(15-15) RESOLUTION OF THE REPRESENTATIVE TOWN MEETING OF THE TOWN OF DARIEN AUTHORIZING THE ACCEPTANCE OF THE PAVILION AT DARIEN HIGH SCHOOL FOOTBALL FIELD AND TRANSFERING SAID PAVILION TO THE BOARD OF EDUCATION

Primary – Education
Secondary – F&B

WHEREAS, the Darien Athletic Foundation previously gifted an estimated five hundred thousand ($500,000.00) dollars for the construction of a pavilion/concession stand at the Darien High School football field ; and

WHEREAS, the said pavilion has been constructed and a permanent certificate of occupancy has been issued; and

WHEREAS, such structure is to be owned by the municipality but is to be dedicated for use by the Darien Board of Education; and

WHEREAS, it is appropriate for the Town of Darien to accept such structure located on property owned by the Town of Darien but transferred to the Darien Board of Education for school purposes.

NOW THEREFORE BE AND IT IS HEREBY RESOLVED that the Representative Town Meeting of the Town of Darien hereby accepts with thanks the pavilion/ concession stand from the Darien Athletic Foundation and transfers said structure to the Darien Board of Education for school purposes.

(14-1) RESOLUTION AUTHORIZING ACCEPTANCE OF A GIFT WORTH $500,000 FROM THE DARIEN ATHLETIC FOUNDATION FOR A CONCESSION STAND AT DARIEN HIGH SCHOOL

Primary – Education
Secondary – F&B
PH&S

WHEREAS, the Darien Athletic Foundation desires to make a gift of a concession stand at the Darien High School football field with an estimated value of Five Hundred Thousand and 00/100 Dollars ($500,000.00); and

WHEREAS, Pursuant to Section 2-33 of the Code of the Town of Darien, the Board of Selectmen is empowered on behalf of the Town of Darien to accept gifts, provided gifts do not have a value in excess on Ten Thousand and 00/100 Dollars ($10,000.00); and

WHEREAS, Pursuant to Section 2-33a of the Code of the Town of Darien, said gifts in excess of Ten Thousand and 00/100 Dollars ($10,000.00) may be accepted with action by the Representative Town Meeting of the Town of Darien; and

WHEREAS, the Darien Board of Education and the Board of Selectmen have previously voted to accept this gift;

NOW THEREFORE BE AND IT IS HEREBY RESOLVED that the Representative Town Meeting of the Town of Darien accepts with thanks the gift from the Darien Athletic Foundation. In particular, The Representative Town Meeting further authorizes the acceptance of a gift with an estimated value of Five Hundred Thousand and 00/100 Dollars ($500,000.00) from the Darien Athletic Foundation for a concession stand at the Darien High School football field.

HS Stadium Pavilion

The Pavilion building proposed for the south end of the stadium field will have a gross floor area of 1,023 square feet, and will house four functions: Ticket Booth, Concession, Mechanical Equipment Room, and Men's/Women's Restrooms.

The Ticket Booth contains a net interior floor area of 44 square feet. It will be accessed through the Concession and will have ticket windows on the south and west facades. This will create a secure entry point to the stadium from the parking lot.

A freestanding curved wall is located across from the Ticket Booth, and helps to create a "gateway" for entering the stadium. This wall will also serve as a "Founder's Wall" to acknowledge the founding members of the Darien Athletic Foundation.

The Concession contains a net interior floor area of 356 square feet. It will be accessed from a door facing the parking lot. Spectators will be able to purchase food items from windows facing the stadium field. Currently, the DAF has no plans for inclusion of kitchen equipment in this space. However, provision will be made for basic plumbing and electrical services to be stubbed up into the space, to allow for the installation of kitchen equipment at some point in the future. The DAF will continue to work with the Administration to develop guidelines for usage of the facility.

The Mechanical Equipment Room contains a net interior floor area of 74 square feet. It will be accessed from the Concession, and will house a hot water heater and an electrical panel. It will also be used as storage space.

The Men's Room and Women's Room each contain a net interior floor area of 171 square feet. They are ADA compliant facilities, and will be accessed from the side of the structure that faces the stadium field. A water fountain will be provided on the wall between the doors to the Men's and Women's Rooms.

The building will be constructed of a palette of materials that includes brick veneer walls and standing seam metal roofing. The intent is to match the materials used to construct the Darien High School, so as to maintain a consistency with the rest of the campus.

Utilities (water, electricity, and sewer) are conveniently close to the proposed site, located under the asphalted parking area between the high school building and the field which will result in a minimal disruption of the asphalted area when the new structure is connected to the utilities.

The building will have a similar brick facing to the high school and a standing seam roof that mimics the roof of the closest building to this area on the high school campus.

Operational day to day expenses will be absorbed by the Board of Education and the high school janitorial staff will assume the daily maintenance. The Darien Athletic Foundation will provide funds for the overall care and maintenance of the structure itself.

Per Mike Lynch, Director of Facilities:

> "You can figure the cost for maintenance of the facility, including equipment and supplies between 7,400-$8,000 per year. This is based on the size only. I assumed that the facility would be opened on weekends in the fall and spring seasons, and maybe used sporadically if at all during the summer. It would be shut down for the winter. Most of the money would be for labor. I figure supplies (bathroom and Custodial are the same budget number) on the number of fixtures, and the type of surfacing. The electrical and water use are going to be so small, that I have no way to even guess the cost. Once the drawings get past conceptual and we see what the fixtures and equipment is, I can give you more accurate numbers, which will be lower than the numbers listed above. There is no grounds work increase, this area is already taken care of by the district staff."

- Funds set aside - $500k
- Neil Hauck - architect
- Lou Gesualdi (Darien resident, builder) has offered to build at cost
- Construction materials to be consistent with rest of high school campus: brick veneer walls and standing seam metal rook
- Utilities are conveniently close to proposed site which will result in a minimal disruption of the area
- Building operational expenses will be absorbed by the BOE and the high school janitorial staff will assume the daily maintenance.
- DAF will provide funds for the overall care and maintenance of the structure itself similar to the Scoreboard.
- Concession stand operation controlled by Administration / BOE
- Building will be closed during the July 4 fireworks due to safety directives from Darien Fire Marshall
- Currently the Band who uses high School football games as a source for fundraising sells pizza and assorted candy, soda, popcorn. They make approx. $700 per game. They made $1100 at Homecoming. Obviously what they make depends on weather and attendance.

Good evening. My name is Dennis Maroney and I chair the Education committee of the RTM. Without objection I would like to waive the reading of the text of resolution 14-1 – The authorization to accept a gift of 500K from the Darien Athletic Foundation for a concession stand at Darien High School. I hereby move 14-1 and ask for a second.

On January 23rd the RTM education committee held a regularly scheduled meeting with 15 of 16 members present comprising a quorum. We were joined by Heather Shea Vice chair of the Board of Education as well as Peter Grahm, President of the Darien Athletic Foundation and Jennifer Montanaro, Secretary of the Darien Athletic Foundation.

We discussed the proposed gift of the concession stand/ ticket booth/ restrooms. The proposed building will have a gross floor area of 1023 square feet.

The concession part of the building will have rough in of electrical and plumbing with a working hand wash sink. The restrooms will have working plumbing and electrical. Currently there are no plans to have a vendor in to sell food, but to continue to allow other teams and clubs to use the facility as fundraising opportunities.

The building will be constructed of materials such as brick veneer and standing seam metal roofing to maintain a consistency with the rest of the campus.

The building will be operated and maintained by the Board of Education. It will be allowed to be opened for school functions as well as special functions such as a lacrosse jamboree or a track meet.

A local builder, Lou Gesualdi, has offered to build the structure at cost. Neil Hauck is the architect.

The building will be closed during 4th of July fireworks due to safety directives from the fire marshal.

The committee had a lively discussion with the guests and wish to thank again the Darien Athletic Foundation for another wonderful gift to the Darien community.

The committee voted 15 in favor 0 opposed and 0 abstentions and recommends passage of resolution 14-1.

Finance & Budget Committee
Report to RTM, January 27, 2014

(14-1) RTM RESOLUTION AUTHORIZING ACCEPTANCE OF A GIFT WORTH $500,000 FROM THE DARIEN ATHLETIC FOUNDATION FOR A CONCESSION STAND AT DARIEN HIGH SCHOOL

I am James Palen, District 6 and Chair of the Finance and Budget Committee.

The F&B committee met at a regularly scheduled meeting on January 13, 2014 with 13 of 15 members initially present, comprising a quorum, to discuss and take action on RTM Resolution (14-1) and certain other matters. The committee was joined by a number of guests including RTM moderator Sarah Seelye, BOE Chair Betsy Haggerty-Ross, her colleagues on the Board and representatives of the Darien Athletic Foundation.

The purpose of this resolution is to permit the Town of Darien to accept a gift in the form of a new pavilion to be constructed at the Darien High School Stadium.

The pavilion will contain a ticket booth, concession area, male and female restrooms and other engineering equipment and will be roughed out to provide for the potential installation of kitchen equipment. It will be located at the entrance to the stadium near where the old scoreboard was located and will be designed to aesthetically match the existing design of the high school.

The Darien Athletic Foundation will cover all costs of the construction, including liability insurance, and has already raised sufficient funds to cover the project cost and any cost overruns. The Foundation has also committed to cover any future maintenance of the building.

Once completed, the BOE will be responsible for the control and operation of the facility. The BOE expects to incur costs related to janitorial supplies and services of between $7-$8k per year; the cost of utilities is expected to be very small.

Seeing no short or long-term unfavorable financial impact to the Town, the Finance & Budget Committee voted unanimously to accept this gift and therefore recommends that the RTM vote in favor of this resolution.

We thank the Darien Athletic Foundation and the builder who has agreed to build the structure "at cost", for their generosity.

Thank you.

James Palen
Chair
Finance & Budget Committee
January 27, 2013