



Eastern Greenwich Civic Center Committee

October 30, 2018 Meeting Minutes

Frank Keegan Conference Room

Members: Gary Dell'Abate; Scott Johnson; Kirk Schubert; Karen Fassuliotis; Meg Nolan; Joe Siciliano, Katie Deluca; Alan Monelli and Susan Snyder

The meeting was called to order at 4:30 PM on October 30th by Gary Dell'Abate, the Committee Chair, who welcomed Committee members to the third meeting of the committee and mentioned we could approve the minutes from the prior meeting once Scott Johnson arrived.

He suggested starting the meeting with questions regarding the last SFA discussion and new program cost-analysis. Mr. Dell'Abate referred to the set task of the committee giving their top five amenities for the civic center to Mr. Monelli prior to this meeting. It was confirmed the top five amenities were sent by committee members Gary, Meg, Kirk, Joe, Sue, and Scott. Katie and Karen submitted their amenities list shortly after the meeting, see copies attached. Karen indicated at the meeting that she did not utilize the facility so thought that her role was more budgetary.

The Committee then turned their attention to Alan Monelli, who was standing in front of a wipe board where he had created adhesive placards for each of the request that the committee members had submitted prior, as well as necessary items for the building to function. He explained to the committee that he had created each of these placards or tags so we could visualize what was needed. He organized the top three as the choices that each committee member agreed upon, which he identified as:

Basketball Court, Events Space and Meeting Rooms.

He spoke about keeping these terms basic for now for the purpose of moving things along. He advised not to get caught up in whether the Basketball was a full-court or half-court or wood floor or not. Gary then asked how large a full size was and Al mentioned 7,000square foot.

The next item on the list was on the multi-use event space, which Al said everyone agreed upon incorporating, from volleyball to banquets. He noted he was not placing them in any particular order. The next item is meeting rooms, which was on everyone's use. Al put down classroom size and Sue added that she wanted some of the classrooms to have sinks.

Katie Deluca asked a question, "When we are talking about the same footprint are we keeping the same shape and style". Gary Dell'Abate clarified that we weren't there yet, simply picking things out now and Al reiterated that those elements we will leave to the architect.

Next item on the list was kitchen. The consensus among the group was that the kitchen would be a great revenue source. Joe made the distinction on whether we want a kitchen to cook in or a kitchen to cater in. The difference between a catering kitchen and a cooking kitchen is the size of the stove, reheating stations, according to Al and Joe. Al discussed what is over an Benheim, which is a catering kitchen. The walk-in refrigeration is important. Gary Dell'Abate made the comment that you can cook in it, but not a full banquet. Katie Deluca asked if the difference is the size of the kitchen or just the equipment. Al answered that it was the equipment. Katie Deluca and Al acknowledged that it would be a commercial grade kitchen. Al would not recommend that we put in a big commercial oven, and instead do a six-burner stove, reheating stations and similar to what is Benheim.

The other item that came up high on the list was the indoor turf field. 25 by 50-yard field, which is 11,000 square feet for one field or 33,000-square feet for 3 fields. Gary Dell'Abate remarked that he and Scott Johnson walked around the current EGCC and weren't sure you could fit a full indoor turf field. Al said that whether its 11,000 or 22,000-square feet or 33,000 square feet, they are always considering it. Scott Johnson said his big caveat was noting how much room is needed for storage.

Sue asked Al, if the math was right on his square footage and Al showcased how you have to convert from yards to feet.

Al then noted the next item as an indoor track. Gary Dell'Abate thought that if you could put one above the gym space it would answer the desire of the townspeople to have indoor activities. Al explained to Gary that an indoor track addition would require an extra 5700 square footage. Karen noted that if the track is elevated and this is a public building, then an elevator would be needed. She references that she spoke about it prior.

The discussion then turned to indoor and outdoor bathrooms. Al asked the committee if outdoor restaurants, accessed when the building is closed, was necessary. The issue Al noted, is that the restrooms need to be maintained. Joe remarked that we already winterize outdoor bathrooms in parks. Joe noted that the outdoor bathrooms would protect those having an indoor activity from athletes marching in through at the same time. Al suggested having no heat to the exterior bathrooms. Greenwich Point has one heated bathroom they leave open. Joe

explained that there's a system to lock the bathrooms in the winter - there's an alarm. Joe noted that this would keep the field activities in one area. Meg Nolan noted you could add different flooring - cleat friendly - for the outdoor bathrooms. Kirk Schubert asked about offices to rent. Al brought up how we can't add showers because of liability issues and that changing rooms also provide a issue, so no need to add them and then have to close them later. Al noted you can have a bench with a curtain so you can change your clothes. Joe suggested the changing room be in the exterior bathroom. Al and Sue noted that you need them for basketball though, so the interior bathroom changing room will be needed. Al explained it would be the size of a stall, so not significant square footage. Al explained what was done at the Byram Pool.

Al then discussed how the storage space is needed amounts to about 2,000 square feet. And then there's separate renter's space. At Western they have cages in the basement for running programs needing to store equipment. Al noted that currently all the tables and chairs are sitting out in the open and it looks terrible. Gary Dell'Abate suggested a shed outside. Meg Nolan suggested considering attic space, though Al Monelli said he doesn't see that happening. Joe mentioned that we can leave that to the architects. Al mentioned that custodial storage is also crucial.

Al suggested a lounge with wifi and couches. Karen noted it would be great for people waiting. Scott Johnson noted that it could be a mezzanine level. Scott Johnson asked why Al was against a second floor. He's unsure how you can do the whole building without a second floor. Gary Dell'Abate, asked if we have any availability to expand on the existing footprint? Al said don't be concerned on how much square footage you have. He said the existing building we have is about 30% unused. He said, "I would not be too concerned fitting in this list in the footprint". Gary then asked, "what happens when the architects come back with nothing that we like?" Al answered that we would take the low guy and work with him. Al said he knows that everything on the list, without the indoor turf fields, he knows he can fit in 31,000 square footage.

Scott asked why you couldn't go up and Al said, "he would have a hard time selling this as a two-story building." Al said the other thing that will be in the RFP for the Architects is the planning and zoning regulations for parking. Gary asked if we are in danger of running events and sports at the same time given the amount of parking space. Al said if it was practice and a banquet then it would be fine but you couldn't do a banquet and an event at the same time. Joe mentioned that an event running simultaneously to field events wouldn't be able to happen simultaneously.

Kirk asked to revert back to Al's comment about not being able to sell the second floor, and asked to whom does Al have to sell it. Karen responded with the BET and Katie Deluca responded with P&Z. Gary Dell'Abate asked if 35 feet is the limit for height and Katie confirmed it.

Scott asked why a second floor would become a BET issue when it would add efficiency. Karen remarked that cost would go up. She said that 14M was in the

recent CIP. Scott asked who had defined cost. Joe noted that once they received the SFA report, they updated the CIP from 12M to 14M. Gary asked how much going up a story would cost. Gary also asked why the cost is already defined. Joe retorted that it was not defined. Karen claimed it was just a placeholder. She also noted that with each increase in the price-tag she doesn't see it as being an easy sell. Scott noted that it sounds like pre-judgement prior to any revenue numbers. Al and Karen noted how the costs aren't affected by the revenue because it's not a revolving fund. Karen also remarked we aren't talking about the operational costs. Scott remarked we are trying to design something more revenue producing than currently and if we can't create something revenue producing that covers some of our expenses, then we aren't doing this whole thing right. Al asked that if we can put the whole building on the first floor and a turf field, what's wrong with that? Scott noted that it sounds more efficient to him to have a second floor. Joe and Al noted there are additional costs to the second floor. Al said let's leave it to the architects.

Gary Dell'Abate asked if there was a need for an increase in staffing since re-doing the Western Center. Joe said yes.

Joe remarked that the fees for programming cannot be comparable to outside programs given residents already feel like their tax dollars have contributed to the building and its offerings. Joe noted there is an expectation to have a discounted experience. Scott noted that the turf fields are cash cows. We may not recoup our construction costs, but as a revenue source we can be confident they will do well. Scott asked if the civic center was ever profitable? Joe remarked that it was always a loss-leader. He noted he started in 1980. Joe noted that the shows are the biggest revenue generators we have now.

Scott asked about the golf course and the revolving fund and how it works. Joe noted that we are required to have a balanced budget at the golf course and we are required to have a reserve account in case of foul weather creating a poor season and allow us to pay the labor. Joe noted that every time you go to balance the budget you are going to the fee to the user, which can be counterproductive.

Meg Nolan noted that given we are currently in a field deficit, she asked if it was not evident that the turf would be profitable? Joe remarked that he believes the turf field will be in seasonal demand. A discussion regarding the expenses using a turf field in the summer with cooling. Kirk noted that evenings however would always be popular, particularly with adults.

The civic center closes every night at 9pm but the general curfew is 10pm, with the lighted tennis courts.

Al mentioned the need for a receiving dock. And finally the OGRCC needs for office and storage. Joe noted that they were speaking out having a space that has its own entrance for the OGRCC so they can come at hours that are off the schedule and operate at independent hours. Kirk noted that at the OGRCC board meetings it does come up that staying late is difficult.

Gary next asked, "Is this enough to say this is what we want and send off to the architects?" and followed it with "Do we need to have another public meeting?"

Scott interrupted with the question of 4,000 square feet allotted to mechanicals. Scott asked Al what he thought that would be. Al noted that it depends on the design.

Scott said we should have a public meeting. Gary agreed that we should have a meeting. Meg Nolan asked if we then share the distillation of our top 5 selections. Scott noted that we need to share the survey results and then Gary asked if making the survey results public then are we required to have another meeting. Al noted that the survey results do explain why the aquatics were dropped. Scott asked Joe what he thought about a public hearing. Joe discussed what was done at Western Civic Center. Joe found a list of what was brought up at the last public hearing: glass windows, working kitchen, stage, sinks, flexible space.

Al said he is going to ask Dan to write a cover letter to accompany the SFA survey results when they are released to the public. He then asked for the committee's permission to give the following specs to the architects. Al said what he would like to do is give the list of demands to the architects and ask them to find a space to include a permanent turf field whatever the size may be. Al noted that parking will likely dictate that.

Kirk asked if we could work with a multi surface. Scott discussed that turf is actually most attractive because it incorporates more sports than just basketball. He said coaches came back to him saying they'd rather play on turf than hardwood or hard rubberized surfaces.

A discussion of combing the event space and the turf fields so that events were held on the turfs. Sue remarked that would ruin the turf. Sue noted that most shows take up both the gym and the event space now and that you wouldn't want to put them on the turf. Al suggested that if you could have a big gym capable of taking big events like the train show and keeping the turf field open to events. Scott asked Sue why she didn't have turf on her list. She remarked that it wasn't one of her top five. Scott asked her why, and Sue said she "doesn't see the turf being used and rented as much as the rest of the committee thinks". She says "if we are going to use the same footprint" then she doesn't want to eliminate anything else to incorporate the turf. "I see how the building is currently being used, I can't envision on how it might be eventually being used."

Kirk asked why we haven't had SFA run any analytics on the turf demand. Kirk suggested that they should run the cost analysis for us. Al noted it was an extra cost for that. Gary noted he thought it would be included. Kirk asked how much they'd charge us. Al said, he wants to leave the turf field in to create the document for the A&E. Karen asked what Al's next recommendation is? Gary said that he didn't think that the large turf facility was going to work but he did note that Kirk has asked for a cost analysis and noted that question has yet to be answered. Al asked if the turf

field wasn't 33,000 square feet but closer to 22,000 square feet, what would be the impact? Kirk said it would impact how the adults use it, but not the kids. However, this would mean you would lose the nighttime usage from the adults.

Joe noted that being able to have a divisible field is better for revenue. Al noted that finally, we do have to address the historical preservation of the building.

FOR REFERENCE:

The total tags are on the board as follows:

Basketball Court, Classrooms, Event Space, Kitchen, Indoor Turf Field, Indoor Track, Restrooms, Field Restrooms, Storage Space, Renters Storage, Custodial Area, Civic Center Offices, Beach Card Sales, Electrical Room, Coat Room, Sprinkler Room, Dumpsters, Receiving Dock, OGRCC Offices, OGRCC Storage. At the close of the meeting the board also added three more items: Lounge with wifi, vending machines as well as an exterior playground and two lighted tennis courts.

Outlook

JR

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 - Here are some groups you might want to join:
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EGCC Committee

- Next: ~~Boarding for the evening events.~~
- Dean Gamanos; Caserta, Lenore**
Board of Parks and Recreation Meeting Toni 2:00 PM
 [EXTERNAL] Sorry, I can't make it tonight. However, s...
- Snyder, Susan; John Hartwell**
next Field Committee meeting 8:26 AM
 Certainly, John, Susan Snyder, M.S., C.P.R.P., Recreato...
- Yesterday**
- Monelli, Alan**
Shubert Email of 11/27 Tue 1:19 PM
 All, Just catching up on my emails and saw the one fr...
- Monday**
- Caserta, Lenore**
Board of Parks and Recreation Agenda 12/5/1 Mon 12:25 PM
 Lenore Caserta-McClester Assistant to the Director P...
- Caserta, Lenore; Scott Johnso...**
Bd of Parks and Rec December 5th Me (4) Mon 11:33 AM
 Nancy, I will add your Binney report to the agenda. Y...
- Last week**
- DiVincenzo, Frank**
Lia Fail Pinetum Monolith project. Thu 11/29
 Scott, We have the Monoliths on a massive flatbed. If...
- Meg Nolan; Schubert, Kirk; M...**
Follow up questions for SFA Tue 11/27
 [EXTERNAL] Dear All, I concur with Kirk. We engaged...
- Three weeks ago**
- Branyan, Ben; Monelli, Alan**
Old Greenwich Civic Center - Additional Quot 11/15/2018
 Good Afternoon Chuck, Can you please assist in ame...
- Monelli, Alan**
EGCC and SFA 11/14/2018
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- Caserta, Lenore**
WJM Bill 11/13/2018
 Good morning, Can either of you stop by McKeever's...
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EGCC and SFA Final Report 11/13/2018
 Scott, As you have seen the emails concerning the rel...
- Last month**
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Draft Cover Letter - OGCC User Survey Result 11/9/2018
 All, Attached is a draft of the letter SFA wrote as cove...
- Monelli, Alan**
SFA Report 11/9/2018
 Scott, I spoke to SFA after last week's meeting and th...

FK Fassuliotis, Karen Reply all |
 Tue 10/30, 9:14 PM
 Caserta, Lenore; 1-12 more

Just following up to our meeting with my top five.

- 1) the core building same size footprint
- 2) parking lot improved
- 3)space for both seasonal exhibits as well as classroom space
- 4)cost efficient same or lower operating course
- 5) address hydrology and flooding issues raised

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JR

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Amenities List

- DK DeLuca, Katie** Reply all |
 Wed 10/31, 10:43 AM
 Monelli, Alan; De +6 more
- This is really helpful. Thanks Alan. My 5 are the same as Scotts. However, I want to discuss the event space a little more at the next meeting if possible because I wonder if there is a way to combine it more with the turf field use. From a programming standpoint, are they symbiotic spaces and if so, what would that mean in terms of surfacing?
- Thanks, Katie
- JR Johnson, Scott R.**
 please print Wed 10/31, 10:34 AM
- MA Monelli, Alan**
 All, As discussed last r... Wed 10/31, 10:04 AM