

TOWN OF NEWINGTON  
TOWN HALL RENOVATIONS PROJECT BUILDING COMMITTEE  
SPECIAL MEETING MINUTES

July 20, 2016

Town Hall Lower Level, Conference Room L101

- I. Call to Order – Mr. Miner called the meeting to order at 5:00 PM.
- II. Roll Call – Members present: Chris Miner, Chairperson; Jim Marocchini; Anthony Claffey, Joe Harpie, and Ed Murtha. Others present: Members of the public; Mayor Roy Zartarian; Tanya Lane, Town Manager; David Langdon, Director of Facilities Management; and Jeff Baron, Director of Administrative Services.
- III. Approval of Prior Meeting Minutes - Mr. Harpie made a motion that the minutes of the July 6, 2016 meeting be approved as presented. A second to the motion was made by Mr. Murtha. The motion passed by a vote of 4 YES to 0 NO with one abstention (Mr. Marocchini, who was not present at the previous meeting).
- IV. Discussion with the Police Chief Regarding Police Department Space Needs – Chief Stephen Clark met with the Committee. His only anticipated space need would be in the way of storage. The department is currently using office space for storage. They are also using storage trailers. The sprinkler system failure in dispatch that occurred over the winter has been addressed. Storage of equipment for potential civil unrest would be the greatest need. The bulk of the current storage is on the west side of the building.
- V. Discussion with the Library Renovation/Addition Building Committee – Newell Stamm, Jr., Chairperson of the Library Building Committee spoke with the Committee. Several members of the Library Building Committee were also in attendance. The library project feasibility study is now in process. The Library Committee is excited that they were invited. A campus style setting would integrate all buildings. Mr. Miner mentioned the possibility of reopening the Cedar Street entrance as called for in the 2020 Plan. Safety is an issue. Mr. Stamm noted that a parking study was suggested in the Library Committee’s meeting earlier in the afternoon. He believes that there was a traffic study done 8-10 years ago by a third party engineering firm. Parking is limited for everything. There is a shared use of parking. The Senior and Disabled Center parking lot is not always fully utilized. As a bridge over Cedar Street was not feasible, maybe a tunnel under Cedar Street would allow access to parking on the other side of the State highway. A campus design would have sidewalks and patio settings connecting buildings similar to what Central

Connecticut State University has. Mr. Miner asked that the Library Committee forward more information, once it became available, on its needs, along with any questions or concerns. Maureen Lyons of the Library Building Committee asked Mr. Miner what the Town Hall Committee's vision was. Mr. Miner replied that it would involve shared parking, shared program space, and avoiding duplication not only with Parks and Recreation but any duplication. It would be a shame to lose the auditorium space. Mr. Miner is looking for common themes between the two Committees. Mr. Stamm stated that the Library Committee did not intend to duplicate the auditorium. Mr. Miner stated that the Town Hall project was in the early stages and nothing was formalized. He was looking to move forward as a community. Traffic is different now, but if a traffic study is found, Mr. Baron was asked to distribute it. Mr. Harpie inquired about the Library Committee's timeframe. Mr. Stamm responded that they were looking to get the feasibility study completed first, that it would be finished this fall. Mr. Harpie stated he was hoping to resolve issues with parking. Relocating the bus garage is a possibility also.

- VI. Previous Studies – In advance of the meeting Mr. Baron had distributed the test results for the EnviroMed environmental survey of Town Hall and the 2008 Kaestle Boos Associates Town Hall Building Conditions report. Concerns have been expressed about not knowing the extent hazardous materials are present. Mr. Marocchini stated that you have to be careful what you test for. The Committee knows what is here, but not how far it has gotten. PCB abatement will drive the cost. Mr. Miner concluded that \$1.6 million of abatement activity is known. Other abatement would be necessary. Mr. Marocchini stated that the windows are inefficient and would need to be replaced in any renovation. Mr. Miner replied that it would also be more expensive the longer you wait. Mr. Langdon stated that many tunnels in the building have already been abated for asbestos. EnviroMed would have to submit to DEEP (the State of Connecticut Department of Energy and Environmental Protection) for a permit. Any hidden costs will come up then. Normally window caulking with PCBs seeps into the brick 1-1/2 to 3 inches, at the most 3 to 5 inches. The 20% contingency in the estimate is a safe haven for what needs to take place on this project. Mr. Langdon was asked what was left that needs to be abated. He responded some tunnels, spotty areas throughout. The EnviroMed study is pretty much dead on. Mr. Langdon was asked how long the abatement would take with the employees in place. He responded that it is a fine line. The contractor will need to build containment centers, which will add to the cost. A few months for each containment should be anticipated. Mr. Claffey felt he couldn't make an educated decision on this cost estimate. Mr. Langdon responded that the extra expenses were included in the contingency. They were taken into account. The disruption will be major. Renovation of a building this size will not be an easy task. You will also have to stage parking. Mr. Marocchini stated that the project could still be done. Mr. Langdon observed that there is quite a bit of wasted space in the current building. He was asked about the

current heating system. No one is using steam heat any more. 81-82% efficiency is the best the Town can achieve on the current boilers. Modulating gas boilers would be a huge savings. Mr. Miner requested a return on investment number for the next meeting. In response to a question, Mr. Langdon said the steam tunnels would not be insulated, he was only looking to get a barrier for moisture. Mr. Claffey asked for numbers regarding the buildings in which new boilers were recently installed. Mr. Langdon responded that things such as the turndown ratio also comes into play. The new technology on today's new boilers has come so far, it is difficult to calculate savings. The current Town Hall boilers were not maintained correctly prior to his arrival. They require investment.

Mr. Murtha asked how the Town got to this point. Some of the items in the Kaestle Boos Associates Town Hall Building Conditions report are twenty years old. Mr. Langdon would not speak for facilities managers who came before him, but there are budget constraints, and items have been delayed because of the impending building project. Mr. Miner stated that the Town is at a crossroads. The Committee needs to be fiscally responsible and achieve the most it can. It needs to determine if salvage is the most cost effective means to proceed. Mr. Claffey asked what the Committee would be getting for this cost (the approximately \$25 million estimated by DTC in their recent report). Mr. Miner responded that it would basically be updated roofing and mechanicals. Mr. Claffey stated that he would need more meat in order to make an educated decision. Mr. Langdon stated that the project would be more attractive to bidders if it is not State-funded. When the Town does decide to build, he feels there will be hungry contractors out there looking to bid. He encouraged the Committee to hire an architect soon if they are pursuing the hybrid approach option in the DTC report. The Committee would need conceptual drawings and options. For \$25 million in expenditures he felt there should be a 40-50 year life span. Mr. Miner reiterated that the Town was approaching the end of the line, the back end of the life of the boilers. Mr. Harpie asked about the structural integrity of the building. That was addressed earlier by Kaestle Boos Associates.

- VII. Any Other Business Pertinent to the Committee – Mr. Marocchini felt that there was a need to settle on a direction to move in. The Committee needs to decide on the size, both for the Community Center and the Town Hall. It also needs to figure out parking. There is a need to come to a consensus. Mr. Claffey hasn't seen the parking issue. Mr. Baron stated that parking problems repeatedly occur during weekdays when employees are on site, there is a training session or other meeting at Town Hall and a library program; all parking spots will be taken. Mr. Langdon pointed out that if a second gym were to be built, even more parking would be needed. Mr. Baron will provide the cost of the Lower Level renovations and the Transition Academy renovation for the next Committee meeting. Mr. Harpie and Mr. Langdon observed that other towns have recently built smaller Town Halls. Mr. Miner asked if the \$25 million project was a disservice to the community. He encouraged the Committee to strongly consider the hybrid approach. The Committee needs to come to some

consensus as a group. He would like to have a couple of directions, and their conceivable costs, for the public to consider. The Committee will discuss what the hybrid project would be at their next meeting. Mr. Baron was directed to get any updates to the space needs requests of Town Hall departments.

- VIII. Public Participation – Steven Silvia, 45 Basswood, regarding this evening’s Committee discussion and advice for the Committee. Mayor Zartarian received an e-mail from Ada Flynn, address unknown, regarding mold and remediation costs. He will forward this to Mr. Baron to share with the entire Committee. Michael J. Fox, 1901 Main Street, regarding various aspects of the Committee’s earlier discussion.
- IX. Response to Public Participation – In response to the last speaker, Mr. Miner stated that the Committee has been upfront on participation from the public and for getting a feel for what the public’s desire is regarding the project.
- X. Adjournment – the meeting adjourned at 6:34 PM.

Respectfully submitted,

*Jeff Baron*

Jeff Baron  
Director of Administrative Services