

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

July 6, 2016

Town Hall Lower Level, Conference Room L101

- I. Call to Order – Mr. Miner called the meeting to order at 5:06 PM.
- II. Roll Call – Members present: Chris Miner, Chairperson; Dave Nagel, Anthony Claffey, Joe Harpie, Ed Murtha, and Whit Przech. Others present: Members of the public; members of the press; Mayor Roy Zartarian; Tanya Lane, Town Manager; David Langdon, Director of Facilities Management; Graham Curtis and Steve Gendreau, Diversified Technology Consultants (DTC); and Jeff Baron, Director of Administrative Services.
- III. Approval of Prior Meeting Minutes - Mr. Harpie made a motion that the minutes of the June 21, 2016 meeting be approved as presented. A second to the motion was made by Mr. Murtha. The motion passed unanimously.
- IV. DTC Report Discussion – A review of the report, which was initially presented to the Town Council earlier in the year, was made by Mr. Curtis and Mr. Gendreau. It briefly touched on the project’s history, followed by DTC’s approach, which included a third party independent cost estimator. The history of the building was covered. The report also identified existing issues, namely those involving roofs, windows, insulation, moisture, storm drainage, the lack of a vapor barrier underneath the building, uninsulated steam pipes, effervescence on the walls, crumbling concrete, aged building systems, interior finishes, an inefficient layout, lack of storage, inefficient lighting, the presence of hazardous materials, the lack of parking, the poor condition of the exterior on the east side of the building, fire safety concerns, inaccessibility, the desire for more activity space at the Mortensen Community Center, and the poor condition of the locker rooms. Potential renovation was discussed in the report, with an estimated cost of approximately \$25,000,000. The cost of some of the roofing work would have to be added to this figure. This would keep the renovation work of earlier Committees (at the Transition Academy wing and the Lower Level) to the extent possible, and would be considered “renovate as new” with all systems expected to have a minimum life expectancy of twenty years or more. It would level the auditorium floor and use that area as swing space. The scope of the renovations was outlined, which would address issues with the roof, moisture and water infiltration, facade and structural issues, building systems, energy efficiencies, hazardous materials, site issues, interior finishes, fire safety,

accessibility, and energy efficiencies. The benefits, features, and limitations of a renovation project were presented. Another option, the hybrid option, was identified. This would increase the cost and would involve knocking down between 40% and 60% of the building.

Mr. Harpie felt that value engineering was the best part of this approach. He felt that the whole dynamic of Parks and Recreation looking for a substantial increase in space would make it difficult to present a hybrid project. The roof has needed replacement since 2008. He observed that there are many income centers in Town Hall. It is an important building. A number of Committee members had questions for Mr. Curtis and Mr. Gendreau. These questions and the responses to them are summarized: Mr. Przech asked about the value of the roof work and the size it covered; \$1.46 million for roughly 80,000 square feet. Mr. Murtha asked if solar equipment would be leased or owned; that has not yet been determined, there are a number of options, a Request for Qualifications would be needed. Mr. Murtha asked how much parking would be gained; 20 spaces. Mr. Claffey asked if anything was being touched on the exterior, besides the roof; there would be new windows. He also asked what renewable systems were anticipated; solar energy was the only one budgeted. Mr. Miner inquired if there had been any efficiency projections; none yet, but rebates would be looked into. Mr. Miner asked what percentage of the building was in the 1955 to 1970 construction era (this section of the building is not holding up as well as the original 1950 construction areas); approximately 25% to 30%. Mr. Miner asked about right sizing the building and the amount of wasted space in the current building; about 40% to 50% is for circulation instead of the current norm of 20%. Mr. Miner asked about replacement roofing materials; metal roofing on the shingled roofs and EPDM on the flat roofs with insulation. Mr. Nagel noted that this would not include the Transition Academy roof that was recently replaced. Mr. Miner asked about phased renovation completion time; 24 months of construction for either the renovation or the hybrid method, plus one year for design. Mr. Nagel requested more detail regarding conversion of the auditorium; this would solve the swing space need and the multi-purpose space need, the Town could use the same value to make the auditorium fully code compliant, the room would be level with the stage. Mr. Claffey inquired if there would be enough money to cover the all the technology requirements after three years, fire suppression system prices won't be going down either; there is a ten percent design contingency and a ten percent construction contingency, escalation was also anticipated in the estimate. Mr. Claffey asked what FF&E (furniture, fixtures and equipment) was included in the estimate; telecom, security and some furniture, DTC spoke with the Town's IT department head. Mr. Miner felt that upgrades should result in huge savings on operating costs. Mr. Przech asked what the operating utility costs were for just Town Hall; for 2014-15 they were \$137,597.95, not including telephone or cable. Mr. Przech also asked for the cost of the Lower Level renovations; that cost might have been three to five million dollars. Mr. Miner asked about state reimbursement for schools; administration space would be roughly half

the percentage for reimbursement as for school space, the amount of Board of Education square footage and the percentage of the total project it was would also be factored in.

- V. Any Other Business Pertinent to the Committee – Mr. Claffey and Mr. Przech introduced themselves to the Committee and briefly spoke about their backgrounds. The topic of a design-build format versus a design-bid-build format was discussed. DTC has some experience in this area and Mr. Curtis felt that design-build worked better for newer buildings that are clearly defined. Berlin is trying it for their police station. He felt this approach doesn't really save money. The State of Connecticut has done it with courthouses and schools. He felt design-build worked better on the private side if the owner needed something quickly. He foresees a loss of some control by the Town. Mr. Harpie stated that he had been involved in several design-build projects that had worked well. Both he and Mr. Miner saw price escalation as a concern. Regarding the earlier space needs information that had been provided to Committee members, Mr. Miner asked staff to check with those department heads who were new to ascertain if there were new needs or requests for space.
- VI. Public Participation – None.
- VII. Response to Public Participation – None.
- VIII. Building Tour – Following a five minute recess the committee members, members of the press, and members of the public toured the building. The tour of the Upper Level and the Transition Academy wing was led by Dr. Collins, the Superintendent of Schools. The tour of the Main and Lower Levels was conducted by Mr. Langdon. This tour went through offices, hallways, program spaces, and areas normally off limits to the public, such as the east and west penthouses, storage areas, steam tunnels, the Facilities area, the boiler room, electrical supply room, the courtyard and the loft area. No business was conducted.
- IX. Adjournment – the meeting adjourned at 8:09 PM.

Respectfully submitted,

Jeff Baron
Director of Administrative Services