

Town of Stonington
Permanent Committee to Study the Needs and Use of Town Public
Buildings Including Town Hall Facilities
February 16, 2010

A regular meeting of the Permanent Committee to Study the Needs and Use of Town Public Buildings Including Town Hall Facilities was held on February 16, 2010, at the Stonington Police Station.

Present: Charles Ballato, George Brennan, Tony Cassata, David Christina, and Stephen Singer. Christopher T. Nardi and William R. Silver with Silver/Petrucelli + Associates (by phone).

(1) Call to Order/Approval of Minutes

George Brennan, Chairman, called the meeting to order at 7:05 p.m. Charles Ballato made a motion to approve the minutes of January 19, 2010, seconded by Stephen Singer, and the motion carried unanimously.

(2) Town Hall Space Needs Analysis

The Committee continued its review of the proposed plans for the Town Hall renovations, specifically three revisions to Scheme 3, Revision A, B, and C. George Brennan acknowledged that space will not be needed for the Judge of Probate and the Sanitarian. Within 12 to 18 months the Judge of Probate will move to Groton, CT and plans are underway to form a health district to meet the mandate. Committee members discussed the following with Christopher Nardi and William Silver:

- Construction costs for new construction, heavy renovations, moderate renovations, and light renovations for each scheme
- Various configurations to locate the Town Clerk, Town Assessor, and Tax Collector's offices in the front of the building and the First Selectman's office at the end of the corridor on the main level.
- Meeting space. Potential to provide for more flexibility in each scheme and meet codes for public meeting space. The public meeting calendar was reviewed.
- Security.
- Recommendation to replace the boiler since the existing boiler has a 5-10 year life expectancy.
- Replace lighting that is outdated and at the end of its useful life.
- Fire alarm system has a few code issues, and it was recommended to replace the system.
- Upgrade communication system.
- Generator will be evaluated and a decision would be dependent upon the addition.
- The existing roof is in fairly good condition.

The Committee recommends preparing a document describing the process for residents, as well as the cost associated with the project. The Schemes were ranked B first (most functional/economical), A second, and C third. Revision B, 4,778 s.f., new construction \$330/s.f., heavy renovations \$185 /s.f., \$135/ s.f. moderate renovation, and light renovations \$95.

Parking Scheme

The Committee reviewed a parking plan with an addition of approximately 5,000 s.f. While there is room on the site to accommodate additional parking spaces on the north and south side, concern was expressed to keep the frontage green and not have any overage of parking on Elm Street.

Next Steps

At next meeting costs will be reviewed and the pros and cons to the three proposals. The goal of the Committee is to justify the project with the most efficient, functional, and reasonable plan. Tony Cassata stated that the message should be clear and consistent in that this renovation will meet the needs of the town a certain number of years and also share some calculations regarding space for the various departments according to industry standards. Silver/Petrucelli will also generate renderings and site plans.

(4) Committee Charter

George Brennan reported that the First Selectman is working on the Committee Charter.

(5) Correspondence

None.

(6) Old Business

Charles Ballato questioned the status of LOCIP funds. George Brennan stated once numbers for the project are firm, there will be a discussion with the town and state to determine the amount of funds that remain and if there are any grants that may be available. William Silver stated that he will also look into alternative energy considerations.

(7) New Business

None.

(8) Public Comment

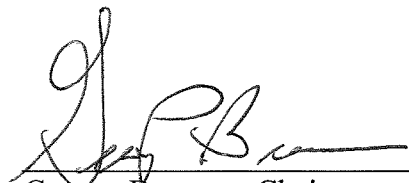
None.

(9) Next Meeting/Adjournment

The next meeting of the Permanent Committee to Study the Needs and Use of Town Public Buildings Including Town Hall Facilities will be March 15, 2010. There being no further business, Charles Ballato made a motion to adjourn at 9 p.m., seconded by David Christina, and the motion carried unanimously.

Submitted by,


Maureen L. Carboni, Recorder


George Brennan, Chairman