TONS EACH)	6	SYSTEMS	75,000	450,000
				-

VENTILATION

GAS FIRED, DIRECT EXPANSION, VAV, PACKAGED DEDICATED OUTDOOR AIR UNITS (DOAS) APPROX. 8,000 CFM EACH	4	UNITS	60,000	240,000
				-

IT CLOSETS

NEW DUCTLESS SYSTEMS (2 TONS EACH)	5	EACH	25,000	125,000
				-

BUILDING MANAGEMENT SYSTEM

EXPAND EXISTING SYSTEM	1	ALLOW	20,000	20,000
DIRECT DIGITAL CONTROL (DDC) SYSTEM	75,860	SF	4	303,440
MECHANICAL DEMOLITION	1	ALLOW	250,000	250,000

MISC PIPING	1	ALLOW	250,000	250,000
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TOTAL				3,398,567
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NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

ELECTRICAL				
LIGHTING	75,860			
NEW LIGHTING	1,084	FIXTURES	350	379,400
HIGH BAY LED AT GYMS/MPS	80	FIXTURES	600	48,000
EMERGENCY LIGHTING	271	FIXTURES	300	81,300
EXIT SIGNS	1	ALLOW	25,000	25,000
				-
SWITCHES				-
OCCUPANCY SENSORS	200	EACH	300	60,000
LIGHT SWITCHES	759	EACH	150	113,850
DAYLIGHT HARVESTING	1	ALLOW	50,000	50,000
				-
POWER				-
NEW UTILITY TRANSFORMER (PAD ONLY)	1	ALLOW	5,000	5,000
SECONDARY RUN TO ELECTRICAL ROOM	75	LF	300	22,500
				-
PRIMARY RUN FROM POLE TO TRANSFORMER - 2 - 4" CONDUITS	250	LF	100	25,000
				-
NEW 3,000 AMP 208Y, 120V ELECTRICAL SERVICE	1	EACH	20,000	20,000
				-
NEW PANELS - 42-POLE, 208Y/120V, 225 AMP	42	EACH	3,000	126,000
				-
350kW DIESEL GENERATOR	1	EACH	100,000	100,000
				-
100 AMP LIFE SAFETY TRANSFER SWITCH				-
1000 AMP STANDBY TRANSFER SWITCH				-
30-POLE 208Y/120V, 60 AMP LIFE SAFETY PANELS	2	EACH	2,000	4,000
NEW PANELS - 42-POLE, 208Y/120V, 150 AMP	6	EACH	3,000	18,000
				-
EXTERIOR				-
LED WALL MOUNTED FIXTURES WITH PHOTOCELLS AT EGRESS DOORS	20	EACH	500	10,000
				-
				-
FIRE ALARM				-
EXPAND EXISTING NOTIFIER PANEL	1	ALLOW	5,000	5,000

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

NEW FIRE ALARM DEVICES THROUGHOUT (REMOVE EXISTING)	75,860	SF	4	303,440
DEVICES				-
BATHROOMS - (1 GFI EACH)	16	Ea	200	3,200
DESK LOCATIONS (1 QUAD EACH)	140	Ea	150	21,000
OFFICES (1 DUPLEX PER WALL - 2 IN WALLS OVER 12')	300	Ea	125	37,500
ROOF MOUNTED EQUIPMENT (1 WP GFI)	1	ALLOW	5,000	5,000
CORRIDORS (DUPLEX EVERY 25-50')	60	Ea	125	7,500
MECHANICAL ROOMS (1 GFI EACH WALL)	30	Ea	150	4,500
STORAGE ROOMS (1 DUPLEX EACH)	20	Ea	125	2,500
BUILDING EXTERIOR (WP GFI - TOTAL 6)	6	Ea	500	3,000
				-
				-
POWER TO MECHANICAL EQUIPMENT	1	ALLOW	30,000	30,000
ELECTRICAL DEMOLITION	1	ALLOW	50,000	50,000
<hr/>				
TOTAL				1,560,690

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

FF&E

OFFICES	70	ALLOW	10,000	700,000
CONFERENCE ROOMS, ETC.	4	ALLOW	20,000	80,000
MISC. FF&E	1	ALLOW	100,000	100,000
SUB TOTAL IF NEW				880,000
REUSE SOME EXSITING FURNITURE	880,000	-40%		(352,000)
<hr/>				
TOTAL				528,000

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

TEMPORARY OFFICES

TECHNOLOGY	6,501	SF	10	65,013
CARPET	6,501	SF	3	19,504
WALLS	1,950	LF	60	117,023
DOORS	44	SF	1,500	66,000
CEILING	6,501	SF	3	19,504
LIGHTING	6,501	SF	5	32,506
SPRINKLERS	6,501	SF	3	19,504
FIRE ALARM	6,501	SF	2	13,003
				-
MOVE FURNITURE IN AND OUT	1	ALLOW	20,000	20,000
<hr/>				
TOTAL				372,057

COST ESTIMATE: NEWINGTON TOWN HALL ABATEMENT NEWINGTON CT				ESTIMATED BY: JL STATUS OF DESIGN: Feasibility Study				DATE PREPARED: 4-29-2015			
ITEM DESCRIPTION		QUANTITY	UNIT	MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE			
		NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL		
3RD FLOOR - INTERIOR ABATEMENT											
Asbestos	Remove asbestos plaster ceilings & associated suspended ceiling systems	16,000	SF	2.00	\$32,000.00	6.00	\$96,000.00	\$8.00	\$128,000.00		
Asbestos	Remove asbestos vinyl floor tile & associated carpet	14,300	SF	1.00	\$14,300.00	4.00	\$57,200.00	\$5.00	\$71,500.00		
Asbestos	Remove asbestos transite board	240	SF	1.00	\$240.00	4.00	\$960.00	\$5.00	\$1,200.00		
Asbestos	Demo & abate asbestos pipe insulation in bathroom chases	2	EA	500.00	\$1,000.00	2,000.00	\$4,000.00	\$2,500.00	\$5,000.00		
Asbestos	Remove miscellaneous asbestos fire doors, sinks, expansion joint caulk	3	EA	200.00	\$600.00	800.00	\$2,400.00	\$1,000.00	\$3,000.00		
Asbestos	Asbestos Disposal	20	Cans	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$40,000.00		
Asbestos	3rd Party Monitoring	25	Days	100.00	\$2,500.00	350.00	\$8,750.00	\$450.00	\$11,250.00		
Lead Paint	Remove miscellaneous woodwork	1	EA	400.00	\$400.00	1,600.00	\$1,600.00	\$2,000.00	\$2,000.00		
Lead Paint	Lead Disposal	1	Can	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00		
HazMat	Remove fluorescent light tubes & ballasts	300	EA	10.00	\$3,000.00	15.00	\$4,500.00	\$25.00	\$7,500.00		
PCB Demo	Remove expansion joint caulk & miscellaneous woodwork	1	EA	400.00	\$400.00	3,200.00	\$3,200.00	\$3,600.00	\$3,600.00		
PCB Demo	PCB Disposal - <50	1	Can	3,000.00	\$3,000.00	0.00	\$0.00	\$3,000.00	\$3,000.00		
3RD FLOOR SUBTOTAL									\$279,050.00		
MAIN LEVEL - SOUTH - GYMNASIUM AREA - INTERIOR ABATEMENT											
Asbestos	Remove asbestos plaster ceilings & associated suspended ceiling systems	8,400	SF	2.00	\$16,800.00	6.00	\$50,400.00	\$8.00	\$67,200.00		
Asbestos	Remove asbestos vinyl floor tile & associated carpet	8,400	SF	1.00	\$8,400.00	4.00	\$33,600.00	\$5.00	\$42,000.00		
Asbestos	Demo & abate asbestos pipe insulation in bathroom chases	2	EA	500.00	\$1,000.00	2,000.00	\$4,000.00	\$2,500.00	\$5,000.00		
Asbestos	Remove miscellaneous asbestos fire doors, sinks, expansion joint caulk	3	EA	200.00	\$600.00	800.00	\$2,400.00	\$1,000.00	\$3,000.00		
Asbestos	Asbestos Disposal	10	Cans	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$20,000.00		
Asbestos	3rd Party Monitoring	15	Days	100.00	\$1,500.00	350.00	\$5,250.00	\$450.00	\$6,750.00		
Lead Paint	Remove miscellaneous woodwork	1	EA	400.00	\$400.00	1,600.00	\$1,600.00	\$2,000.00	\$2,000.00		
Lead Paint	Lead Disposal	1	Can	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00		
HazMat	Remove fluorescent light tubes & ballasts	150	EA	10.00	\$1,500.00	15.00	\$2,250.00	\$25.00	\$3,750.00		
PCB Demo	Remove miscellaneous woodwork	1	EA	400.00	\$400.00	2,800.00	\$2,800.00	\$3,200.00	\$3,200.00		
PCB Demo	PCB Disposal - <50	1	Can	3,000.00	\$3,000.00	0.00	\$0.00	\$3,000.00	\$3,000.00		
MAIN FLOOR SOUTH SUBTOTAL									\$158,900.00		
MAIN LEVEL - CENTER - TOWN OFFICES - INTERIOR ABATEMENT											
Asbestos	Remove asbestos plaster ceilings & associated suspended ceiling systems	13,900	SF	2.00	\$27,800.00	6.00	\$83,400.00	\$8.00	\$111,200.00		
Asbestos	Remove asbestos vinyl floor tile & associated carpet	13,900	SF	1.00	\$13,900.00	4.00	\$55,600.00	\$5.00	\$69,500.00		
Asbestos	Remove asbestos transite board	920	SF	1.00	\$920.00	4.00	\$3,680.00	\$5.00	\$4,600.00		
Asbestos	Demo & abate asbestos pipe insulation in bathroom chases	1	EA	500.00	\$500.00	2,000.00	\$2,000.00	\$2,500.00	\$2,500.00		
Asbestos	Remove miscellaneous asbestos fire doors, expansion joint caulk	3	EA	200.00	\$600.00	800.00	\$2,400.00	\$1,000.00	\$3,000.00		
Asbestos	Asbestos Disposal	15	Cans	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$30,000.00		
Asbestos	3rd Party Monitoring	20	Days	100.00	\$2,000.00	350.00	\$7,000.00	\$450.00	\$9,000.00		
Lead Paint	Remove miscellaneous woodwork	1	EA	400.00	\$400.00	1,600.00	\$1,600.00	\$2,000.00	\$2,000.00		
Lead Paint	Lead Disposal	1	Can	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00		
HazMat	Remove fluorescent light tubes & ballasts	225	EA	10.00	\$2,250.00	15.00	\$3,375.00	\$25.00	\$5,625.00		
PCB Demo	Remove expansion joint caulk & miscellaneous woodwork	1	EA	400.00	\$400.00	3,200.00	\$3,200.00	\$3,600.00	\$3,600.00		
PCB Demo	PCB Disposal - <50	1	Can	3,000.00	\$3,000.00	0.00	\$0.00	\$3,000.00	\$3,000.00		
MAIN FLOOR CENTER SUBTOTAL									\$247,025.00		
MAIN LEVEL - NORTH - TOWN CLERK - INTERIOR ABATEMENT											
Asbestos	Remove asbestos plaster ceilings & associated suspended ceiling systems	2,250	SF	2.00	\$4,500.00	6.00	\$13,500.00	\$8.00	\$18,000.00		
Asbestos	Remove asbestos vinyl floor tile & associated carpet	3,050	SF	1.00	\$3,050.00	4.00	\$12,200.00	\$5.00	\$15,250.00		
Asbestos	Demo & abate asbestos pipe insulation in bathroom chases	2	EA	500.00	\$1,000.00	2,000.00	\$4,000.00	\$2,500.00	\$5,000.00		
Asbestos	Remove miscellaneous asbestos fire doors	3	EA	200.00	\$600.00	800.00	\$2,400.00	\$1,000.00	\$3,000.00		
Asbestos	Asbestos Disposal	5	Cans	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$10,000.00		

Asbestos	3rd Party Monitoring	15	Days	100.00	\$1,500.00	350.00	\$5,250.00	\$450.00	\$6,750.00
Lead Paint	Remove miscellaneous woodwork	1	EA	400.00	\$400.00	1,600.00	\$1,600.00	\$2,000.00	\$2,000.00
Lead Paint	Lead Disposal	1	Can	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
HazMat	Remove fluorescent light tubes & ballasts	150	EA	10.00	\$1,500.00	15.00	\$2,250.00	\$25.00	\$3,750.00
PCB Demo	Remove miscellaneous wood trim & floor	1	EA	2,000.00	\$2,000.00	8,000.00	\$8,000.00	\$10,000.00	\$10,000.00
PCB Demo	Remove paint from masonry walls	1	EA	10,000.00	\$10,000.00	50,000.00	\$50,000.00	\$60,000.00	\$60,000.00
PCB Demo	PCB Disposal - <50	5	Can	3,000.00	\$15,000.00	0.00	\$0.00	\$3,000.00	\$15,000.00
PCB Demo	Post abatement substrate testing	1	EA	10,000.00	\$10,000.00	2,000.00	\$2,000.00	\$12,000.00	\$12,000.00
MAIN FLOOR NORTH SUBTOTAL									\$151,750.00
LOWER LEVEL - PIPE TUNNELS - INTERIOR ABATEMENT									
Asbestos	Abate asbestos pipe insulation in North Crawlspace under Clerk & Council	15,000	SF	2.00	\$30,000.00	3.00	\$45,000.00	\$5.00	\$75,000.00
Asbestos	Abate asbestos pipe insulation in Lower Crawlspace under Facilities & Eng	8,000	SF	2.00	\$16,000.00	3.00	\$24,000.00	\$5.00	\$40,000.00
Asbestos	Asbestos Disposal	25	Cans	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$50,000.00
Asbestos	3rd Party Monitoring	40	Days	100.00	\$4,000.00	350.00	\$14,000.00	\$450.00	\$18,000.00
LOWER LEVEL PIPE TUNNELS SUBTOTAL									\$183,000.00
EXTERIOR ELEVATIONS - WINDOWS & DOORS									
Asbestos / PCB	Remove windows with asbestos/PCB caulk and glazing putty	90	EA	2.00	\$180.00	3.00	\$270.00	\$5.00	\$450.00
PCB Demo	Remove PCB sealant from Gym glass block windows	320	LF	10.00	\$3,200.00	20.00	\$6,400.00	\$35.00	\$9,600.00
Asbestos	Remove asbestos caulk from door frames & louvers	20	EA	100.00	\$2,000.00	200.00	\$4,000.00	\$300.00	\$6,000.00
Asbestos	Asbestos Disposal	1	Can	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
PCB Demo	PCB Disposal - >50	5	Cans	5,000.00	\$25,000.00	0.00	\$0.00	\$5,000.00	\$25,000.00
PCB Demo	Post abatement substrate testing	1	EA	20,000.00	\$20,000.00	2,000.00	\$4,000.00	\$24,000.00	\$24,000.00
Asbestos	3rd Party Monitoring	15	Days	100.00	\$1,500.00	350.00	\$5,250.00	\$450.00	\$6,750.00
EXTERIOR ELEVATIONS SUBTOTAL									\$73,800.00
EXTERIOR ROOFING									
Asbestos	Remove asphalt shingles with asbestos tab cement on pitched roofs	50,000	SF	0.50	\$25,000.00	2.00	\$100,000.00	\$2.50	\$125,000.00
Asbestos	Remove asbestos flashing on flat roofs	4,000	SF	2.00	\$8,000.00	3.00	\$12,000.00	\$5.00	\$20,000.00
Asbestos	Asbestos Disposal	40	Cans	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$80,000.00
EXTERIOR ROOFING SUBTOTAL									\$225,000.00

ESTIMATE	SUBTOTAL:	\$1,318,525.00
PROFIT &	OVERHEAD:	\$263,705.00

BUILDING	ABATEMENT	ESTIMATE:	\$1,582,230.00
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Assumptions: At least wing size chunks of the building are turned over for abatement versus room by room phasing.
Areas are being gutted and rebuilt or gutted and demolished versus selective finish removal and restoration.

ADDITIONAL CONTINGENCIES FOR UNKNOWN PCB'S ETC.

0.2 \$316,446.00

REVISED TOTAL FOR REPORT

\$1,898,676.00

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

SOFT COSTS

Environmental Remediation and Abatement Consultant	300,000
Construction Testing Lab and Special Inspections	20,000
Printing	25,000
Referendum informational brochures and mailing	10,000
Bond Counsel, financial advisor, rating agencies	160,000
Poll workers, ballots, and legal notice, for referendum	30,000
Disposal of contaminated soils	20,000
Telephone and Data Wiring	350,000
Builder's Risk Insurance	30,000

TOTAL	945,000
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NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

DATA

BUILDING AREAS

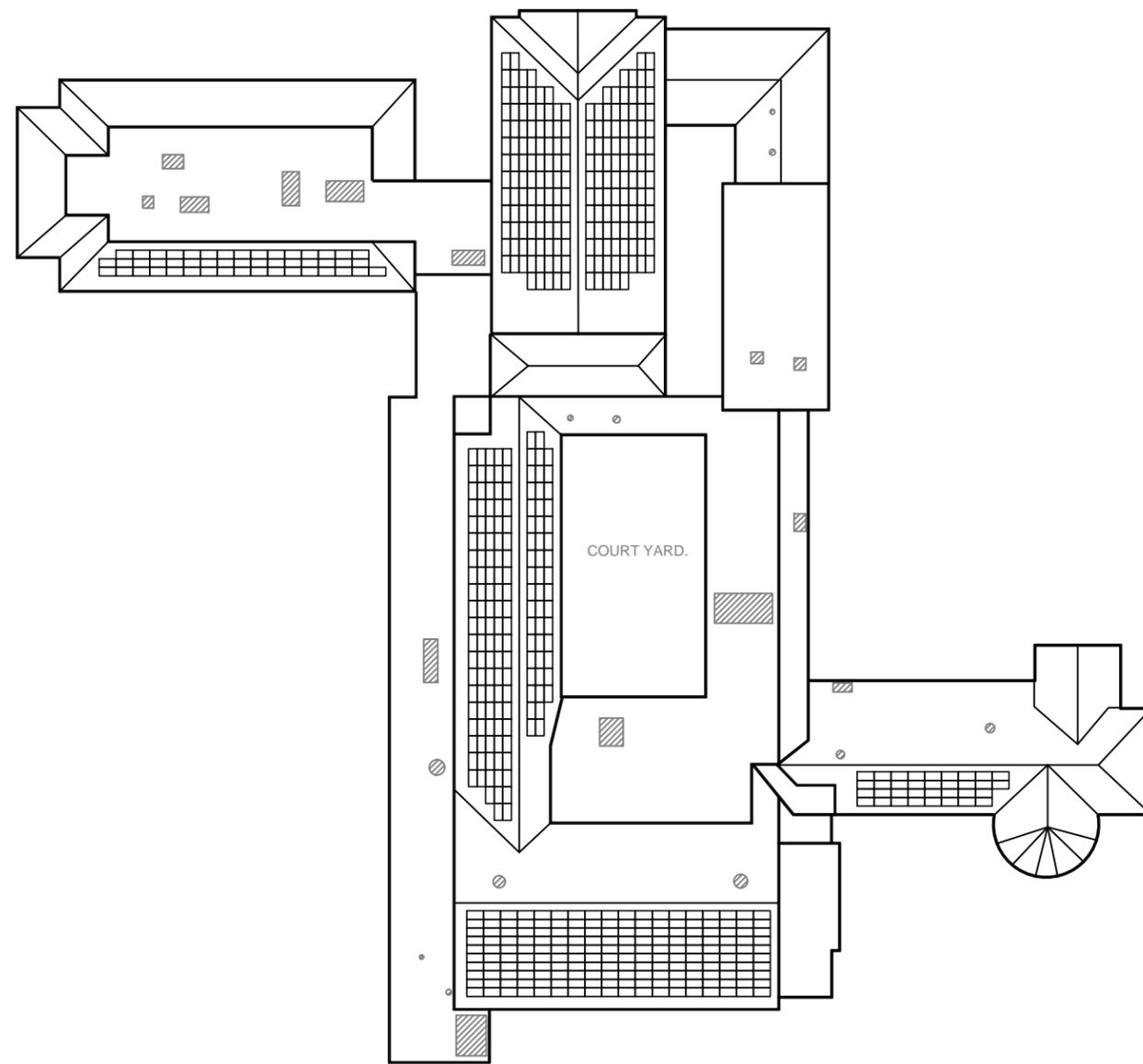
LOWER LEVEL	17857	
FIRST FLOOR	51077	
SECOND FLOOR	25932	
TOTAL SF	94866	

EXCLUDING FAN ROOM THIRD FLOOR

TRANSITION ACADEMY	6755	
LOWERLEVEL AREAS PREVIOUSLY RENOVATED	12251	
TOTAL PREVIOUSLY RENOVATED AREAS	19006	
NET RENOVATED SF	75860	

EXISTING GYM	7206	246
COUNCIL	6,501.29	271
	13707.29	

Drawing File: I:\Center Design LLC\Greenskies\PROPOSALS\2016\BATCH 6\Newington Town Hall\2016-02-11 - Newington Town Hall - Proposed Layout.dwg
 Plotted by: T Martell
 Plotted Date: Feb 11, 2016 - 2:42pm



SYSTEM INFORMATION	
SIZE DC	192.78 KW DC
SIZE AC	138.0 KW AC
PANEL TYPE	JAP6 72-315 3BB
PANEL QUANTITY	612
INVERTER TYPE	SOLECTRIA PVI 23TL
INVERTER QUANTITY	6
1 YEAR PRODUCTION	xxx MWH/YEAR



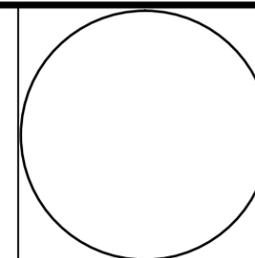
1 PROPOSED PV SOLAR ARRAY LAYOUT
S.01 1/64"=1'

PROGRESS SET
NOT FOR CONSTRUCTION

Greenskies 
 10 Main Street Suite E
 Middletown, CT 06457
 PH - 860.398.5408
 FAX - 860.398.5423

REVISIONS:		
NO.	DATE	DESCRIPTION

PROPOSED SITE PLAN
NEWINGTON TOWN HALL
PV SOLAR ARRAY
131 CEDAR STREET
NEWINGTON, CT



BATCH NO.:	PROPOSAL
DRAWN BY:	TAM
SCALE:	AS NOTED
DATE:	02/11/16

S.01



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Acting Town Manager)
Date: April 22, 2016
Re: FEMA Natural Hazard Mitigation Planning Grant Application

On March 23, 2016, the CRCOG Policy Board authorized the submission of an application for FFY 2016 funding to update the Capitol Region Natural Hazards Mitigation Plan.

The Federal Disaster Mitigation Act of 2000 requires local governments to have an approved Natural Hazards Mitigation (NHM) Plan to be eligible to receive FEMA Hazard Mitigation Grant Program project funding for a variety of disaster mitigation activities. The current Plan is valid until December 2019, by which time an update must be approved by FEMA. As with the original planning process, this will involve municipal involvement - which could include providing meeting space, assistance with public outreach, and staff time for meeting attendance, data gathering and document review. In addition, municipal involvement will provide a significant portion of the required in-kind local match for the grant. CRCOG staff will work with town planners, engineers, public safety professionals and other officials to assess, review and revise local vulnerabilities and mitigation strategies.

Fire Marshal Chris Schroeder will act in his capacity as the Town's Emergency Management Director to be the point person for the Town regarding this initiative.

If CRCOG is successful in securing these funds from FEMA, the planning process will begin in late 2016 and continue for approximately 1.5 years. The application requires documentation of municipal willingness to participate in the planning process (see attached form).

A resolution is attached for Council consideration at the April 26, 2016 Town Council meeting. The resolution will authorize Town staff to sign the attached commitment form. Due to the timeframe for CRCOG's application to FEMA, the Council is requested to consider waiving the rules to take action on the resolution at the April 26 meeting,

Attach.

Capitol Region Council of Governments

241 Main St., Hartford, CT 06106

Phone: (860) 522-2217 FAX: (860) 724-1274

www.crcog.org

**Commitment to Participate in Regional Natural Hazard Mitigation
Planning Grant Program**

*****PLEASE RETURN THIS FORM BY: April 13, 2016*****

I hereby indicate my municipality's intent and willingness to collaborate with the Capitol Region Council of Governments, representatives of other Capitol Region municipalities, and other partners from the Capitol Region Emergency Planning Committee in the development of an **update** to the FEMA approved Capitol Region Natural Hazards Mitigation Plan. I understand the planning process will require a commitment of time and use of informational resources and meeting facilities from municipal staff and officials.

Signature _____

Title _____

Municipality _____

Date _____

**Send a pdf of
signed form to
[lpikedisanto@c
rcog.org](mailto:lpikedisanto@crcog.org) or
Fax this form to
(860) 724-1274**

AGENDA ITEM: VI.A.

DATE: 4-26-16

RESOLUTION NO.: _____

WHEREAS, the Town of Newington in collaboration with the Capitol Region Council of Governments (CRCOG) has developed a Capitol Region Pre-Disaster Natural Hazard Mitigation (NHM) Plan; and

WHEREAS, the current NHM Plan expires in December, 2019; and

WHEREAS, the CRCOG Policy Board has authorized the submission of an application for FFY 2016 funding to update the NHM Plan, which requires documentation of municipal willingness to participate in the planning process;

NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council hereby authorizes Town of Newington staff to sign the attached commitment form to participate in the Regional Natural Hazard Mitigation Planning Grant Program.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Acting Town Manager)
Date: March 18, 2016
Re: Deming Young Farm Barn

Recently, Facilities Director Dave Langdon commissioned environmental and structural studies of the barn located on the Deming Young Farm property. The attached environmental studies were completed by EnviroMed of Meriden CT and received on March 2, 2016. The attached structural condition assessment study was completed by DTC of Hamden, CT and received on March 15, 2016.

The barn consists of a 1.5 story main barn building with three additions. Both the environmental and structural studies indicate concerns with the buildings. According to the structural study "There are immediate safety concerns for visitors to the adjacent property and park if they were close to the east addition if it were to further collapse."

Mr. Langdon is currently investigating cost estimates to shore up the main barn in order to make it structurally safe and/or other options for remediation. This item will be on the March 22 Town Council agenda for discussion. Mr. Langdon will be in attendance to discuss and answer Council questions.

Attach.



Deming-Young Barn, Newington CT

Condition Assessment Report

Table of Contents

- 1. Introduction**
 - 1.1. Introduction
 - 1.2. Report Team
- 2. Description of Existing Facility**
 - 2.1 Description of Existing Facility
- 3. Observed Structural Deficiencies**
 - 3.1 Observed Structural Deficiencies
- 4. Environmental**
 - 4.1 Environmental
- 5. Recommendations**
 - 5.1 Recommendations



Deming-Young Barn, Newington CT

1. Introduction:

1.1 Introduction:

This existing building conditions report and evaluation is prepared exclusively for the Town of Newington, CT as requested by Mr. Dave Langdon, Director of Facilities Management.

This report's scope evaluates the structural aspects of the existing outbuilding known as Deming-Young Barn, which is located at 282 Church Street, Newington, CT. This report is limited to the outbuilding only and does not include the residence located at the same address. Observations of the existing outbuilding were made February 23, 2016 by Robert L. Orton, PE and Corey Hollman of DTC.

1.2 Report Team:

Structural Engineer

DTC

2321 Whitney Avenue, Hamden CT 06518

203-239-4200

Contacts: Robert L. Orton, PE, Senior Structural Engineer

Steve Gendreau, PE, Vice President

2. Description of Existing Building

2.1 Description of the Existing Building:

The existing outbuilding is situated on a parcel of land located east of Church Street between Grandview Drive to the north and Edward Street to the south. Just north of the existing building is the Deming-Young Farm house. To the east is an undeveloped 54-acre tract of land, formerly farmed by the Young Family. "The Deming-Young Farm Foundation, a nonprofit founded in 2001, is in the process of preserving and restoring the farmhouse on-site as an educational living history center." ¹ *Newington Town Crier*, centralcommunications.com, Erica Schmitt, September 16, 2015

The street address is 282 Church Street, Newington CT. The outbuilding appears on the State Historic Resource Inventory and is known as the Thomas Deming House Barn.

Architectural Description:

The structure is a 1 ½-story eave-entry barn with two shed-roof additions and a gable-roof addition. The main façade faces west and the ridgeline of the barn runs north-south, parallel to this portion of Church Street. The main entry is a double-height exterior sliding door in the middle of three bays, with a hooded track extending to the north. The first of the shed-roof additions extends to the west from the south bay on the west-eave-façade of the barn. The rest of the façade is blank. The south gable-end of the barn is blank except for a small vent opening just beneath the apex of the roof and a gable-roof addition, which extends south from the center of the gable-end of the barn. The addition has a series of windows in the eave-sides. The south



Deming-Young Barn, Newington CT

gable-end of the addition has a centered overhead garage door flanked by hooded sliding doors. At each corner is a window opening. The east eave-side of the barn has three rectangular openings along the south half and a shed-roof addition extending to the east on the north half. The addition is partially collapsed. The north gable-end of the barn is blank except for a vent opening in vertical siding, covered with rolled asphalt in a faux brick motif. The roof has a very slight projecting overhang and is covered with asphalt shingles.

The oldest barns still found in the state are called the “English Barn”, “side-entry barn,” “eave entry” or “30x40.” They are simple buildings with rectangular plan, pitched gable roof, and a door or doors located on one or both of the eave sides of the building based on the grain warehouses of the English colonists’ homeland. The name “30 by 40” originates from its size (in feet) which was large enough for 1 family and could service about 100 acres. The multi-purpose use of the English barn is reflected by the building’s construction in three distinct bays – one for each use. The middle bay was used for threshing, which is separating the seed from the stalk in wheat and oat by beating the stalks with a flail. The flanking bays would be for animals and hay storage.”

2 Connecticut Barns.org , State Historic Resource Inventory, Connecticut Trust for Historic Preservation

MAIN BARN:

The main barn is the northern portion of the outbuilding. It constructed as an ‘English Barn’ or a ‘30x40’ style barn. The ridge line of the gable-roof runs north-south. The gable roof is framed with true dimension 2x5 wood roof rafters spaced at 24 inches on center. The center ridge member is a nailer board for the rafters and is not a true ridge beam. The span of the rafters are broken by purlin plates running north-south on each side of the ridge about half way down the slope of the gable. The rafters are sheathed with 1x6 lath which are positioned with a 2 ½ inch gap between runs. A layer of cedar shake shingles on top of the lath can be seen from below between gaps in the lath. The exterior surface of the roof is tabbed-asphalt shingles.

The footprint dimensions of this portion of the building are 36 feet in the east-west direction and 46 feet in the north-south direction. The foundation is comprised of dry set field stones. Directly above the stones are timbers which frame the perimeter of the structure above the exterior grade elevations. These timbers provide several functions. They brace the base of the vertical timber posts, provide a nailing surface for the vertical board siding and provide a bearing surface for the wood floor members. A concrete curb section has been added along the base of the west elevation to act as a sill at the entry opening and to provide a guide for the sliding entry door.

The structural framing for this portion of the building is post and beam construction. The post and beam members are roughhewn wood member approximately 7 inches by 7 inches in cross section. A majority of the joints used in this structure are mortise and tenon type. The fasteners are tree nails. The north-south direction is divided into three relatively equal bays by two rows of interior wood posts in the east-west direction and two rows of interior wood posts in the north-south direction. The height of the first lift of east-west bents is approximately 3 feet below the eave line. The height of the next lift of east to west bents is at the purlin plate elevation. The framing of the north and south exterior walls mimics the interior bays. The west and east exterior walls are framed with wood beam wall girts spaced at approximately 1/3 points between the floor elevation and the eave elevation.



Deming-Young Barn, Newington CT

The exterior walls are sided with 1x12 vertical boards. Along the east and west exterior walls the vertical boards span from the eave line to grade and are supported laterally at each wall girt.

Along the north exterior wall the vertical boards span from the roof line down to the first lift of bents. The upper bent provides lateral support for the upper members. The splice point for the vertical boards along the north wall elevation is the horizontal wood beam at the top of the first lift of the bents. The north wall appears to be out of plumb, leaning to the north. This is more prominent above the first lift of bents (splice location for the vertical boards).

The north bay of the barn is currently being used to store bales of hay. A wire brace (assembled from several strands of baling or fencing wire) has been installed midway along the north wall from the top of the first lift wall girt down to floor framing or to the base of an interior, partial height wall. This brace is presumed to have been added to help stabilize the north wall, previously noted as leaning to the north.

The middle bay of the barn is an open bay which provides access to the north and south bays, as well as to the double height, eave-entry sliding door in the west exterior wall.

The south bay contains a lofted floor. This loft area is also used for hay bale storage. The loft floor framing was spongy under foot. The wood planking of the loft floor spans east-west. Along the southern east-west line of interior vertical wood posts is a horizontal board wall which extends from the barn floor to the underside of the loft framing. This wall is a demising wall between the barn area and the gable-roof addition to the south known as the milking parlor. The south exterior wall of the barn is sided with vertical board siding. The splice in the vertical board siding occurs at the same location as the north exterior wall, at the upper wall girt of the first lift of bents. During the construction of the gable-roof addition to the south (milking parlor), the lower portion of the exterior vertical boards of the barns south exterior wall were removed to allow for the useable space of the addition to extend beneath the lofted south bay. The bases of the two center, vertical wood posts were modified to accommodate the north-south channels cast into the concrete floor of the milking parlor. There is a wood door at the east and the west end of the demising wall to provide access from the barn into the milking parlor.

In the southwest corner of the loft, at the tie joint to the eave beam, there is a wire brace (several strands of baling or fencing wire) securing the south west corner post back to the wall girt in the south exterior wall. The existing, roughhewn eave beam in the south bay along the west wall has been sistered with conventional lumber along most of its length.

The vertical board siding on the north exterior elevation is covered with roll asphalt with a faux brick pattern. The roll asphalt is missing along the bottom of the elevation, leaving the vertical boards unprotected and exposed to the weather. The west elevation is divided into two sections. The northern portion of the west elevation has a shed roof addition which projects to the west. This section of the west elevation served as the east wall of the addition. The vertical board siding in this portion is exposed to the weather as the addition has partially collapsed. Galvanized, corrugated steel panels cover about the bottom 1/3 of the wall. The southern portion of the east elevation has two strip window openings which are located below the lofted floor elevation. The window openings are located in the milking parlor extents of the barn. The



Deming-Young Barn, Newington CT

window panes are missing from the southern opening and the window frames are missing from the northern opening. The vertical board siding is covered by tabbed, asphalt roof shingles. The vertical board siding on exposed south elevation of the barn, (that portion above the gable-roof addition (milking parlor)) is covered by tabbed, asphalt roof shingles. The majority the southern third of the west elevation of the barn is covered by a shed roof addition that projects to the west. To the north of the addition (through the center portion of the west elevation) is the double-height sliding door opening. The vertical board sliding door travels to the north and has a hooded slide mechanism. The vertical board siding above the roof of the addition and above the sliding door hood is covered by roll asphalt with a faux brick pattern. The vertical board siding on the remainder of the west elevation (north of the double-height door opening) is covered by roll asphalt with faux brick pattern. The roll asphalt is missing on the lower half of the wall, leaving the vertical board siding exposed to the weather.

Trees and/or shrubs have grown along and up against the east and west elevations of the barn. The north elevation is kept relatively clear of growth due to it being adjacent to a parking area for the Deming-Young Farm House and Park.

SOUTH, GABLE-ROOF ADDITION (MILKING PARLOR):

There have been three additions constructed into or adjacent to the original barn structure. The gable-roof addition to the south was constructed as dairy production facility, namely a milking parlor. The construction of the addition modified the south façade of the original barn to allow the milking operation to extend into the barn under the lofted floor in the southern bay.

The ridgeline of the single story, gable-roof addition runs north-south. The gable roof is framed with true dimension 2x wood roof rafters spaced at 32 inches on center. The center ridge member is a nailer board for the rafters and is not a true ridge beam. The span of the rafters are broken by purlins running north-south on each side of the ridge about half way down the slope of the gable. The rafters are sheathed with 1x lath which are positioned with a gap between runs. A layer of galvanized, corrugated steel panels on top of the lath can be seen from below between gaps in the lath. The exterior surface of the roof is rolled roofing attached to the corrugated steel roof panels with roofing adhesive.

The footprint dimensions of the addition are 48 feet in the north-south direction (not including the portion extending into the barn, below the lofted floor) and 36 feet in the east-west direction. The 48 feet in the north south direction is divided into 4 bays by 3 east-west rows of posts. The 36 feet in the east-west direction is divided into 3 bays by 2 north-south rows of posts. Wooden girders span north-south and set upon the tops of the wood posts. It appears that this addition is constructed with conventional milled lumber rather than with roughhewn timbers used in the construction of barn. The east-west location of the north-south rows of posts do not align with the vertical posts in the south wall of the barn. The bases of the center vertical posts of the south wall of the barn were modified to set on bridging foundations to accommodate the manure channels cast into the milking parlor floor slab.

The foundation for this addition is constructed of concrete. Concrete slabs are present in the exterior bays along the east and west exterior walls. The slabs have surface profiles which would have accommodated the milking operation (not a uniform planar surface). The interior bay has a



Deming-Young Barn, Newington CT

gravel base. The interior posts bear on cylindrical concrete piers. The posts are exhibiting signs of rot at the bottom of the posts.

The exterior walls of the milking parlor are finished on the interior with 1x vertical boards. The exterior walls are approximately 6 inches thick. It is not known if the walls are insulated. There is a series of window openings along the east and west walls. All of the window openings in the west wall of the addition have been boarded over on the interior. The exterior walls of the addition are covered with tabbed, asphalt shingles. The south elevation of the addition has three large openings, one servicing each of the three bays. The center opening is closed by an overhead garage door. The openings at the east and west are closed by vertical board sliding doors with a hooded slide track. Adjacent to each of the sliding door opening are window openings. Access into the addition was made via the overhead garage door. It is not known if the sliding doors are currently operational.

It appears that at some point subsequent to the initial construction of the addition, a ceiling structure was added. This might have been done at the same time that this addition was modified for electricity. Exposed electrical bx cables and light fixtures are present below the ceiling grid. The ceiling grid is 2x ceiling joists spanning east-west. Fibrous ceiling panels span between the 2x ceiling joists. This ceiling conceals from view most of the roof framing. The roof framing reported earlier in this section was observed at locations where the ceiling panels have been water damaged and have either been removed or are hanging below the ceiling line.

As reported earlier in this section, the usable space of the milking parlor extends into the original barn space, beneath the lofted floor. At the interface between the south wall of the barn and the milking parlor structure, the original barn vertical board siding was removed below the lofted floor. This exposed the two central vertical posts in the south wall of the barn through the milking parlor space. These vertical posts had their bases modified to accommodate the milking process and became permanent supports within the addition. At some point, a row of four additional interior posts and an east-west line of girder members was added beneath the lofted floor in order to break the span of the supporting members. These supporting members span north-south. The eastern three columns are steel pipe posts and the western post is a conglomerate of steel beam, wood members and baling twine. The girder is also a miss-match of wood members. The posts do not bear on dedicated footings. It appears that this row of posts and girders was added as a stop-gap measure to shore up the lofted floor above.

The entire interior of the addition, the walls, ceiling, posts and girders had been painted white. This paint is now flaking off the surfaces and the flakes can be seen over the interior floor/grade surfaces.

A majority of the exterior perimeter of this addition is overgrown with shrubs and trees. The south elevation is kept clear of over growth to allow access to the garage door.



Deming-Young Barn, Newington CT

WEST, SHED-ROOF ADDITION:

The west, shed-roof addition served as an office area for the milking operation and was constructed at the south end of the west elevation of the barn. To gain access from the milking parlor into this addition, the vertical board siding on west wall of the barn beneath the lofted floor was removed. This created an opening from the milking parlor into the addition.

Most of the construction framing for the addition is concealed from view by finishes. The shed-roof is presumed to be framed similarly to the east, shed-roof addition with wood purlins spanning north-south. Rafters spanning east-west over the purlins and bear on the west wall of the addition. A ceiling conceals all of the roof framing from view except at the eave overhang along the west wall. The exterior surface of the roof is tabbed, asphalt shingles.

The foot print dimensions are 13.5 feet in the north-south direction and 12 feet in the east-west direction. The interior is a single open space. This space had electrical service, with several light fixtures, circuit breaker panel and several disconnect switches surface mounted on the north wall. The foundation is concrete. The floor is a concrete slab on grade. It is presumed that the exterior walls are wood framed and covered with board siding. The south and west walls have two window openings in each wall. The north wall has one man door opening and one window opening. The electrical meter box is located on the north exterior wall with an overhead feeder wire connected to an electrical service pole located on the east side Church Street. The exterior walls are covered with roll asphalt in a faux brick pattern.

The south and west exterior perimeter of the addition is overgrown with shrubs and trees.

EAST, SHED-ROOF ADDITION:

The east, shed-roof addition was constructed flush with the north end of the barn and projects to the east. The addition covers approximately one half of the east elevation of the barn. The roof and a portion of the west wall of the addition has collapsed.

The shed-roof of the addition was constructed with wood purlins spanning north-south. Roof rafters spanning east-west were framed over the purlins and terminated on the west wall. The rafters were sheathed with 1x lath. The lath was spaced with gaps between the runs. Galvanized, corrugated steel panels covered the lath sheathing. The roof has collapsed, leaving portions of purlins, rafters, lath and corrugated steel panels precariously dangling from portions of the exterior walls that remain standing.

The footprint dimensions of the addition are 24 feet in the north-south direction and 15.5 feet in the east-west direction. It is presumed that the addition consisted of a single enclosed space. There are portions of a wood framed floor still evident in the remains of the interior space of the addition. The north, south and east walls were constructed with vertical timbers and covered with horizontal board siding. The center portion of the east wall is missing and it is believed this portion collapsed with or as a result of the roof collapse. The west wall of the addition is the east wall of the original barn. The vertical board siding was removed from the east wall of original barn to provide access from the barn into the addition. The opening is located at the north end of



Deming-Young Barn, Newington CT

the center bay of the barn which corresponds with the south end of the addition. The opening has been boarded up since the collapse of the roof of the addition. The lower 1/3 of the north end of the east barn wall has been covered with galvanized corrugated steel panels. The north and south walls, as well as the north and south portions of the east wall are still standing. The exterior surface of these walls are covered with tabbed, asphalt shingles.

The south and west perimeter of the addition is overgrown with trees and shrubs. The trees and shrubs are acting as a barrier to keep the public out the collapsed addition.

3. Observed Structural Deficiencies

3.1 Observed Structural Deficiencies

MAIN BARN:

The vertical board siding along the base of the north, east and west elevations are exposed to the weather. The lower portions of these boards are deteriorated and are not weather tight. This has allowed the timbers at the base of the walls to be exposed to the weather and are subsequently rotting. These members, as well as the rotten and deteriorated vertical board siding need to be replaced. Portions of the wood floor members around the perimeter walls of the barn are deteriorated and will need to be replaced along with the base timber members.

The lofted floor in the southern bay of the barn needs to be rebuilt. Permanent vertical posts and girders need to be provided for support below the floor. The floor boards themselves are spongy under foot and need to be replaced if the loft is to be used for hay storage.

The southern girt timber in along the east exterior wall, above the lofted floor, is rotted. This member has been previously sistered with 2x material along most of its length. The joint of this member to the corner vertical post is suspect. The temporary wire brace at this location needs to be replace with permanent wood bracing.

The uppermost timber beam at the second lift bent in the northern interior line of posts has had its cross section reduced by pests. The beam needs to be replaced.

The north wall of the barn is leaning to the north. Additional bracing is required in the east and west walls to stabilize further deflection to the north.

SOUTH-GABLE ROOF ADDITION:

The roof structure of the addition is compromised. The ridge of the roof is sagging due to failed roof members in the roof framing. Roof rafters and purlins have been water damaged and are being attacked by wood destroying organisms. The lack of ventilation in the attic space resulting from the addition of the galvanized, corrugated steel roof panels and the addition of the interior ceiling has exacerbated this deterioration.



Deming-Young Barn, Newington CT

Temporary vertical posts and girders supporting the lofted floor of the barn are precarious at best. These posts do not bear on dedicated footings. The various members utilized as girders and the connection of these girders to the vertical posts are not sufficient.

Missing windows are allowing moisture, snow and driven rain into the building.

Removal of the vertical board siding and modification of the base members of the south wall of the barn to accommodate the addition has weakened the lateral stability of the original barn structure.

WEST, SHED-ROOF ADDITION:

Removal of the vertical board siding of the south end of the west wall of the main barn to accommodate the addition has weakened the lateral stability of the original barn structure.

EAST, SHED-ROOF ADDITION:

The addition has partially collapsed. The remaining walls and roof structure should be demolished as it poses a safety hazard to the public accessing the park facility.

4. Environmental

4.1 Environmental:

It is highly recommended that pre-rehabilitation Hazardous Material Survey and Testing be completed for this building. This survey and testing should be completed prior to preparing any rehabilitation documents for this building as the findings can/will affect the scope of work and pricing. There are four initial areas of concern.

1. Possible lead paint.
2. Possible asbestos containing asphalt shingles.
3. Possible asbestos containing roll roofing and roofing cement.
4. Contaminated soil containing asbestos and/or lead paint.

5 RECOMMENDATIONS

5.1 Recommendations:

The building should be enclosed with a fence to keep the public out. There are immediate safety concerns for visitors to the adjacent property and park if they were close to the east addition if it were to further collapse.

It is recommended, based on structural deficiencies that the three additions to the original barn be demolished.



Deming-Young Barn, Newington CT

The east, shed roof addition is partially collapsed. The portions that remain are in danger of further collapse and pose a safety concern for visitors to the adjacent property and park. Currently there are no warning signs and no barriers, except the shrub and tree growth, that would prevent visitors from entering into the partially collapsed structure. If the remaining portions do collapse, it is impossible to predict what type of damage may be imparted to the original barn structure.

The south, gable-roof addition (milking parlor) and the west, shed-roof addition should be demolished. The roof framing of the milking parlor addition is failing. Individual roof members are deflecting or have failed outright. The west-shed roof addition served the milking parlor and its construction weakened the lateral stability of the original barn by removing the vertical board siding and base members at the southwest corner of the original barn.

The milking parlor and west addition should not be demolished without plans to reconstruct portions of the original barn if the barn structure is to remain. When these two additions were constructed the original barn structure had the vertical board siding along the south and west elevations removed. Additionally the bases of the posts in the south wall of the barn were modified. These modifications weakened the lateral stability of the barn. These elements would need to be restored as part of the demolition process if the barn is to remain. Additionally the lofted floor in the south bay of the barn would need to be reconstructed with adequate support framing, posts and girders as part of the demolition effort as these elements currently penetrate into the milking parlor space beneath the lofted floor.

Note that the modifications and reconstruction of the original barn structure should probably be completed with methods and materials utilized in the original construction. (Preservationist methodology).



Deming-Young Barn, Newington CT

6. Cost Estimation

6.1 Summary of Estimated Project Cost & Schedule



Cleaner environment. Safer workplaces.

Asbestos Inspection Report
for
Deming Young Farm
Barn Building
282 Church Street
Newington, Connecticut

Prepared
for
Town of Newington
131 Cedar Street
Newington, Connecticut 06111

February 16, 17, 2016

EnviroMed Project # IH-16-045

470 Murdock Ave., Meriden, CT 06450
telephone (203) 238-4846 • facsimile (203) 238-4243

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I. PROJECT NARRATIVE

Overview

On February 16, 17, 2016, EnviroMed Services state licensed inspector, Gene Berube (license #000144) performed an inspection at the Deming Young Farm, 282 Church Street, Newington, Connecticut. The purpose of this inspection was to confirm or negate the presence of asbestos containing building material.

II. INSPECTION RESULTS SUMMARY

A total of 53 bulk samples were collected and analyzed. The materials sampled include: gray roof shingle, black roof shingle, black roll on roofing felt, black roof cement, black roof sealer, gray flashing cement, thick layer black roofing cement, orange siding shingle, red siding shingle type 1, red siding shingle type 2, red siding shingle type 3, brown siding repair shingle, textured ceiling compound, window glazing, transite panel, window sill brown tar sealer, black siding tar.

EnviroMed Services accredited laboratory analyzed the bulk samples.

Material Found to Contain Greater than 1 Percent Asbestos

Roof B

There is approximately 196 square feet of gray flashing cement. This material was found to contain 3 to 10 percent asbestos.

Roof C

There is approximately 48 square feet of gray flashing cement. This material was found to contain 3 to 10 percent asbestos.

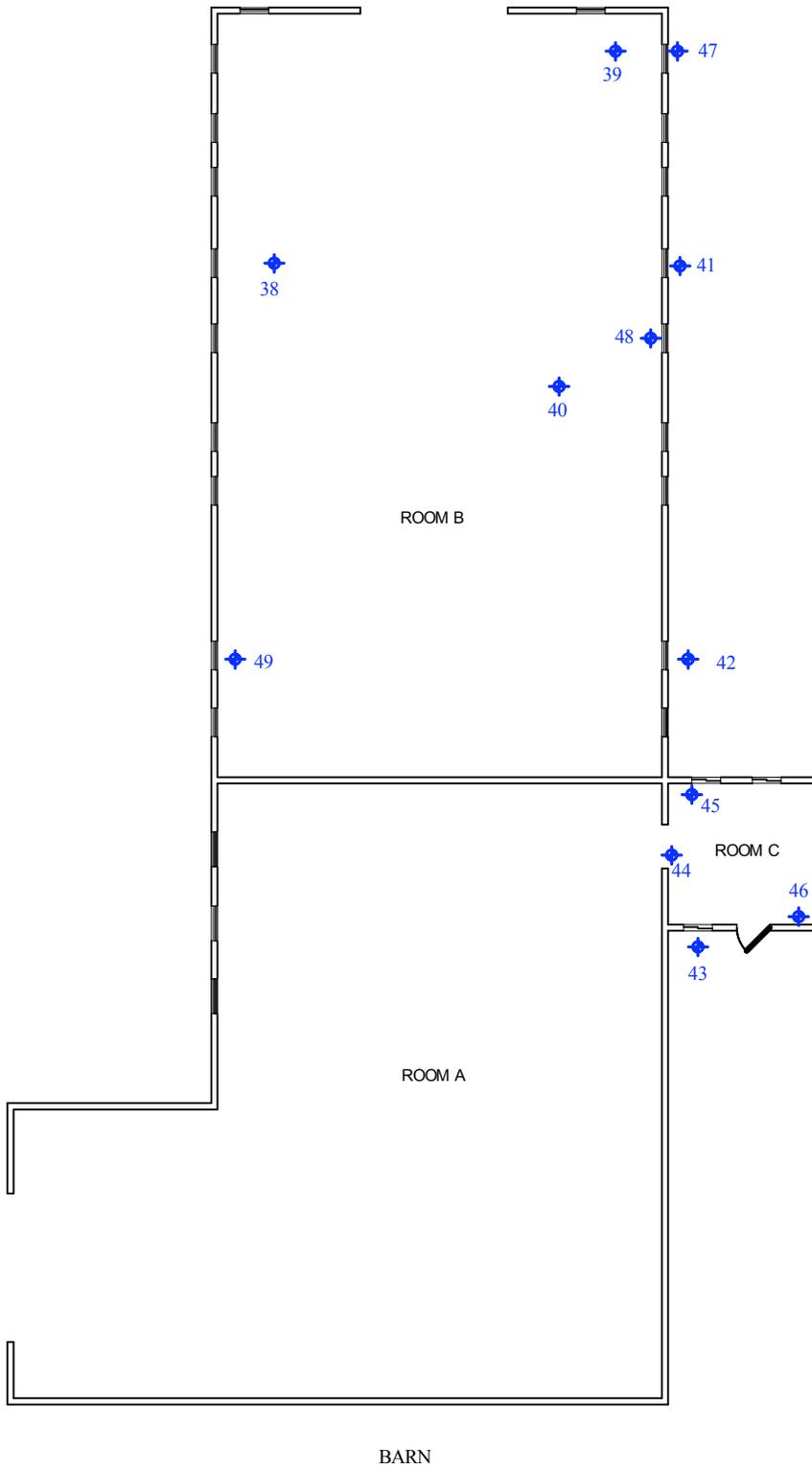
Office Room C

There is approximately 480 square feet of transite cement panel located on the walls and ceiling. This material was found to contain 8 to 10 percent asbestos.

Materials Found to have No Asbestos Detected

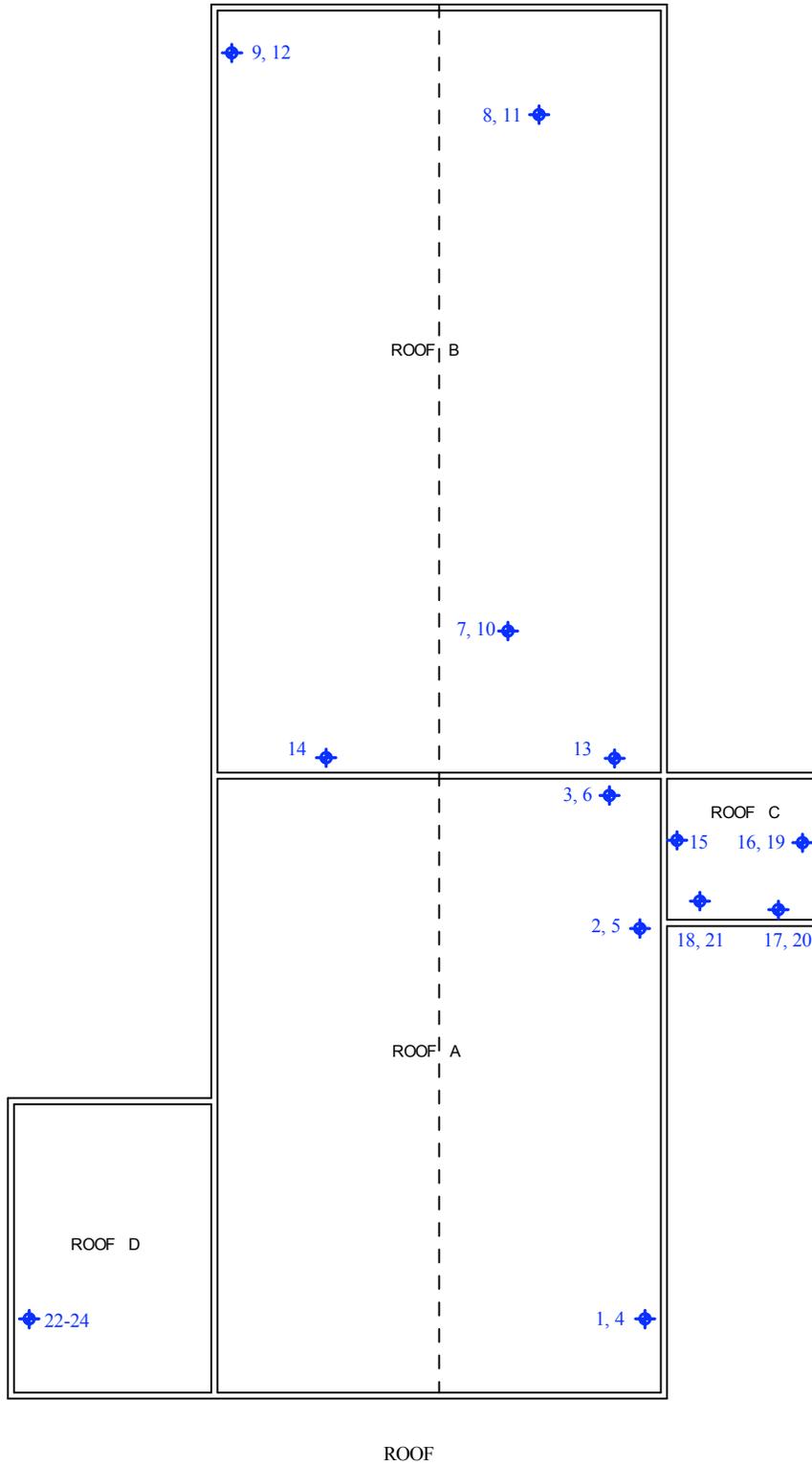
The following materials in areas tested were found to have no asbestos detected that include: gray roof shingle, black roof shingle, black roll on roofing felt, black roof cement, black roof sealer, thick layer black roofing cement, orange siding shingle, red siding shingle type 1, red siding shingle type 2, red siding shingle type 3, brown siding repair shingle, textured ceiling compound, window glazing, window sill brown tar sealer, black siding tar.

II. SAMPLE LOCATION DIAGRAMS



LEGEND
 ◆ = Bulk Sample Number and Location

Drawing Title: Asbestos Inspection Location Diagram		Date: 02 / 17 / 2016
Project: Deming Young Farm 282 Church Street Newington CT		Scale : NTS
Prepared For: Town of Newington		Drawn By : TN
Prepared By: EnviroMed Services, Inc. 470 Murdock Ave , Meriden CT		Drawing No. ASB-1
Project No. IH-16-045		



LEGEND

◆ = Bulk Sample Number and Location

Drawing Title: Asbestos Inspection Location Diagram		Date: 02 / 17 / 2016
Project: Deming Young Farm 282 Church Street Newington CT		
Prepared For: Town of Newington	Scale : NTS Drawn By : TN	
Prepared By: EnviroMed Services, Inc. 470 Murdock Ave , Meriden CT		Drawing No. ASB-2
Project No. IH-16-045		

III. LABORATORY ANALYSIS REPORT

CHAIN OF CUSTODY FORM
Asbestos Analysis

EnviroMed Services, Inc.
470 Murdock Avenue
Meriden, Connecticut 06450

Lab # 21756
TEL: 203.238.4846
FAX: 203.238.4243

Company Name and Address		Project/Job #	Collected By/Date	Purchase Order #														
Town of Newington 282 Church ST.		IH-16-045	G.B. 2-16-16 R.K.L. 2-17-16															
Analytical Method: Polarized Light Microscopy with Dispersion Staining																		
PLM Analysis																		
Sample #	Sample Location/Type	Temperature (°C)	Homogeneous (Y/N)	Gross Appearance (color, texture)	Type of Asbestos Present	Percent Asbestos	Morphology	Refractive Index Parallel/Perpendicular	Dispersion Colors Parallel/Perpendicular	Extinction Characteristics Parallel, oblique, wavy	Sign of elongation (+/-)	Pleochroism (color) Parallel/Perpendicular	Birefringence (o, l, m, h)	Fibers Present (and %)	Types of Non-Asbestos Fibers Present (and %)	Optical Property	Types & Percent of (Non-fibrous) Materials Present	Total % Asbestos
1	Roof A gray shingle		Y	Black Fibers		0%								Cellulose		Incomplete Extinction	Particulate	0%
2	Roof A gray shingle		Y	Black Fibers with		0%								Cellulose		Incomplete Extinction	Particulate	0%
3	Roof A gray shingle		Y	Black Fibers		0%								Cellulose		Incomplete Extinction	Particulate	0%
4	Roof A black shingle		Y	Black Fibers		0%								Cellulose		Incomplete Extinction	Particulate	0%
5	Roof A black shingle		Y	Black Fibers		0%								Cellulose		Incomplete Extinction	Particulate	0%
6	Roof A black shingle		Y	Black Fibers		0%								Cellulose		Incomplete Extinction	Particulate	0%
7	Roof black row felt		Y	Black Fibers		0%								Cellulose		Incomplete Extinction	Particulate	0%
8	Roof B black row felt		Y	Black Fibers		0%								Cellulose		Incomplete Extinction	Particulate	0%
9	Roof B black row felt		Y	Black Fibers		0%								Cellulose		Incomplete Extinction	Particulate	0%

Accredited for Bulk Asbestos Analysis by ALHA BAPAT #100120 CT Lab #PH-0571
The results of this analysis were obtained by a qualified individual using approved methodology, and relate only to the items tested.

Comments: _____ Date: _____
 Relinquished by: _____ Date: 2/18/2016
 Approved by: *Cheryl Cicculillo* Date: 2/18/2016
 Received by: _____ Date: 2/18/2016
 Temperature: _____
 Rev.: #11 9/17/2015

CHAIN OF CUSTODY FORM
Asbestos Analysis

EnviroMed Services, Inc.
470 Murdock Avenue
Meriden, Connecticut 06450

Lab # 21756
TEL: 203.238.4846
FAX: 203.238.4243

Company Name and Address Town of Newington 282 Church St.	Project/Job # IH-16-048	Collected By/Date G.B. 2-16-16 R.K.L. 2-17-16	Purchase Order #
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Sample #	Sample Location/Type	Temperature (°C)	Homogeneous (Y/N)	Gross Appearance (color, texture)	Type of Asbestos Present	Percent Asbestos	Morphology	Refractive Index Parallel/Perpendicular	Dispersion Colors Parallel/Perpendicular	Extinction Characteristics (parallel, oblique, wavy)	Sign of Elongation (+/-)	Pleochroism (color)	Parallel/Perpendicular Birefringence (o, l, m, h)	Types of Non-Asbestos Fibers Present (and %)	Non-Asbestos Fibers Optical Property	Types) & Percent of (non-fibrous) Materials Present	Total % Asbestos
10	Roof B black cement S.			Black Fibers		0%								40% Cellulose	Incomplete Extinction	60% Particulate	0%
11	Roof B Black Cement Sealer			Black Fibers		0%								30% Cellulose	Incomplete Extinction	70% Particulate	0%
12	Roof B black Cement Sealer			Black Fibers		0%								60% Cellulose	Incomplete Extinction	40% Particulate	0%
13	Roof B Gray Flashing Cement			Black Fibers	Clay	3%	wavy	1.006 1.518	Marginal Blue	P +	N	N	N	20% Cellulose	Incomplete Extinction	77% Particulate	3% Claystone
14	Roof B Gray Flashing Cement			Black Fibers	Clay	5%	wavy	1.009 1.519	Marginal Blue	P +	N	N	N	20% Cellulose	Incomplete Extinction	65% Particulate	5% Claystone
15	Roof C Gray Flashing Cement			Black Fibers	Clay	10%	wavy	1.007 1.518	Marginal Blue	P +	N	N	N	20% Cellulose	Incomplete Extinction	70% Particulate	10% Claystone
16	Roof E Gray Shingle			Black Fibers		0%								60% Cellulose	Incomplete Extinction	40% Particulate	0%
17	Roof E Gray Shingle			Black Fibers		0%								45% Cellulose	Incomplete Extinction	55% Particulate	0%
18	Roof E Gray Shingle			Black Fibers		0%								60% Cellulose	Incomplete Extinction	40% Particulate	0%

Accredited for Bulk Asbestos Analysis by AIHA BAPAT #100120 CT Lab #PH-0571
The results of this analysis were obtained by a qualified individual using approved methodology, and relate only to the items listed.

Comments: _____ Approved by: _____ Date: _____

Relinquished by: _____ Date: _____ Received by: _____ Date: _____

Rev.: #11 9/17/2015 Temperature: _____

CHAIN OF CUSTODY FORM
Asbestos Analysis

EnviroMed Services, Inc.
470 Murdock Avenue
Meriden, Connecticut 06450

Lob # 21756
TEL: 203.238.4846
FAX: 203.238.4243

Company Name and Address		Project/Job #	Collected By/Date	Purchase Order #										
Town of Newington 282 Church St.		IH-16-045	G.B. R.K. 2-16-16 2-17-16											
Analyzed by: T. Chamberland Date: 2/23/2016														
Analytical Method: Polarized Light Microscopy with Dispersion Staining PLM Analysis														
Sample #	Sample Location/Type	Temperature (°C)	Homogeneous (Y/N)	Gross Appearance (color, texture)	Type of Asbestos Present	Percent Asbestos	Morphology	Refractive Index Parallel/Perpendicular	Dispersion Colors Parallel/Perpendicular	Extinction Characteristics Parallel, oblique, wavy, Sign of Elongation (+/-) Pleochroism (color) Parallel/Perpendicular Birefringence (o, i, m, h)	Types of Non-Asbestos Fibers Present (and %)	Non-Asbestos Fibers Optical Property	Types & Percent of (non-fibrous) Materials Present	Total % Asbestos
19	Roof E bottom black shingle		Y	Black Fibrous		20					50% Cellulose	Incomplete Extinction	50% Particulate	20
20	Roof E black shingle		Y	Black Fibrous		20					40% Cellulose	Incomplete Extinction	60% Particulate	20
21	Roof C black shingle		Y	Black Fibrous		20					40% Cellulose	Incomplete Extinction	60% Particulate	20
22	Roof D Thick black cement		Y	Black Fibrous		20				30%	Cellulose	Incomplete Extinction	70% Particulate	20
23	Roof D Thick black cement		Y	Black Fibrous		20				35%	Cellulose	Incomplete Extinction	65% Particulate	20
24	Roof D Thick black cement		Y	Black Fibrous		20				30%	Cellulose	Incomplete Extinction	70% Particulate	20
25	Siding orange shingle		Y	Black Fibrous		20				40%	Cellulose	Incomplete Extinction	60% Particulate	20
26	Siding orange shingle		Y	Black Fibrous		20				35%	Cellulose	Incomplete Extinction	65% Particulate	20
27	Siding orange shingle		Y	Black Fibrous		20				40%	Cellulose	Incomplete Extinction	60% Particulate	20

Accredited for Bulk Asbestos Analysis by AIHA BAPAT #100120 CT Lab #PH-0571
The results of this analysis were obtained by a qualified individual using approved methodology, and relate only to the items tested.

Comments: _____ Date: _____
Relinquished by: _____ Date: _____
Approved by: _____ Date: _____
Received by: _____ Date: _____
Rev.: #11 9/17/2015 Temperature: _____

CHAIN OF CUSTODY FORM
Asbestos Analysis

EnviroMed Services, Inc.
470 Murdock Avenue
Meriden, Connecticut 06450

Lab # 21756
TEL: 203.238.4846
FAX: 203.238.4243

Company Name and Address		Project/Job #	Collected By/Date	Purchase Order #													
Town of Newington 282 Church St.		IH-16-045	G.B. 2-16-16 R.K.L. 2-17-16														
Analytical Method: Polarized Light Microscopy with Dispersion Staining																	
PLM Analysis																	
Sample #	Sample Location/Type	Temperature (°C)	Homogeneous (Y/N)	Gross Appearance (color, texture)	Type of Asbestos Present	Percent Asbestos	Morphology	Refractive Index Parallel/Perpendicular	Dispersion Colors Parallel/Perpendicular	Extinction Characteristics (parallel, oblique, wave)	Sign of Elongation (+/-)	Pleochroism (color)	Parallel/Perpendicular Birefringence (o, l, m, h)	Types of Non-Asbestos Fibers Present (and %)	Non-Asbestos Fibers Optical Property	(non-fibrous) Materials Present	Total % Asbestos
28	Siding Red shingle	180	Y	Black Fibrous		0%								25% Cellulose	Incomplete Extinction	Particulate	20
29	Siding Red shingle	180	Y	Black Fibrous		0%								45% Cellulose	Incomplete Extinction	Particulate	20
30	Siding Red shingle	180	Y	Black Fibrous		0%								40% Cellulose	Incomplete Extinction	Particulate	20
31	Siding 2nd Type Red shingle	180	Y	Black Fibrous		0%								45% Cellulose	Incomplete Extinction	Particulate	20
32	Siding 2nd Type Red shingle	180	Y	Black Fibrous		0%								35% Cellulose	Incomplete Extinction	Particulate	20
33	Siding 2nd Type Red shingle	180	Y	Black Fibrous		0%								60% Cellulose	Incomplete Extinction	Particulate	20
34	Siding 3RD Type Red shingle	180	Y	Black Fibrous		0%								40% Cellulose	Incomplete Extinction	Particulate	20
35	Siding 3RD Type Red shingle	180	Y	Black Fibrous		0%								45% Cellulose	Incomplete Extinction	Particulate	20
36	Siding 3RD Type Red shingle	180	Y	Black Fibrous		0%								55% Cellulose	Incomplete Extinction	Particulate	0%

Accredited for Bulk Asbestos Analysis by NIHA BAFAT #100120 CT Lab #PH-0571

The results of this analysis were obtained by a qualified individual using approved methodology, and relate only to the items tested.

Comments: _____
 Relinquished by: _____ Date: _____
 Approved by: *Jeff G. Calkins* Date: 2/18/2016
 Received by: _____ Date: 2/18/2016
 Temperature: _____
 Rev.: #11 5/17/2015

EnviroMed Services, Inc.
 470 Murdock Avenue
 Meriden, Connecticut 06450

CHAIN OF CUSTODY FORM
 Asbestos Analysis

Lab # 21756
 TEL: 203.238.4846
 FAX: 203.238.4243

Company Name and Address Town of Newington 282 Church St.	Project/Job # IH-16-046	Collected By/Date G.B. 2-16-16 R.K. 2-17-16	Purchase Order #
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Sample #	Sample Location/Type	Temperature (°C)	Homogeneous (Y/N)	Gross Appearance (color, texture)	Type of Asbestos Present	Percent Asbestos	Morphology	Retractive Index Parallel/Perpendicular	Dispersion Colors Parallel/Perpendicular	PLM Analysis										Total % Asbestos
										Extinction Characteristics Parallel/Perpendicular	Parallel, oblique, wave/Sign of Elongation (+/-)	Pleochroism (color) Parallel/Perpendicular	Birefringence (o, i, m, h)	Fibers Present (and %)	(Types) of Non-Asbestos	Optical Property	(non-fibrous) Materials Present			
37	Siding Patch brown Shingle	18°	Y	Black Fibrous		0%								100%	Cellulose	Incomplete Extinction	Particulate	100%		
38	Siding Patch brown Shingle	18°	Y	Black Fibrous		0%								100%	Cellulose	Incomplete Extinction	Particulate	100%		
39	Texture Ceiling Compound	18°	Y	White Canvas		0%								100%	Cellulose	Incomplete Extinction	Particulate	100%		
40	Texture Ceiling Compound	18°	Y	Beige Canvas		0%								100%	Cellulose	Incomplete Extinction	Particulate	100%		
41	Window glazing	18°	Y	Gray glazing		0%								100%	Cellulose	Incomplete Extinction	Particulate	100%		
42	Window glazing	18°	Y	Gray glazing		0%								100%	Cellulose	Incomplete Extinction	Particulate	100%		
43	Window glazing	18°	Y	Gray glazing		0%								100%	Cellulose	Incomplete Extinction	Particulate	100%		
44	TRANSITE	18°	Y	Gray Transite	Clay	100%	Very	1.557 / 1.509	Marginal Blue					100%	Cellulose	Incomplete Extinction	Particulate	100% Clay + 0%		
45	TRANSITE	18°	Y	Gray Transite	Clay	8%	Very	1.556 / 1.508	Marginal Blue					100%	Cellulose	Incomplete Extinction	Particulate	8% Clay + 92%		

Analyzed by: T. Chouinard
 Date: 2/23/16

Approved by: _____ Date: _____
 Received by: _____ Date: 2/18/16
 Temperature: _____

Comments: _____

Relinquished by: _____

The results of this analysis were obtained by a qualified individual using approved methodology, and relate only to the items tested.

CHAIN OF CUSTODY FORM
Asbestos Analysis

EnviroMed Services, Inc.
470 Murdock Avenue
Meriden, Connecticut 06450

Lab # 21756
TEL: 203.238.4846
FAX: 203.238.4243

Company Name and Address		Project/Job #	Collected By/Date		Purchase Order #												
Town of Newington 282 Church ST.		IH-16-046	G.B. R.K.L. 2-16-16 2-17-16														
Analytical Method: Polarized Light Microscopy with Dispersion Staining																	
PLM Analysis																	
Sample #	Sample Location/Type	Temperature (°C)	Homogeneous (Y/N)	Gross Appearance (color, texture)	Type of Asbestos Present	Percent Asbestos	Morphology	Refractive Index Parallel/Perpendicular	Dispersion Colors Parallel/Perpendicular	Extinction Characteristics (parallel, oblique, wavy)	Sign of Elongation (+/-)	Pleochroism (color) Parallel/Perpendicular	Birefringence (o, l, m, h)	Type(s) of Non-Asbestos Fibers Present (and %)	Non-Asbestos Fibers Optical Property	Types & Percent of (Non-fibrous) Materials Present	Total % Asbestos
46	Transite	18°	Y	Gray 1 Fibrous	Chrys	10%	Wavy	1.576 / 1.577	Magnetite Blue & W		+		15%	Cellulose	Incomplete Extinction	75% Particulate	100% Chrysotile
47	Window Sill Tear	18°	Y	D. Brown Tar		0%								Cellulose	Incomplete Extinction	70% Particulate	0%
48	Window Sill Tear	18°	Y	D. Brown Tar		0%								Cellulose	Incomplete Extinction	75% Particulate	0%
49	Window Sill Tear	18°	Y	D. Brown Tar		0%								Cellulose	Incomplete Extinction	65% Particulate	0%
50	Texture Ceiling Ceiling East wall upper siding.	18°	Y	White comp.		0%								Cellulose	Incomplete Extinction	98% Particulate	0%
51	Roof - East wall upper siding	18°	Y	Black Fibrous		0%								Cellulose	Incomplete Extinction	55% Particulate	0%
52	Roof - East wall upper siding	18°	Y	Black Fibrous		0%								Cellulose	Incomplete Extinction	50% Particulate	0%
53	Roof - East wall upper siding	18°	Y	Black Fibrous		0%								Cellulose	Incomplete Extinction	60% Particulate	0%
X														Cellulose	Incomplete Extinction	Particulate	

Accredited for Bulk Asbestos Analysis by AIHA BAPAT #100120 CT Lab #PH-0571
The results of this analysis were obtained by a qualified individual using approved methodology, and relate only to the items tested.

Comments: _____
Relinquished by: _____ Date: _____
Approved by: Angela Cravotta Date: 2/18/16
Received by: _____ Date: _____
Rev.: #11 9/17/2015
Temperature: _____



Cleaner environment. Safer workplaces.

Lead Based Paint Survey
for
Red Shed Barn Building
Deming Young Farm
282 Church Street
Newington, Connecticut

Prepared
for
Facilities Management
Town of Newington
131 Cedar Street
Newington, Connecticut 06611

February 24, 2016

EnviroMed Project # IH-16-045

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Additional Notes	1
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I. NARRATIVE

On February 24, 2016, EnviroMed Services, Inc., performed a lead survey at the Red Shed Barn, located at the Deming Young Farm, 282 Church Street, Newington, Connecticut. The purpose of this inspection was to confirm or negate the presence of lead based paint and to characterize waste generated from demolition of the entire structure.

Paint Chip Sample Results

Sample (L5), yellow sign paint, was greater than 0.5 percent by weight lead, and is a toxic lead level regulated under Environmental Protection Administration (EPA) and regulations of Connecticut State Agencies.

Samples (L1, L2, L4, L6), paint collected from wall, ceiling, door surfaces are below detection level of 0.01 percent lead. Sample (L3), yellow varnish on wall and ceiling surfaces was found to contain 0.06 percent lead. The presence of any detectable level of lead in paint is regulated under the Occupational Safety and Health Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62.

Toxicity Characteristic Leaching Procedure (TCLP) Results

Toxicity Characteristic Leaching Procedure (TCLP) testing was performed in accordance with Connecticut DEEP "Guidance for the Management and Disposal of Lead-Contaminated Materials Generated in the Lead Abatement, Renovation, and Demolition Industries", (updated May 18, 2007).

Aliquots of wood and fiber board were weighed out into a 100 gram composite sample to determine if representative lead-containing debris is classified as hazardous or solid waste. The construction waste material is classified as hazardous waste if the TCLP sample leaches an amount of lead greater than or equal to 5.0 (mg/l).

The TCLP result for the composite sample is 0.231 (mg/l) and classified as solid waste. Following the removal of painted metal components and other regulated or hazardous material, waste generated from demolition of the remaining structure in its entirety, can be disposed as solid waste .

Additional Notes

1. Options for the proper and legitimate recycling of metal coated with lead paint are recommended as outlined in the Connecticut DEEP "Guidance for the Management and Disposal of Lead-Contaminated Materials Generated in the Lead Abatement, Renovation, and Demolition Industries", (updated May 18, 2007).
2. Work activities disturbing lead based paint as performed by a contractor, are regulated in accordance with the Occupational Safety and Health Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62.

II. LABORATORY ANALYSIS RESULTS

PAINT CHIP SAMPLE RESULTS

Company/Client:

Town of Newington

Lab # **15210**

Date Received: 2/19/2016

Project #: IH-16-045

Date Reported: 2/29/2016

Site Location: 282 Church Street, Newington, CT

Sampler's Name: K. Ryan Lafleur

Sample #	Sample Location	Date	Lead Content in Paint Chip (%)
L1	White Wall Paint	2/18/2016	<0.01
L2	White Texture Ceiling Paint	2/18/2016	<0.01
L3	Yellow Wall and Ceiling Varnish	2/18/2016	0.06
L4	White Overhead Door Paint	2/18/2016	<0.01
L5	Yellow Sign Paint	2/18/2016	7.3
L6	White/Metallic Wall Paint	2/18/2016	<0.01

Accredited for Lead Analysis by AIHA #100120 CT Lab #PH-0571

All internal QC parameters were met.

Samples arrived in acceptable condition and Samples are not corrected for blank.

Reportable Quantification limits are based on the method detection limits for each matrix, final volume after sample digestion & normal sample size.

The results of this analysis were obtained by a qualified individual using approved methodology, and relate only to the items tested.

TEST METHOD

PAINT: EPA SW846-3050B (Modify)/7000B

SOIL: EPA SW846-3050B/7000B

WIPES: NIOSH 7082

AIRS: NIOSH 7082

DETECTION LIMITS

Reportable Quantification Limit = 100 µg/g (0.01% by weight)
Method Detection Limit = 10 µg/g (0.001 % by weight)

Reportable Quantification Limit = 70 µg/g (70.0 mg/kg)
Method detection limit = 7 µg/g (7.0 mg/kg)

Reportable Quantification Limit = 7 µg/sample
Method detection limit = 1.6 µg/sample

Reportable Quantification Limit = 7 µg/filter
Method Detection limit = 0.7 µg/filter

Analyst: *K. Ryan Lafleur*

Date: 2/29/2016

Technical Manager: *[Signature]*

Date: 02-29-2016

CHAIN OF CUSTODY FORM
Lead Analysis

EnviroMed Services, Inc.
470 Murdock Avenue
Meriden, Connecticut 06450

Lab # 15210
TEL: 203.238.4846
FAX: 203.238.4243

Company Name and Address		Project/Job #	Sampler's Name		Purchase Order #				
Town of Newington 282 Church Street		DP-16-045	K. Ryan La Fleur						
Sample #	Sample Location	Date of Collection	Time of Collection	Sample Type Wipe/Soil/Chip	Area wiped (ft ²)	Remarks	Concentration		
							Soil (mg/kg)	Chip (% by wt.)	Wipe (µg)
L1	White Wall Paint	2/18/16	9:15	C		D. 1022 0.1041	< 0.01		
L2	White Texture Ceiling Paint	2/18/16	9:25	C		0.1022	< 0.01		
L3	Yellow Wall & Ceiling Varnish	2/18/16	9:40	C		0.1026	0.06		
L4	White Overhead Door Paint	2/18/16	9:55	C		0.1011	< 0.01		
L5	Yellow Sign Paint	2/18/16	10:10	C		0.1034	7.3		
L6	White/Metallic Wall Paint	2/18/16	10:25	C		0.1006	< 0.01		

Field Personnel - Lab Personnel

Relinquished by:	Date:	Analyzed by:	Date:	Received by:	Date:
		<i>[Signature]</i>	2/29/2016	<i>[Signature]</i>	2/29/16
Additional Comments:		Approved by:		<input type="checkbox"/> QC	<input type="checkbox"/> Re-checked Calculation
		<i>[Signature]</i>			

SanAir Technologies Laboratory

Analysis Report prepared for Enviromed Services, Inc.

Report Date: 3/1/2016
Project Name: Deming Young Farm
Barn Building
Project #: IH-16-045
SanAir ID#: 16006114



NVLAP LAB CODE 200870-0



Certification # 652931



License # LAB0166



804.897.1177

www.sanair.com



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139
804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: <http://www.sanair.com> E-mail: iaq@sanair.com

Enviromed Services, Inc.
470 Murdock Avenue
Meriden, CT 06450

March 1, 2016

SanAir ID # 16006114
Project Name: Deming Young Farm Barn Building
Project Number: IH-16-045

Dear Gene Berube,

We at SanAir would like to thank you for the work you recently submitted. The 1 sample(s) were received on Thursday, February 25, 2016 via FedEx. The final report(s) is enclosed for the following sample(s): PB-1.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

L. Claire Macdonald
Microbiology Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:
- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

sample conditions:
1 sample(s) in Good condition



Technologies Laboratory
 1551 Oakbridge Drive, Suite B - Powhatan, VA 23139
 804-897-1177 / 888-895-1177 / Fax 804-897-0070
 www.sanair.com

**Metals & Lead
 Chain of Custody**

SanAir ID Number 16006114

Company: EnviroMed Services, Inc.	Project #: IH-16-045	Phone #: 203-238-4846
Address: 470 Murdock Avenue	Project Name: Deming Young Farm Barn Building	Phone #:
City, St., Zip: Meriden, CT 06450	Date Collected: 02-18-2016	Fax #: 203-238-4243
Samples Collected By: GENE BEAUBE	P.O. Number:	Email: tnell@enviromedservices.com

Matrix Types

Metals Analysis Types

<input type="checkbox"/> Air	<input type="checkbox"/> Aqueous	<input checked="" type="checkbox"/> Bulk	<input type="checkbox"/> Total Concentration of Lead	<input type="checkbox"/> ICP-total concentration of metals (please list metals):
<input type="checkbox"/> Paint	<input type="checkbox"/> Sludge	<input type="checkbox"/> Soil	<input type="checkbox"/> Total Concentration of RCRA 8 Metals	
<input type="checkbox"/> Dust	<input type="checkbox"/> Wipe	<input type="checkbox"/> Potable Water	<input checked="" type="checkbox"/> TCLP for Lead	
<input type="checkbox"/> Non-Potable Water	<input type="checkbox"/> Wastewater		<input type="checkbox"/> TCLP for RCRA 8 Metals	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:			<input type="checkbox"/> TCLP Full (w/ Organics)	

*Turn Around Times	Same Day <input type="checkbox"/>	1 Day <input type="checkbox"/>	2 days <input type="checkbox"/>	3 Days <input checked="" type="checkbox"/>
	<input type="checkbox"/> Standard (5 day)	<input type="checkbox"/> Full TCLP (10d)		

*Courier charge for same day and 1 day TAT for offsite work.

Sample #	Sample Identification/Location	Flow Rate	Start Time	Stop Time	Volume (L) or Area (Sq ft)
PB-1	Composite Sample TCLP LEAD				

Special Instructions	Digest Entire Sample	TCLP Lead
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Relinquished by	Date	Time	Received by	Date	Time
<i>Thomas Neil</i>	2-24-16		<i>MC</i>	FEB 25 2016	11:29 AM

Unless scheduled, the turn around time for all samples received after 3 pm will begin at 8 am the next business morning. Weekend or Holiday work must be scheduled ahead of time and is charged for rush turn around time. Work with standard turn around time sent Priority Overnight and Billed To Recipient will be charged a \$10 shipping fee.



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Dr, Suite B Powhatan, VA 23139
804.897.1177 Toll Free 888.895.1177 Fax: 804.897.0070
www.sanair.com

email:iaq@sanair.com

SanAir ID Number
16006114
Final Report

Name: EnviroMed Services, Inc.
Address: 470 Murdock Avenue
Meriden, CT 06450

Project Number: IH-16-045
P.O. Number:
Project Name: Deming Young Farm Barn Building

Collected Date: 2/18/2016
Received Date: 2/25/2016 11:20 AM
Report Date: 3/1/2016 11:15 AM
Analyst: McGee, Jennifer Lane

Analyte Requested: TCLP-Lead (Pb)

Test Method: EPA 1311/6010C

REPORT OF ANALYSIS

Lab Sample #	Field Sample #	Analyte	Sample Description	Results in mg/L	MRL (mg/L)
16006114-1	PB-1	Lead (Pb)	Composite Sample TCLP Lead	0.231	<0.200

mg/L=ppm

MRL: Method Reporting Limit

SanAir Technologies Laboratory, Inc participates in the AIHA ELPAT for environmental Lead. AIHA Lab Id: 162952

Certification

Signature: *Jennifer Lane McGee*
Date: 3/1/2016

Reviewed: *Don Freney*
Date: 3/1/2016

Disclaimer

- ◆ Results relate only to the items tested
- ◆ Results are not corrected for blanks
- ◆ All quality control results are acceptable unless otherwise noted
- ◆ SanAir Technologies Laboratory, Inc is not responsible for sample collection or interpretation made by others
- ◆ This report does not constitute endorsement by AIHA/NVLAP and/or any other U.S. governmental Agencies; and may not be certified by every local, state or federal regulatory agencies.

EPA Limits:

Silver (Ag): 5.0 mg/L

Arsenic (As): 5.0 mg/L
Barium (Ba): 100 mg/L
Cadmium (Cd): 1.0 mg/L
Chromium (Cr): 5.0 mg/L
Mercury (Hg): 0.2 mg/L
Lead (Pb): 5.0 mg/L
Selenium (Se): 1.0 mg/L



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Acting Town Manager)
Date: April 01, 2016
Re: Facilities Naming Request – NCTV

Recently, a member of the Town Council received a request from Newington Community Television (NCTV) to name two rooms within their facility in honor the group's founding members. NCTV requests to name the Control Room in honor of Ev Weaver and the Studio in honor of Ed Pizella.

The Town Council has a procedure to consider facility naming requests as follows:

1. The request is referred to the Town Council Naming Subcommittee
2. The Subcommittee meets to consider the request pursuant to the attached naming guidelines.
3. The Subcommittee reports to the Council with its recommendation.
4. The Council takes action to accept or reject the Subcommittee's recommendation.

If the Council concurs, there will be an item on an upcoming agenda to refer this matter to the Subcommittee.

Attach.



TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

TOWN COUNCIL POLICY – Adopted February 13, 2007

- SUBJECT** : **Naming of Town Owned Property and Features**
- PURPOSE** : To establish a policy and procedure for the naming of all Town owned property, park lands, buildings, facilities and their respective features.
- APPLICABILITY** : This policy shall apply to all Town-owned property (not including schools), park lands, buildings, facilities and their respective features.
- POLICY** : It shall be the policy of the Town of Newington that the Town Council shall approve the naming of all Town owned property, park lands, buildings, facilities and their respective features. In accordance with its respective regulations, the Town Plan and Zoning Commission shall have exclusive authority to name public and private streets.

The term “facility” for purposes of this policy shall mean any Town owned property, park land, building, facility and their respective features. “Features” shall include but not be limited to components of the property such as rooms, fields, trails and other components of the facility.

Preference shall be given to naming facilities after significant geographical, neighborhood and/ or historical elements. On occasion, the Town Council may wish to acknowledge the activities and significant contributions made by individuals to the Town through the use of various naming options.

Section I – Naming Principles

The name given to a Town facility should:

1. give a sense of place, continuity, belonging and celebrate distinguishing characteristics of Newington;
2. maintain a long-standing identification with Newington residents;
3. be understandable to the majority of Newington residents; and
4. shall not be discriminatory or derogatory in nature.

The Town of Newington shall choose names for Town owned property, park lands, buildings, facilities and their respective features based upon its relationship to the following:

- a) The area or neighborhood in which the facility is located;
- b) Natural or geological feature;
- c) An historical name related to Newington’s heritage and/ or historical folklore;
- d) An individual of international, national or state significance; or
- e) An individual for the purpose of recognizing (1) particular activities and significant contributions to the Newington community; (2) outstanding financial contributions made toward the development and/ or enhancement of a facility

In all instances involving a business name, appropriate consideration shall be given to the nature of the business conducted by the subject business, its record of community involvement and/ or giving, its relationship to the Town and any controversy surrounding such business.

Phone: (860) 665-8510 Fax: (860) 665-8507
townmanager@ci.newington.ct.us
www.ci.newington.ct.us

Section II – Naming Process

The Town Council shall designate by resolution the names of Town facilities. The process for naming or renaming a Town facility may be initiated by a written proposal to the Town Manager stating how the proposed name(s) meet the criteria in Section I and a biographical outline of the individual.

The Town Manager shall transmit the request to the Town Council, which upon receipt may be referred to a Town Council standing subcommittee for review and recommendation. The Town Council Facilities Naming Subcommittee shall be comprised of three members appointed by the Town Council. Such recommendation shall state how the proposed name(s) meet the criteria in Section I. Public input shall be sought during the review process.

The naming of a facility may occur upon the approval by majority vote of the Town Council. In the event the naming is not approved by a majority vote of the Town Council, no further action on the proposed name shall be taken. Substantially similar name applications shall not be submitted more than once during any twelve (12) month period, or more than three (3) times in total.

Section III – Naming of Features

The interior and/ or ancillary features of a facility may have names other than the entire facility. The naming of such features shall be subject to the criteria set forth in Section I and the selection process outlined in Section II.

Section IV – Renaming Procedure

The naming of a facility shall be bestowed with the intention that it will be permanent. Consequently, changes to a facility's name shall be strongly resisted and discouraged. Absent exceptional circumstances, only facilities named for an area or neighborhood, natural or geographical feature shall be considered for renaming. Facilities named by deed restriction shall not be considered for renaming.

Facilities named after individuals shall not be renamed unless it is found that the continued use of the name is not in the best interests of the community.

The process for renaming a facility shall be the same for naming as set forth within this policy.

Section V – Corporate Sponsorships

Corporate sponsorship or naming rights may be considered when a corporation or business contributes either financially or in-kind to Town programs, services or facilities in return for recognition, public acknowledgement or other promotional considerations. The Town Council reserves the right to reject offers of corporate sponsorship and/ or naming rights. Corporate sponsorships or naming rights require a signed agreement which includes a sunset provision and specific parameters as to how the sponsor may utilize the Town of Newington's name as well as how the corporate name or advertising brand will be used.



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Acting Town Manager)
Date: March 18, 2016
Re: Town Council Rules Subcommittee Recommendations

The Town Council Rules Subcommittee met on March 15 to review the current Council Rules of Procedure. The Rules were last revised in April, 2014.

The Subcommittee's recommended revisions are attached for Council discussion and may be acted upon at a future Council meeting.

Attach.

§1. Adoption of standards.

The Town Council adopts Roberts Rules of Order as a general guide for the conduct of all regular, special and work session meetings.

§2. General

The following sections of the Town Charter are hereby incorporated into these rules:

§ C-403. Organization.

§ C-404. Procedures.

§ C-405. Introduction of ordinances.

§ C-406. Public hearings and passage of ordinance.

§ C-805. Duties of the council on the budget

§ C-906. Conflict of Interest.

These rules may be amended or suspended by a majority vote of the full Council.

§3. Town Manager

The Town Manager shall attend all meetings of the Council unless his/her absence is excused in advance by the Mayor or his/her designee.

§4. Regular Meeting.

Regular meetings of the Town Council shall be held in the Town Hall at 7:00 p.m. on each second and fourth Tuesday of each month unless otherwise determined by majority vote of the Council.

§5. Quorum.

The presence of five members shall constitute a quorum, and no ordinance, resolution or vote, except a vote to adjourn or to fix the time and place of the next meeting, shall be adopted by less than five affirmative votes (Charter, Section §-404).

§6. Placement of items on agenda.

A member of the Town Council will have an item placed on the next agenda or future agenda by contacting the Town Manager, Majority or Minority Leader of the Town Council or one of their designees prior to the agenda setting meeting.

§7. Inclusion of items on agenda.

When possible, the agenda along with relevant resource material will be distributed to the Town Council members three (3) **business** days prior to the meeting. Items not specifically included on the agenda may be included by a 2/3 vote of those present and voting. Except in emergency or unusual circumstances, action will not be taken on any agenda item so placed until the next meeting. Under no circumstances will any item be added to the agenda later than 9:00 p.m., or two hours after the beginning of the meeting, whichever is earlier. In accordance with Connecticut General Statutes, no items will be added to a special meeting agenda.

§8. Special Meeting.

Special Meetings may be called by three (3) or more Council members upon written request, or by the Mayor, or the Town Manager. The agenda of any special meeting must state all business to be considered and must be posted and made available not less than twenty-four (24) hours before the time of the meeting. No matter shall be considered at a special meeting that is not included on the agenda. Public Participation shall be limited to those subjects listed on the agenda.

§9. Work Session Meetings.

The Town Council may call at its discretion “work session” meetings to discuss and review pending legislation and may consider other items of concern to the town or its citizenry. The Council’s rules and procedure will determine the conduct of these meetings. No votes may be taken at a work session meeting except to adjourn (Charter, Section § C-404).

§10. Order of Meeting Agenda.

Where possible, the order of the agenda at all Meetings shall be as follows:

- ☐ Pledge of Allegiance
- ☐ Roll Call
- Approval of Agenda
- ☐ Awards/Proclamations
- ☐ Public Participation
- Remarks by Councilors on Public Participation
- ☐ Consideration of Old Business
- ☐ Consideration of New Business
- ☐ Resignations/Appointments
- ☐ Tax Refunds
- ☐ Minutes of Previous Meetings
- ☐ Written/Oral Communications from the Town Manager, other Town Agencies and Officials, other Governmental Agencies and Officials, and the Public
- ☐ Council Liaison/Committee Reports
- ☐ Public Participation
- ☐ Remarks by Councilors
- ☐ Adjournment

When a board, commission, organization or individual is invited to the meeting to discuss a particular agenda item, that item shall be placed on the agenda at the time requested, if possible. Where possible, all other items of a routine nature, such as communications, committee reports, etc., shall be placed in the final portion of the agenda.

§11. Public participation.

The public shall be provided two (2) opportunities to participate in each Town Council meeting. One opportunity shall appear on the agenda immediately prior to Consideration of Business, and one opportunity shall appear on the agenda following the Council Liaison and Town Manager's Reports. A telephone line shall be provided for members of the public to utilize during each public participation opportunity, subject to the same rules indicated below.

Public Participation may pertain to an agenda item or any subject of interest, welfare or concern to the Town (except at Special Meetings). Each speaker shall limit his or her remarks to three (3) minutes and shall be heard only once during each Public Participation. This time restriction may be enforced by use of a timing device. If a speaker exceeds the time limitation, the chair shall notify the speaker and allow 30 seconds for summation. The chair, at his/her discretion, may grant the speaker additional time.

Any citizen so speaking shall identify himself/herself by name and address, and if he/she is representing a group or organization, he/she may so state. The Chair, upon approval by unanimous consent, may allow additional public participation on an agenda item under discussion.

Members of the public who wish to register written support of or opposition to an agenda item at any Council meeting shall be afforded the means to do so. The names of those registering shall be read to the Council members prior to the vote on that particular item. In the event that the list is long, the Clerk shall tally the list and announce the total number of people registering support of or opposition to an agenda item. Written communications will not be read into the record unless requested by a Councilor.

§12. Voting.

No vote shall be taken on an agenda item under “Consideration of New Business.” In an emergency or unusual circumstance, this Rule may be waived by a 2/3 vote of the Council **members present and voting**. In this instance, Public Participation should be added prior to a Council vote on a new business item.

No ordinance, resolution or vote, except a vote to adjourn or to fix the time and place of the next meeting, shall be adopted by fewer than five (5) affirmative votes (Charter, Section § C-404).

A voice vote shall be sufficient on all matters unless a roll call vote is required by the Charter or requested by a Council member. The roll call shall be in alphabetical order by Councilor’s last name and the Mayor shall be the last name called.

§13. Time Limitation.

No consideration of any agenda item, which may include a vote being taken, shall commence after 10:30 p.m. except public participation and adjournment. This Rule may be waived by a 2/3 vote of the Council **members present and voting**, prior to 10:30 p.m. It is the Town Council's objective to complete meetings by 11:00 p.m. when possible.

§14. Executive session.

The Town Council may enter executive session as permitted by Connecticut General Statutes. The motion must state the reason for the executive session, **and all those who will be in attendance.**

The rules adopted by the preceding Council shall be the rules of the newly elected Council until the adoption of permanent rules (Charter, Section § C-403).



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Acting Town Manager Tanya D. Lane, MMC
From: Town Planner Craig Minor, AICP
Date: March 4, 2016
Re: **Town Council Resolution of September 8, 2015 establishing the current Open Space Committee**

The current Open Space Committee was established by the Town Council on September 8, 2015 by Council resolution (attached). One of the provisions of that resolution reads as follows:

“3. Upon request from the Town Council, the Open Space Committee shall make recommendations to the Town Council as to Open Space implications on such issues as the acquisition of real property, the sale of Town property, the protection and utilization of existing Town owned property, the financial impact of property acquisition with or without external funding sources and potential use of the Capital Improvement Fund.”

This provision prevents the Committee from addressing open space issues that were not specifically referred to it by the Town Council, preventing it from being pro-active on open space issues. At its meeting on February 11, 2016 the Committee voted to ask the Town Council to consider adding one sentence at the end of Provision #3:

The Open Space Committee may make recommendations to the Town Council whenever deemed appropriate by the Committee.”

This change retains the Committee’s responsibility to submit recommends when requested by the Town Council, but gives it the ability to be pro-active.

Please place this item on the agenda of the next regular Town Council meeting.

cc:
Open Space Committee members
file

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov

AGENDA ITEM: IV.D.

DATE: 9-08-15

RESOLUTION NO. _____

WHEREAS, the Newington Town Council desires to replace the existing Open Space Committee; and,

WHEREAS, in order to appoint a new Open Space Committee, the current Open Space Committee must be disbanded;

NOW, THEREFORE BE IT RESOLVED, that the Newington Town Council hereby disbands the existing Open Space Committee and creates and replaces it with a new Open Space Committee in accordance with the following provisions:

1. The Open Space Committee shall provide assistance to the Town Council, as determined by the Town Council, in those matters associated with Open Space issues as they come before the Town Council.
2. It is declared that protecting natural resources, protecting aesthetics of the community, establishing greenways and trail systems, preserving passive and active recreation areas, preservation of historical assets and similar issues are desirable for the community; and
3. Upon request from the Town Council, the Open Space Committee shall make recommendations to the Town Council as to Open Space implications on such issues as the acquisition of real property, the sale of Town property, the protection and utilization of existing Town owned property, the financial impact of property acquisition with or without external funding sources and potential use of the Capital Improvement Fund.
4. The Open Space Committee shall consist of seven (7) members. Two (2) members shall be current Town Council members and the remaining five members shall be residents of the Town. All members shall be appointed by the Town Council. All vacancies shall be filled by the Town Council.
5. The terms of the resident members of the Open Space Committee shall be four (4) years or until their successors are qualified and appointed, and shall be staggered. Initial appointments by the Town Council shall be: three (3) residents to be appointed to four (4) year terms; two (2) residents to be appointed to three (3) year terms. The two (2) current Town Council members appointed serve until their successors are qualified and appointed.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: VIII

DATE: 4-26-16

RESOLUTION NO. _____

RESOLVED:

That property tax refunds in the amount of \$2,007.30 are hereby approved in the individual amounts and for those named on the "Requests for Refund of an Overpayment of Taxes," certified by the Revenue Collector, a list of which is attached to this resolution.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

TAX REFUNDS – APRIL 26, 2016

Wells Fargo Real Estate 1 Home Campus MAC F2302-03F Des Moines, IA 50328-0001	\$325.71
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040	\$464.22
Ryan Mercier 109 Southwood Road Newington, CT 06111	\$8.85
Alicja Dunnells 165 Robbins Avenue Newington, CT 06111	\$317.57
Ryder Truck Rental Inc. 99 Murphy Road Hartford, CT 06114	\$890.95
Total	\$2,007.30