

Subject to Approval
Academy School Community Center Design Committee

Meeting Date: March 1, 2019

Meeting Place: Town Campus, Room A, Campus Drive, CT

Members Present:

- Chair William Stableford
- Rosalyn Cama
- Catherine Flynn-Donovan
- Gus Horvath
- John-Michael Parker
- Dick Passero

Others Present:

- Al Goldberg, Board of Selectman

Call to Order:

The meeting was called to order at 3:05 p.m.

1. Public Comment:

From Al Goldberg:

BOS Minutes dated February 11, 2019 were presented to the Committee by Selectman Goldberg where this Committee's charge is presented.

This Committee will be charged in:

1. Creating a Community Center design proposal
2. Creating a cost estimate for the Community Center design proposal
3. Holding public Workshop/Input Sessions to overview this design and cost to the public
4. Recommending to the Board of Selectman by April 8, 2019, a Committee Center design proposal and cost to bring to Referendum

2. Presentation from Catherine Ferrante:

Combined with Item 4.

3. Presentation from Gus Horvath, including review of building floor plans:

Gus Horvath called attention to the Boards & Commissions section of the Town's Website where additional information can be found, it is there where this committee's agenda will be posted.

Gus reviewed with the committee the existing building plans, interior zones by addition dates and each plan's unique qualities. Building statistics have been emailed to the

committee. Per Colliers the building is comprised of 53,600 sq ft, classrooms are approx. 1,000sq ft each.

4. Presentation from Dick Passero, including review of Guilford Community Center operating costs and staffing patterns:

Catherine Ferrante with Dick Passero shared their investigative work and possible scenario of a program in a presentation prepared at the time of the consideration for residential developers. This was presented as a view for what a Community Center could look like.

Propositions include a Town Owned /Town Run – no commercial operation with consideration for Historic, Civic, Sentimental design interventions. The business case and ROI with tax implication were formulated and submitted to the public in the Community Center scenario of the Great Blue survey, which received the most votes.

Dick Passero presented his previous committee's investigations in three reports presented to each committee member.

Report 1: Explains the methodology in the arrival of the formulaic taxpayer pro-rated assessment value using a similar formula used for the Madison Senior Center @12,000 sqft. This report also categorizes local Community Centers as Multi-Purpose versus Cultural Arts Centers

Report 2: Shows how each community tailored its Center to its community's needs. Guilford's is run by Parks & Recreation/ Madison statistics are shared as if to do the same.

Report 3: Is the tally conducted by Passero and Fresante at the last Town meeting. It is a paper poll of desired activities completed by 17 in attendance and rated from Most to Least Popular. Al Goldberg announced that First Selectman Tom Banisch is willing to post this committee's questionnaire on the Town's Website for a broader reach to the specificity of desired services to be housed in the proposed Community Center.

5. Presentations from Catherine-Flynn Donovan and John-Michael Parker, including review of existing Madison facilities:

The committee did not review this item.

6. Presentation from Roz Cama, including conceptualization of design process:

Rosalyn Cama distributed to committee members and presented (as a way to organize a complete assessment of the town's needs, coupled with an effort not duplicate any existing services) a Town Map and a list of non-profits as listed on the Madison Chamber of Commerce website. A two-by-two committee, Roz with John Michael Parker will

annotate this map for possible understanding and duplication of proposed community services.

Rosalyn Cama proposed an evidence-based approach and schedule in preparing for the town's charge of a "workshop." Her proposition was to spend the next two weeks to gather intelligence beyond what the previous committees have completed. The gaps in this investigation are to visit and interview the best community centers within reason noting their best outcomes (Colliers will schedule a local tour, locations tbd), a literature search of the design of facilities that have measured those outcomes (Roz and John-Michael will run concurrent with the development of Dick and Catherine F's questionnaire) and create a list of those relevant design typologies (design interventions that will result in improved outcomes – Roz offered a previous project's study) that will create a stew of Project Wisdom.

The committee, and others in the session saw this approach as costly and adding delay to the end charge, but more importantly undoing a Town's confidence in the project's approval. Roz tried to assure that innovation does not = additional cost, but could not allay those fears. This effort is tabled.

John-Michael suggested a tandem approach as the former committee's work has essentially fulfilled 50% of this committee's charge and places us ahead of schedule. At the next meeting Roz and John-Michael will look at the intersection of Dick's team's and this methodology's finding and offer questions to the questionnaire that will address the desired Behavioral, Organizational and Economic synergies to be considered in the Town Poll.

Catharine Flynn-Donovan agreed to work with Dick on the development of the questionnaire. All are encouraged to offer suggestions.

The conclusion of Roz's presentation to use this to develop a Project Vision or Program will be tabled until the questionnaire (versus workshop) is complete. The final deliverable was suggested to be an architectural bubble diagram of building requirement types that will inform a square footage approach to building type estimates. Roz offered an understanding of simple versus complex program type spaces. Colliers and QAM Architects will assist in this endeavor.

7. Receive input from Colliers:

Colliers led a conversation that ensued about delivering a program aligned with the proposed budget. Colliers presented a workplan, dates and milestones, to get to a final deliverable. They are currently running numbers on a variety of scenarios that will stay within the proposed \$14M budget.

It was suggested in public comment that we begin to identify advocates and arm them with talking points to sell this committee's approved program and budget to the community prior to a vote.

8. Discuss and take action to create a Committee work plan that adheres to the Charge:

The final deliverable was suggested to be an architectural bubble diagram of building requirement types that will inform a square footage approach to building type estimates within the proposed \$14M budget.

9. Discuss and take action to set meeting schedule:

March 5	3pm: Tour with Colliers	Academy School
March 6	7:30pm: Public Meeting	Polson School
March 7	3pm: Committee Meeting	Town Hall – Questionnaire Due
March 12	3pm: Committee Meeting	Town Hall
March 14	4pm: Committee Meeting	Town Hall
March 19	3pm: Committee Meeting	Town Hall
March 21	3pm: Committee Meeting	Town Hall
March 26	3pm: Committee Meeting	Town Hall
March 28	4pm: Committee Meeting	Town Hall
April 2	3pm: Committee Meeting	Town Hall

10. Discuss and take action to approve 2-member subcommittees, if necessary:

A two-by-two committee of Rosalyn Cama and John Michael Parker will annotate a Town map for an understanding of retail and non-profits.

11. Discuss and take action to schedule a tour of the Academy School building.

The Committee agreed to a tour of the building on March 5, 2019 at 3:00 p.m. as indicated in the above schedule.

12. Discuss and take action to determine a schedule of tours of other Towns' facilities.

The committee did not review this item.

13. Discuss strategies for Public Hearings and Public Input Sessions, including possible questionnaire.

Catharine Flynn-Donovan agreed to work with Dick on the development of the questionnaire that will be placed online. All are encouraged to offer suggestions

14. Public Comment.

Sarah Barret suggested that we begin to identify advocates and arm them with talking points to sell this committee's approved program and budget to the community prior to a vote.

Concern about the lack of turn out at a public hearing that will gather the right needs assessment. She also noted a desired "Marketplace" which may require a zoning change.

Concern about another public meeting next week, similarly concerned that not many people know about this and the input will be skewed.

Hence, Al Goldberg noted the importance of an online survey.

15. Motion to Adjourn:

Move to adjourn approved at 5:26pm.