

CALENDAR HOUSE BUILDING COMMITTEE

July 20, 2016

MINUTES

PAUL CHAMPAGNE, CHAIRMAN, called the meeting to order at 4:32 p.m. at the Calendar House, 388 Pleasant Street, Southington, CT with the following members in attendance: Mark Lovely, Severino Bovino, Michael Fortier, Peter Freeman, Tom Pizzitola, Mark Sciota, Ralph Warner.

Also in attendance:

Robert Verderame ~ Calendar House Director

Derk Kohl ~ BL Company

Erica Millard, Charles Juhasz ~ KBE

3. Acceptance of Minutes

Upon a motion made and seconded, minutes of the June 22, 2016 meeting were approved unanimously on voice vote.

4. Report from Architect ~ BL Company

Derk Kohl stated cost estimates from KBE were in on both Options A & B. Option B is priced \$400,000 less than Option A as it is approximately 1,000 sf smaller and has one entrance not three as in Option A. It will provide the same level of programming than Option A. He stated this a good time for the committee to make its decision and then they will come back with a schematic design and coordinate with KBE to check costs.

5. Report from Construction Manager ~ KBE

Erica Millard presented a Conceptual Estimate Narrative to the Committee comparing the costs of Options A and B. Option A is a building with 23,600sf with an estimated cost of \$8.1 million - \$8.5 million. Option B has 22,600 sf with an estimated cost of \$7.7 million to \$8.1 million. The cost to add a basement to either option is an additional \$95,000-\$110,000.

Mr. Bovino had a number of questions for KBE pertaining to the Conceptual Estimate Narrative:

- Has a field office been determined?
That refers to the owners field office, KBE will bring in their own trailer.
- Structural surveys?
Does not apply to this project.
- Testing and inspections?
Not included.
- Work on existing adjoining buildings?
Does not apply to this project.
- Winter conditions?
KBE does not provide for provisions to owners lot, only their lot.
- Sitework – are retaining walls required?
Mr. Kohl stated they have not started schematic design at this point, if they can grade they will as it will be less expensive than building a wall.
- Portion of site grading to be maintained and re-pave only required mill and overlay existing?
The intent is to maximize grading that is here and try not to disturb area by Hobart Street.
- Underground detention system – there will be two systems?
Preliminary plans show a potential for underground detention system, if we can use open system we will.
- Windows?
Anderson vinyl priced in estimate.
- Wood base, crown and chair railings not included?
This can be changed, thought was not to have casings.
- Spray fire proofing is excluded?
KBE will be designing this process.
- Exterior service doors will be hollow?
This is an error, doors will be insulated metal doors.

Mr. Warner asked about the heating system. KBE stated this is very early on in concept, roof top units still in question. Rather than clutter rooftop, attic space may be used. Mr. Warner stated to try and split building in two separate entities with multiple air handlers and look at controls in same regard. KBE stated what he described is what they have included.

Mr. Sciota questioned the allowances and stated he does not want them artificially low. For instance, abatement costs at \$14,000, FFE at \$200,000 and kitchen equipment at \$25,000. KBE had the understanding they would try to use existing kitchen equipment. He asked KBE to review FFE with Mr. Verderame. He also questioned the price for the bus shelter at \$20,000. BL stated it will be a very nice bus shelter to match the building.

Mr. Sciota stated he has added up all the numbers given by BL and KBE and they are over \$10 million dollars. No single component is pushing the costs over and this makes him very nervous. Mr. Kohl shared his concerns and stated Option B will give them more flexibility to stay within budget costs and puts the project at a better starting point. Mr. Verderame stated the administration area needs to be reconfigured to meet their needs on Option B. Mr. Warner stated the committee needs to vote on which option to go with and have BL and KBE tell us how to reduce costs to get this in our price range.

Motion made to select Option B in hybrid form with changes to be made to the design with the goal to reduce costs and put project within budget, seconded.

**ROLL CALL: P. Champagne-Yes, M. Lovely-YES, M. Sciota-YES, M. Fortier-YES, Freeman-YES,
R. Warner-YES, S. Bovino-YES, T. Pizzitola-YES.
VOTE 8-0, UNANIMOUS.**

Mr. Pizzitola asked KBE about the diesel generator on the cost estimate rather than gas. KBE stated it will be determined by the fire marshal.

6. Report from Executive Director

None

7. Public Communications

Mary Robarge, 33 Meeker Road, Southington CT ~ commented how far the walk is for seniors to get to the lunch program in Option B and to consider an entrance closer to the program.

Mark White, 396 Mulberry Street, Southington, CT ~ stated some rooms on the plan can be made smaller to reduce the size but room dimensions are not on the plans and he has requested that information in the past. Mr. Kohl stated dimensions will be made available now that they have selected Option B. Mr. White stated they requested separation of the two main doors and the final drawing does not show that. Mr. Warner stated the new entrance will be facing the east, not north and will have a door and vestibule. The main door will be covered and facing the sun.

8. Approval of Invoices

Upon a motion made and seconded, invoices were approved unanimously on voice vote.

9. Any other business to come before the Committee

Mr. Freeman stated there was an error on the town website regarding meeting dates. Mr. Sciota stated it has been corrected by Mrs. Larkin.

10. Adjournment

Upon a motion made and seconded and voted unanimously on voice vote, meeting adjourned at 5:44 p.m.

Submitted,

Paul Champagne
Chairman