

**MINUTES  
AVON RECREATION COMPLEX (ARC)  
RECREATION & PARKS (RPC) SUBCOMMITTEE  
SELECTMEN'S CHAMBER TOWN HALL  
OCTOBER 21, 2014**

**I. CALL TO ORDER**

The meeting was called to order at 7:30 AM by Chairman Peter Ponziani in the Selectmen's Chamber, Town Hall Building 1. Members present: Chairman Peter Ponziani, Todd Donovan and David Jadovich. Also in attendance were staff members Assistant Town Manager Steve Bartha, Director of Public Works Bruce Williams, Recreation & Park Director Ruth Checko and Director of Athletics and Student Activities Gregory Ferry. BSC Group Manager of Landscape Architecture and Project Manager Luke McCoy, Kaestle Boos representatives Amy Moro and Benjamin Monroe, President of Avon Taxpayer's Association Flo Stahl and several residents also attended.

**II. MINUTES OF PRECEDING MEETING – October 7, 2014**

**VOTE:** Mr. Donovan motioned and Mr. Jadovich agreed to accept the October 7th minutes as presented. Mr. Ponziani was not present for the meeting.

**III. COMMUNICATION FROM AUDIENCE**

Josh Cody introduced his friend Cole and asked if a skate park could be built somewhere in Avon or if it could be included in the new complex. Mr. Ponziani thought it to be a good idea to discuss this idea at a regular Park and Rec committee meeting. He continued that this subcommittee was given a limited scope and the discussion for a skate park could be scheduled with the larger committee. Ms. Linda Cody, Josh's mother, said the boys were interested in getting their voices heard and when speaking to Mr. Bartha earlier he said that this project was really about sports fields. Mr. Ponziani agreed that it was good they came and participated in the process. Mr. Bartha offered to give Ms. Cody information about the next Park and Rec committee meeting. Ms. Checko introduced herself and offered to place the item on the agenda and look to the Master Plan to see what space was available in town.

Ms. Stahl spoke from a prepared statement she had brought with her. She referred to all of the information related to the project that was out there through the RFP, emails, agendas, memos, the press, the minutes etc. that nowhere was the project referred to as an "Avon Recreation Complex" because in her opinion it was never intended to be one. She continued that it was for a lighted, multi-purpose synthetic turf field which would be used to support football, soccer and other field related sports. She added that including the words "for all ages" does not make it a recreation complex. Ms. Stahl continued saying that adding a playscape or nature trail does not make it a complex and that calling it one was unacceptably misleading. She added that she was not an expert but would expect that a recreation complex would have a climbing wall, billiard rooms, gym, ping-pong, indoor racquetball or even pinball machines. Ms. Stahl said that it would not be what it is which is a field related complex and to be clear and not call it a recreation complex.

Ms. Herbst asked if the needs report, matching the needs of the team with the field, had been done yet and if it would be available for public view. Ms. Checko said they are working on it with Mr. Ferry to coordinate the recreation and parks with the schools and that it was not completed yet.

Mr. Kevin Haskins of West Avon Road said he and his wife were concerned about removal of the soil from the site, because of previous pollution that was there, and any kind of health problems that could come from there. Mr. Bartha reported that the State had signed off on the site remediation and testing wells in 2012 and displaced soil would be tested before being moved in order to confirm there aren't any issues. Mr. Haskins continued that his wife had checked with the EPA regarding depth of soil and possible contamination and they wanted to be assured that this had been addressed. Mr. Haskins asked if there had been any traffic study done to address the increased volume this would create. He mentioned the increased volume that is created when Thompson Brook School is letting out as well. Mr. Ponziani said the issues will be looked at if the project moves forward. Mr. Bartha said there had been an exhaustive study done on Thompson Brook School and BSC said the traffic generated by the new project would be at different times than that of the school. Mr. McCoy concurred, as he had met with his traffic engineer that this would be non simultaneous traffic generated and the site egress curb cut selected would be safe.

Ms. Herbst asked that if the second field would be grass, would there be contamination to their wells from the fields' maintenance with the use of herbicides or pesticides. Mr. McCoy said that he didn't know the maintenance procedures but offered that there would be storm water management under the fields which collect and treat it as part of the system.

Ms. Stahl expressed her concerns about the facility being rented from time to time, as part of the master plan to offset the operating costs, and their adherence to traffic flow, as it would not always be Avon using the fields.

Mr. Ponziani thanked the audience for their comments.

#### IV. COMMUNICATION FROM COMMITTEE MEMBERS

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

Mr. McCoy showed some changes to the design. The entrance/exit driveway has been moved and a delivery/emergency/overflow driveway has been kept and will not be open on an ongoing basis but as needed. The shelter built by the Boy Scouts will be kept and integrated into the maintenance. The concourse area will be open to the community whether there is a game or not. The wetlands area has been tagged and picked up by the town survey and will not be impacted in any way. Mr. McCoy noted that the entrance/exit way will be located above the dip in the road to improve the site line.

Mr. McCoy said the landscaping and plantings would be a mixture of both young and mature and that if using fully mature plantings, the cost would be prohibitive. Ms. Cody asked if the fields and the parking lot would be lit. Mr. McCoy said the parking lot would be minimally lit to meet egress code but would not be lit all the time and that one of the fields would be lit.

Ms. Joan Shumway of Coventry Lane asked about noise abatement. Mr. McCoy said the berms, solid fencing and placement of trees will actually help to alleviate noise. She asked about the runoff and how it would be treated. Mr. McCoy said that with a storm water management plan, it would go through a series of steps underground before it was discharged back to the ground, recharging the wetlands. He noted that we haven't gotten that far and that it would be addressed when submitting the plan for the planning and zoning process.

Mr. McCoy discussed the cost estimates. The base items include site development, two fields – one being natural grass, walkways, lighting, scoreboard, fencing, landscaping and buffers, visitor and home bleachers, press box and sewer connection. The cost is \$3,744,687.50 with contingency. He is working on a cost for the pedestrian walkway to connect to the school for overflow. The alternates list includes making two fields turf, sports field equipment for both, additional entrance ways and walkways, parking landscaping, lighting and amenities, playscape and recreation trail amenities, with contingency costing an additional \$937,250.00.

Mr. McCoy continued with building options. Option 1 places home and visitor team rooms under the grandstand equipped with bathrooms and a small storage space. He noted that the team rooms could be used for storage space during the off season. The cost for including renovations to the butler building with a ticket booth, concessions, public bathrooms and storage, and team rooms under the grandstands would be \$1,093,714.40, with contingency. Mr. Donovan asked Mr. Williams if this would allow enough storage space for Public Works. Mr. Bartha said there could be ways to find and add space if needed at the Public Works facility. Mr. McCoy noted that the butler building renovation would include a new roof and skin, insulation and interior fitout to make it more usable. The second option would be to include the storage area with the team rooms under the bleachers instead of the butler building, opening up more storage for Public Works. The third option shows the team room with storage under the bleachers but keeps the butler building, renovates it and moves the amenities (public restrooms, concessions, ticket booth) to the exterior. Mr. McCoy recapped the costs. The soft costs would be \$132,000.00 with an alternate post referendum services cost of \$25,000.00. Conceptual construction (hard) costs would be \$3,744,687.50. Hard cost alternates would cost \$937,250.00. Option 1 would be \$1,093,714.40, option 2 \$1,139,024.00 and option 3 \$1,221,180.40. Mr. Bartha summarized that taking the soft costs of \$132,000.00, \$3,744,687.50 for the construction costs and option 1 for \$1,093,714.40, the cost of the base project would be \$4.97 million. He noted that the contingency included hard cost and the building for a total of \$630,000.00, running approximately 14% which, he added, is high but not unexpected at this stage of the process and should come down as the project progresses. Mr. Bartha said that he will be meeting with staff to discuss a

walkway connection between the school and the site. Mr. McCoy said the sewer connection is included in the estimate as well. Ms. Herbst queried that adding the second turf surface would cost an additional \$425,000.00. Ms. Stahl noted that the \$4.97 million would cover the bare minimum without the other options with the cost going up. Mr. Bartha said the \$4.97 million met the RFP and the number could be adjusted up or down depending upon what the committee recommends and what the Town Council ultimately decides to do.

Mr. Howley asked how much of the tree line will be left on the south side of the fields. Mr. McCoy said that yes the tree line will remain and they will replant what they have disturbed. Mr. Howley asked about one of the alternate items for additional landscaping and buffers for \$75,000.00. Mr. McCoy said it would be for additional landscaping within the site for aesthetics and not for perimeter buffers which would already be in there to meet planning and zoning requirements for buffering and noise. Ms. Shumway asked if the additional costs for police or public works maintenance were included in the numbers presented. Ms. Checko said they were working on this.

Mr. Donovan suggested that we wouldn't need to build more storage with the team rooms as we had the butler building. Mr. McCoy said one solution would be to not build storage in the team rooms or the renovated butler building for a savings of almost \$200,000.00.

The committee members discussed the recommendations they will make to the Town Council at their next meeting, Monday, November 3, 7:30 PM. Mr. Donovan would like to add the walking trail and possibly playscape, use option 1, number 1 and option 2, number 2 to save some costs. This option would build the team rooms under the bleachers with no additional storage space and renovate the butler building with inside public restrooms, tickets and non cooking concessions with no additional storage space included for \$879,176.00, excluding contingency. Mr. McCoy said the walking trail was included but not the trail amenities and depending on the bids, some of the items could be added back in at no additional charge. Mr. Ponziani agreed to keep the alternates as a wish list and said eliminating the storage in each building would reduce overall costs between \$100,000.00 and \$200,000.00. Mr. Jadovich agreed with both Mr. Ponziani and Mr. Donovan to take out the additional storage and include the playscape and trail amenities for the recommendation to the Town Council. Mr. Bartha noted that the only additional cost not presented today was the cost of the walkway to and from Thompson Brook School which was to be discussed with staff this week. Mr. Bartha said the recommendations will be included with the agenda for the Town Council meeting and to check with him on any status, and that he hoped to have a number for the walkway to include with it as well.

Ms. Stahl questioned the \$91,000.00 post referendum figure included in the soft costs. Mr. Bartha said if the project moves forward, this would cover the costs of BSC preparing construction documents, bidding and monitoring and seeing it through to construction close-out. He continued that the figure was what was contracted through the town and BSC through the RFP and the group accepted. Ms. Stahl asked for clarification of what was to be recommended to the Town Council and would the list of alternates be

included and/or prioritized. Mr. Donovan said they can make recommendations to the Council but would not prioritize a wish list. Mr. Bartha suggested attending the Town Council meeting to get an idea of what is to be presented with the concept design and the optional amenities or upgrades. Mr. McCoy will polish the numbers for a final number to be presented.

Mr. Haskins asked what the timeline would be for the project going forward and when would they begin construction. Mr. Ponziani said it would depend on the Town Council. Mr. Bartha added that it would depend upon an approval timeline because you may have to wait for the next construction season and that there are no plans for a referendum at this point. Mr. McCoy estimated it to be a 6 month construction period. Mr. Haskins added that his concern was that construction traffic would be added to school traffic and if it would conflict. Mr. Donovan said that their purpose was to make a recommendation to the Town Council and it was up to them to decide what to do with it.

Ms. Stahl asked about the Master Plan calling for new fields to be built throughout the town and have any been implemented. Mr. Ponziani said no, none have at this time. He continued that if this gets approved then it will change what will be recommended to be built. Mr. Bartha suggested that the project would likely alleviate some demand for fields and could impact the Master Plan recommendations.

Mr. Ponziani concluded that this meeting will fulfill the task that has been given to the committee with the recommendation going to the Town Council and will suspend the committee until further direction from the Council. He thanked all for participating and for their ideas and the committee for all of their hard work and BSC for the excellent presentations.

## VI. NEW BUSINESS

## VII. OTHER BUSINESS

## VIII. ADJOURN

**VOTE:** Mr. Donovan motioned, Mr. Jadovich seconded and Mr. Ponziani agreed to adjourn the meeting at 8:47 AM.

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Peter Ponziani, *Chairman*

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Susan Gatcomb, *Clerk*