

Subject to Approval
Academy School Community Design Center

Town of Madison
Connecticut 06443-2563

Meeting Date: March 12, 2019
Meeting Time: 3:00 p.m.
Meeting Place: Town Campus, Room A, Campus Drive

Members Present:

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

Others Present:

- Al Goldberg, Board of Selectman
- Mark Sklenka, Colliers
- Tom Arcari, Q+AM Architects
- Felicia Smith, Colliers

Call to Order:

The meeting was called to order at 3:02 p.m.

1. Approval of Minutes of 3/7 meeting:
Corrections: From Public Comment -
Minutes record actions of Committee not citizen's comments
Bill Stableford and Al Goldberg state there is no need in this meeting format to record
citizen comment.

Motion to approve: Gus Horvath
Second: Dick Passero
Vote: Motion was unanimously passed

2. Presentation by and Discussion with:
 - A. Economic Development Commission (EDC) – Ryan Duques, Chair and Dave Anderson, Town Planner**
EDC is hopeful to include in the Community of Center best in class programming that the Town isn't best suited to provide, such as vibrant activities to meet

demographic needs not being serviced by others in town. Specifically they are looking at businesses that will bring in revenue as fit-out tenants (The tenant will pay to outfit their spaces). Their suggestions include a post-graduate education program, fitness center and a co-working venue. They have identified an area University for adult Education, two New Haven businesses as anchor tenants for co-working spaces, and a Health and Fitness Vendor. They see this type of tenant as an opportunity to offset the operational costs of the debt service from the renovation and general operational expenses of the community services. Program Requirements = 15-20,000 square feet.*

The Committee questioned the ability to keep these spaces flexible for after hour community usage, to keep the services unparalleled by other town offerings, to qualify zoning changes if needed and provide data to support need for co-working venues.

*The architect later noted that after all circulation, support and large spaces of assembly are removed from the overall 53,000 square feet there only remains 20,00 of program space.

B. Tri- Board Committee Kirk Barneby, Katie Stein, Tom Scarice

Provided history of the Committee's charge along with right-sizing and improvement plan for the Town's educational system. In evaluation of the duplication of services discussion occurred around adult education and performance spaces. Adult Education is offered through a Middletown System as ERACE had low enrollment. The performance space with top quality and likely include upgrades to the Polson Auditorium. The School Systems arts programs are robust and seasonal but may not be available to Town venues except during summer session when the students are on vacation.

3. Report From and Discussion with Colliers

Next steps to update the Committee's Timeline were reviewed. We are in a Budget to Design phase. The Committee asked if more time was needed to be prepared for a thorough public review. We have the responsibility of public opinion and an obligation to get to yes. There are two more public hearings March 21 at 6:30pm and April 1 at 7pm. Thursday we will hear from the Arts Barn and Youth and Family Services, next Tuesday from the Library and the Chamber of Commerce.

Extra Funding sources were discussed, in this timeline is not feasible to explore. John-Michael Parker will look into SHPO

4. Report from and Discussion with architectural firm QA+M

A formal presentation will be made at Thursday's meeting. Comments made, noted above about square footage. There are a few major components to the renovation:

1. Code upgrades and Containment abatement

2. Site and Parking upgrades
3. Building Accessibility and ADA upgrades
4. MEP (Mechanical, Electrical & Plumbing) upgrades
5. General cosmetic upgrades – ceilings, walls, floors
6. FFE: Furniture Fixtures and Equipment (all that would shake out of a building if turned upside down)
7. Basement linkage at grade change
8. Courtyard upgrades

The architect suggested we also look at low cost renovation (patch and paint) spaces and then review higher ticketed program spaces like the gym, kitchen and theater to set priorities.

The committee asked if a base bid could give all that is necessary to occupy and offer add alternates for desirable features not necessarily needed at opening in order to reconcile \$14 Million budget.

5. Discuss March 21, 2019 BOS Public Information Session

Al Goldberg suggested that in the Public Information Session Ground Rules may change and that the BOS may relax rules of how we answer questions.

6. Public Comment:

Kathryn Hunter: Congratulated the committee. Engagement in public to guide and answer questions would be helpful. She suggests bridging the gap in EDC's public private renovation proposal with multi-functional spaces. Design first to Committee's program then allow a future public/private partnership to reconfigured to their needs. Should not change our mission. Mandate is \$14M. Likes the base building budget approach with drop down choices in upgrades. Can't be \$1 over. Don't bring to a referendum without a bonding question Bill: up to BOS.

Catherine Ferrante: Find alternate Fund sources to communicate in a timely fashion, if Committee is over worked and cannot get minutes to town in Freedom of Information Act. Note the FOIA allows 7 calendar days but this committee meets more frequently.

Suzanna Gradle: Regarding comments about the uses and wishes of Schools will be a confusing issue to the public and impact a full understanding of the need for a Community Center. She sees a scheduling Issue. BOE has to be more specific. Bill: They are unable to say what the level of performance their space will be at this time. Make clear we are not competing with the BOE's program.

Paul :

Best Practice in Wilton small groups do not use schools.

Roz Fahey: Are we going to have a committed question by April 8? BOS will come up with question. Bill: This Committee will have a program, building design, report and budget.

Mark Sklenka: Regarding Public hearing : Bill should give a process analysis, Tom shares concepts, we are still in the sharing information phase.

Kathryn Hunter:

Issue a slide show. Great for public information.

7. Motion to Adjourn at 5:26pm

Motion to approve: Gus Horvath

Seconded: Dick Passero

Vote: Motion was unanimously passed

Respectfully Submitted,
Rosalyn Cama

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