

STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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Deputy First Selectman

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RONALD F. STOMBERG
JOHN W. TURNER

LORI L. SPIELMAN
First Selectman

Wednesday, January 24, 2018
Center School Gymnasium
Board of Selectmen Special Meeting

MINUTES

SELECTMEN PRESENT: Lori Spielman, James Prichard, John Turner, David Stavens, Ronald Stomberg, Melinda Ferry, Sarah Cook

OTHERS PRESENT: Timothy Webb, Director of Public Works/WPCA Administrator; Jim Daley, Fuss & O'Neil; Nicholas J. DiCorleto, Jr., Finance Officer/Treasurer; Cynthia Costanzo; Chris Weitz; Paul Murphy; Tom Palshaw; Jill Maznicki; David Olender; Marc Diwinsky; Peg Busse

I. CALL TO ORDER

The Board of Selectman (BOS) meeting was called to order by First Selectman Spielman at 7:03 PM.

II. PLEDGE OF ALLEGIANCE

III. CITIZENS' FORUM (Non agenda items)

No citizens came forward.

IV. UNFINISHED BUSINESS

1. Update – Potential Referendum Projects

Mr. Timothy Webb, Director of Public Works/WPCA Administrator, introduced the members of the Board of Selectmen (BOS) and the Board of Finance (BOF), as well as other key individuals interested in the projects who were in attendance.

Mr. Webb mentioned that at the January 22, 2018 meeting of the BOS and BOF, Mr. DiCorleto, Finance Officer/Treasurer spoke in regards to the Town's debt and how it will tail off after a couple of years. If the Town wishes to move forward with these projects, this would be the time to do so. Prior to a referendum vote, there would be a Town meeting at the high school to discuss final costs and bids. Tonight is just a meeting to present the ideas.

Mr. Webb explained the differences between "design build" and "build design." The turf field project will most likely be a design build, so that they can change things in the

process and fine tune right up until the project goes out to bid. This could result in cost savings during the process.

Jim Daley from Fuss & O'Neill spoke about the background of the projects. The key to design build is an interactive client. Mr. Daley has worked on several projects with Mr. Webb. They have been looking at these two projects' for two and a half years. The budgets were composed about a year and a half ago. The numbers that are being provided today are up to date as of January 1, 2018. The numbers can be an indicator of how time will affect the projects. Both projects lend themselves to design build format. They are very different projects. Mr. Daley has worked with both the lighting and artificial turf contractors before. There are also many contractors the Town has worked with and contractors that are already pre-approved by the State. As they move forward, consider that there is room to move, drop, or expand projects and work together.

Mr. Daley thanked Parks and Recreation Commission representatives Christopher Weitz and Cynthia Costanzo for their efforts in obtaining the \$1,000,000 grant from the State of Connecticut for the turf field and lights project. The grant has a five year limit on it, and it is now in year three. Both projects are already bonded and in the works with the State. If nothing is done, the grant money remains with the State. This is why it is important to get things moving forward and get these projects out to a vote of the residents.

A. Turf Fields

Mr. Daley stated that under this project, the existing football field would be replaced with artificial turf. The existing field would be removed, graded, then a complete drainage system would be added. Prices at this time are not fixed, sometimes it can be better and sometimes worse, but this presents a good idea of what pricing will be. It all comes down to what the Town wants to include in the project.

There are two components to the project, the field conversion and lighting project. The cost includes plan development, soil testing, general conditions, site work and utilities, field base and preparation, replacement irrigation, turf (depending on what material is used for the carpet and the fill), maintenance equipment, storage shed, a four foot vinyl fence, and professional services. This brings the total cost to \$1.76 million after escalation.

Irrigation helps to cool the fields down when they overheat and washes away the build-up of bacteria such as blood, saliva, and bodily fluids. It helps with the health of the turf. There are multiple options for the carpet fill that they can explore, but they used the high end option when looking for prices.

The lighting prices include average costs for lighting on the main field, east side practice field, tennis courts, as well as soccer field lighting and conduit up to the soccer field. This totals about \$1.1 million after escalation.

The budget for the total project would be \$2.88 million.

Cynthia Costanzo (16 Punkin Drive), Parks and Recreation Commission member, stated that the project was first submitted specifically to create a turf field with lighting for the turf and the adjacent field. This did not originally include lights for the soccer field. If you add lights to the soccer field, it will be used longer, which might become problematic and costly in terms of maintenance. If you remove the soccer field lights and the conduit lighting leading up to the field, the cost would decrease by \$435,000. The tennis group has the ability to seek a United States Tennis Association (USTA) grant with \$45,000

reimbursed on the \$115,000 cost of the tennis court lights. Ms. Costanzo also asked for consideration of a six foot fence to protect the turf field.

Ms. Costanzo continued that the research in regards to the fill does not support that there is any risk of the base standard crumb rubber field. Alternative fills have caused issues in nearby fields. The price for the field includes the most expensive alternative, and using the crumb rubber would remove \$187,000 from the cost estimate.

Ms. Costanzo stated that this would be a fantastic field and a significant investment that would be good for the future of children in Town and will last for many years.

Mr. David Olender (22 Abbott Road) asked how long this field is expected to last. Ms. Costanzo responded that at the collegiate level, they expect a highly utilized three-season field to last about ten to fifteen years. The high school field will not be utilized as much, so you can feel confident in twelve years, but expect fifteen. The cost to create the turf field would be the greatest expense; the cost to replace it would include replacing the carpet. There is research in regards to the utilization and cost over a twenty year period that show that the cost of maintaining a turf field is less on an annual basis when compared to a natural field. The costs come fairly close overall. When comparing cost per hours played, the cost of a synthetic field is driven down.

Ms. Costanzo mentioned that snow can be plowed off of the turf field. Mr. Webb responded that it is not recommended. Ms. Costanzo stated that it is safe to plow the field, but must be done quickly as you cannot plow once the snow and ice has settled as it will damage the field. The Town of Ellington, however, must decide how to allocate their resources when it comes to snow fall and plowing and maintaining streets and sidewalks for the safety of residents would take priority.

Paul Murphy (11 Hatheway Road) asked why they do not put in a turf field where the current soccer field and track sits. Mr. Webb responded that it would damage the existing track. Christopher Weitz (12 Lookout Landing) stated that the track was recently refurbished. Mr. Daley added that it would be fairly expensive, about a million dollars extra, to modify the draining and keep the existing track while adding a synthetic field.

Tom Palshaw (120 Pinney St) asked about what fill is being proposed for the project. Mr. Weitz encouraged extensive research into all the different types of fills.

Mr. Murphy asked about including corporate sponsorship on this project. Mr. Webb responded that would be up to the BOS to review and determine that approach.

B. Town Hall Expansion

There is a \$500,000 dollar Small Town Economic Assistance Program (STEAP) grant for this project that has a two year extension on it. If nothing is done, that grant expire.

Mr. Webb explained that this will be a one-story expansion off the back of the existing Town Hall. There would be a loss of a few parking spaces. They would move the Tax Collector, Assessor, and Town Clerk to the one story section in the back of the Town Hall. They would then add restrooms onto the first floor. Right now, there are only restrooms on the top floor. This would create a traffic flow for these offices that does not exist now. It is also important to make the building ADA compliant, which they currently are not.

Mr. Daley stated that the Town Hall is a dated building, which makes it difficult to update and make ADA friendly. The new addition will be where the public will mostly interact with the Town Hall. The objective is to create a formalized entrance to the building.

Mr. Webb stated that first the addition will be built. Then the departments will move into the new space. The new addition will be designed so that in the future a second floor could be added if needed.

Mr. Daley stated that the functionality of the existing Town Hall is pushing the limits. The electrical expansion is sub-code, the plumbing is out-of-date, and the building in general is awkward. Mr. Olender asked if the old building should be knocked down. Mr. Daley responded that it is really strong, just awkward.

Mr. Daley ran down the two parts of the project- the addition and the renovation. He provided "real world numbers," which have not yet gone out to bid.

For the first component, the Town Hall renovation, the numbers include costs for renovation, plumbing, electrical, HVAC, fire protection, exterior touch up, interior build out (paint, sheet rock repair), general conditions, professional services, and project oversight and contingency. The recommended budget is \$1.6 million when factoring in escalation.

For the second component, the addition, the total budget estimate is \$1.34 million after escalation. This includes site work, foundation, plumbing, electrical, fire protection, HVAC, new roof, interior build out, contingency, and project oversight.

Mr. Daley stated that this project is pretty accurate, as there are not many things that can be changed. He also recommended to carry a line of up to \$300,000 for blanket contingency on this project beyond the contingency wrapped up in the individual aspects. This is because many things could be found or could come up unexpectedly. This brings the total budget of the project to \$3.25 million. The \$500,000 STEAP Grant would also be applied.

Christopher Weitz asked if the budget included new furniture. Mr. Daley stated that it did not.

Jill Maznicki (72 Hoffman Road) expressed concern about the tight parking near Center School. Parents use the Town Hall parking lot to drop children off at Center School. Mr. Webb assured her that the only parking spaces that would be removed would be the eight right behind the building. The walkway to Center School would be moved. Mr. Daley added that there would be added ADA compatible parking near the entrance to the Town Hall.

Mr. Olender asked about the increases due to prevailing wage. Mr. Daley responded that it most likely accounts for about a 25% increase. Mr. Prichard, Mr. Stavens and Mr. Daley discussed the recent changes in the prevailing wage limits. Mr. Webb noted that if they only did the addition, removed prevailing wage, and really cut things down, the project could be under \$1,000,000.

Marc Diwinsky (282 Windsorville Road) asked how much would need to be spent just to bring the Town Hall up to code. Mr. Daley responded that it would take the whole \$1.6 million.

Peg Busse (37 Abbott Rd) asked if the Town Hall has been looked at in conjunction with the other municipal buildings in Town and the outlook for the next few years. If this is approved and then somewhere down the line there needs to be a new school, the tax payers might ask why the Town Hall was renovated if the school was available for use. Mr. Webb responded that the Town facilities that they have direct control over are Public Works, Town Hall and Annex, Senior Center, Old Crystal Lake School House, Human Services, and Police Department. They have no control over the Board of Education

(BOE) properties, Hall Memorial Library, EVAC, or the fire department buildings. They work with every department to help out and have been maintaining the facilities. The BOE is supposed to do a feasibility study. It is not prudent to ignore the 150 year old Town Hall building so that it becomes usable. The Town has upgraded the facilities they have control over in the last seven years.

V. ADJOURNMENT

Ms. Spielman thanked everyone for attending this informational meeting.

MOVED (PRICHARD), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO
ADJOURN THE MEETING OF THE BOARD OF SELECTMEN AT 8:14 PM.

Submitted by Meaghan Maguire Approved by _____
Meaghan Maguire
Recording Secretary

Lori Spielman
Lori Spielman
First Selectman