

**MINUTES**  
**AVON RECREATION COMPLEX (ARC)**  
**RECREATION & PARKS (RPC) SUBCOMMITTEE**  
**AVON ROOM TOWN HALL**  
**OCTOBER 7, 2014**

**I. CALL TO ORDER**

The meeting was called to order at 7:30 AM by acting Chairman David Jadovich in the Avon Room, Town Hall Building 1. Members present: Acting Chairman David Jadovich, Todd Donovan and alternate member Donald Droppo. Member absent: Chairman Peter Ponziani. Also in attendance were staff members Town Manager Brandon Robertson, Assistant Town Manager Steve Bartha, Director of Public Works Bruce Williams, and Recreation & Park Director Ruth Checko. BSC Group Manager of Landscape Architecture and Project Manager Luke McCoy, Kaestle Boos representative Amy Moro, President of Avon Taxpayer's Association Flo Stahl and several residents also attended.

**II. MINUTES OF PRECEDING MEETING – September 23, 2014**

**VOTE:** Acting Chairman David Jadovich motioned and Mr. Donovan agreed to accept the September 23rd minutes as presented. Mr. Droppo did not vote as he did not attend the meeting.

Mr. Bartha noted that there will be another meeting scheduled for October 21<sup>st</sup> in order to discuss the costs to be presented at the Town Council's November meeting.

**III. COMMUNICATION FROM AUDIENCE**

**IV. COMMUNICATION FROM COMMITTEE MEMBERS**

**V. ARCHITECT UPDATE a. Updated Conceptual Designs, b. Updated Cost Estimates**

Mr. McCoy discussed the project to date. He presented pictures of bleachers, buildings and press boxes that were discussed at the last meeting in order to show examples of what the structures would look like. He noted that the front of the bleachers was raised to accommodate handicap seating and allow room in front as to not obstruct the view, and to use the space for cheerleaders or booster tables. Ms. Stahl asked if the bleachers were built by BSC. Mr. McCoy said they were the design team and that Kaestle Boos provided the drawings. Ms. Moro presented possible team rooms that could be built tucked behind the bleachers. Option 1 would provide 800sf. for each team with restrooms and storage between. Option 2 also showed 800sf. per team, bathrooms for both teams and the public, and included a larger storage area in between. Option 2 would also include a family toilet room which would need to be added per code. Both options would be able to fit under the home bleacher side. Ms. Moro added that 140 ft. would be the maximum length allowed under the bleacher shown. Ms. Moro also showed options to include public bathrooms in the concourse area. Two options for concessions differed by what food would be available, one would be pre-packaged for non-cooking and the other would allow cooking, which she noted would require extensive additional plumbing, hoods and code requirements. Mr. Donovan asked if there were requirements for the size of the public

bathrooms. Ms. Moro said yes that plumbing codes determine size based on numbers of people and added that modifications from the State to the code could be made. Mr. McCoy added that portalets could be used to supplement to accommodate public use, when the facility is not open, in order to allay safety and maintenance concerns and cut down on the overall construction costs. Ms. Stahl remarked that these options would need sewer hookup and what would be the cost. Mr. McCoy has been working with the Town Engineer to estimate costs to do so and the location. Mr. McCoy noted that it would be more cost effective to run all of the utilities out of one building. Mr. Donovan cautioned that there'd be more noise and commotion for the teams having the public restrooms in the same location. Mr. McCoy added that people will either be getting food or using the bathrooms at halftime and breaking up the location would cut down on the crowding of one area. Mr. McCoy said putting all of the bathrooms together in one building would be the most economical of the options with a non-cooking concession and ticket booth.

Mr. McCoy continued the discussion with a cost sheet narrowing the amounts for the project. Site preparation with cut/fill, drainage, utilities, infrastructure and sanitary connection add together to \$400,000.00. One all weather turf multi-sport game field, which includes maintenance equipment and field lines and logoing, would cost \$895,000.00. A natural grass multi-sport field costs \$425,000.00. Sports field equipment such as goals and pylons would cost \$25,000.00. Game field lighting would be \$235,000.00 with fencing and gates (the perimeter and around each of the fields) \$125,000.00, and entrance way and walkways \$100,000.00. Parking (for 250 spaces) and drives would cost \$375,000.00. Site lighting for the walkways and parking and amenities, such as benches and trash cans, would be \$125,000.00. A digital scoreboard for all sports would cost \$27,500.00 with the ability to display sponsorships. Landscaping and buffers between the roadway and neighbors would be \$150,000.00. Mr. Magrini asked if the sponsorships could be privately run. Mr. Robertson said that we haven't had that conversation yet. Mr. Williams spoke of past experience being one of a zoning issue. Mr. McCoy continued with the stone dust based natural trail costing \$35,000.00. Home bleachers (capacity of 750 seats), a press box and sound system would cost \$245,000.00. The visitors' bleachers (capacity of 250 seats) would cost \$68,750.00. Mr. Jadovich cautioned that moving to the CCC Conference could increase the size of the visiting crowds, the bleacher capacity may not be enough and where would the overflow go. Mr. McCoy noted that you could expand on the seating with adapting additional sides and to think about this option for the design. A slab could be poured initially under the visitor bleacher that would allow accommodating more seating and would also allow more space when not in use for the extra. A basic ticket booth without concession would cost approximately \$25,000.00. He omitted a cost on the renovation of the butler building until more options are discussed. Mr. Williams asked if they've identified the storage area that would be needed. Mr. Williams guessed 675sf. with additional rooms for an estimate of 3000sf. as a minimum. Mr. Donovan suggested considering another building as a location for the public restrooms as he did not want to have them together with the team rooms. Mr. McCoy suggested that there might be space available in the butler building to carve out room for concessions, ticket booths and public bathrooms which would also serve to save area on the site. Mr. Williams noted that there is no water in the

building currently. Mr. Donovan reminded that razing or moving the butler building has not been looked at in depth yet.

Mr. McCoy continued the discussion with a listing of potential alternates in addition to the basics. Adding a second turf field would cost \$825,000.00 and equipping it would be an additional \$25,000.00. Additional entrance and walkways (paver materials as a possible surface material as example) would run \$100,000.00. An enhanced parking lot with swales and greenspace would cost an additional \$65,000.00 with site lighting and amenities running \$25,000.00. Cost of a playscape would be \$85,000.00 and could be done in the future possibly. Additional landscaping and buffers would cost \$75,000.00. Adding fitness equipment to the natural trail would cost \$15,000.00. Option 2 (team rooms, public restrooms and storage) would cost \$648,000.00. Ticket booth, public restrooms with non-cooking concessions vs. cooking concessions would differ from \$345,000.00 to \$228,000.00. A ticket booth with cooking or packaged concessions without restrooms would also differ between \$200,000.00 and \$80,000.00.

Mr. Donovan asked what the difference would be between taking the bathrooms out of option 2 of the team rooms. Mr. McCoy said about \$150,000.00. Mr. Prete asked why the cost of option 2b would cost \$400.00/sf. Ms. Moro offered that option 2b has the cooking option which runs quite a bit more with the additional equipment needed and code requirements. Mr. Prete agreed that it'd probably be better to use the butler building than to build new. Mr. Williams noted that the building currently housed materials and seasonal equipment from many town sources and suggested that some could be relocated if he knew what square footage would be needed. Mr. Donovan suggested not getting into a full kitchen with a public facility considering the maintenance aspect. Mr. Droppo suggested bringing outside grills if needed and Mr. Jadovich thought to get an outside vendor to provide food. Ms. Checko cautioned that providing cooking would put a huge burden on the municipality. Mr. McCoy suggested meeting back over at the butler building to get a better feel for usage. After some discussion, Mr. McCoy surmised that the members would like team rooms with their own bathrooms and storage. Mr. Donovan offered that the football team is not going to drag their practice equipment there suggesting lessening the need for more storage. Mr. McCoy suggested too that additional storage could be added to the team room building as needed in the future.

Ms. Checko asked if the buildings would be heated. Mr. McCoy said the bathrooms would be and could be blown out and closed after the season and opened again in the spring. Ms. Checko recommended not using pavers on the concourse because of the maintenance issue and that she needs to work on a naming rights and sponsorship policy for the town. She added that the limit on the sponsorship at the high school by planning and zoning could have been because it could be viewed from the street. Mr. Donovan suggested using the retaining wall because it would not be seen or have the settlement or maintenance issues of the pavers. Mr. Williams suggested talking with the Planner to get a better idea.

Mr. McCoy included funding sources with his presentation materials. He suggested the STEAP grant which is typically where these facilities get the majority of their monies.

There might be money in connecting to the bike trail through natural trail funds or other DEEP grants. The DOT could be one through tying the walkway to the schools. The wetlands could provide another opportunity. Mr. McCoy added that fields can be a tough one to find grants for but can be tied to amenities on the site such as wetlands. He included a fundraising program brochure from the town of Bristol which used selling off parts of the field as an angle. Mr. McCoy added that he competitively bids.

Mr. McCoy summed that for the next meeting he would look at costing team rooms, concessions and public restrooms as separate or part of the butler building. Mr. Williams reminded that there were still the road, walkway, separate storage building and site line issues to consider. Mr. McCoy would like to have those numbers wrapped up in time for the next meeting.

Mr. Droppo asked what would the second field be used for during an event. Mr. McCoy said that he'd like to focus the people to the event and close off the second (grass) field so you wouldn't have people potentially damaging it. Ms. Stahl questioned the fences that would be used. Mr. McCoy said a perimeter fence (6') would be tucked inside the buffer with a shorter fence (4') surrounding each field. Ms. Stahl noted that it would be a very controlled area not allowing people to just wander in and start playing. Mr. McCoy said yes for the fields but open for the other amenities such as the nature trail and access to the bike trail. Mr. Donovan described it as a three season facility with the chain of command coming from recreation and park and not the schools. Ms. Checko added that she has always worked very closely with the schools as more of a partnership.

Mr. Bartha asked if there was any other information Mr. McCoy might need in preparation for the October 21 meeting. He continued that a renaming was needed and suggested ARC – Avon Recreation Complex and would like to use it for the duration of the project.

**VOTE:** Mr. Jadovich motioned to rename the project Avon Recreation Complex for the duration, Mr. Donovan seconded and Mr. Droppo unanimously agreed.

Mr. Prete ascertained that the facility would be compliant with the CCC Conference requirements. Mr. Donovan offered that Mr. Ferry had done all of that research. Mr. Jadovich cautioned that some of the games in the CCC have been very crowded.

## VI. NEW BUSINESS

## VII. OTHER BUSINESS

VIII. ADJOURN

**VOTE:** Mr. Jadovich motioned, Mr. Donovan seconded and Mr. Droppo agreed to adjourn the meeting at 9:02AM.

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David Jadovich, *Acting Chairman*

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Susan Gatcomb, *Clerk*