

CALENDAR HOUSE BUILDING COMMITTEE

August 17, 2016

Minutes

PAUL CHAMPAGNE, CHAIRMAN, called the meeting to order at 4:33 p.m. at the Calendar House, 388 Pleasant Street, Southington, CT with the following members in attendance: Severino Bovino, Mark Lovely, Mark Sciota and Ralph Warner.

Also in attendance:

Robert Verderame ~ Executive Director

Dennis Rioux ~ BL Company

Erica Millard ~ KBE

A quorum was determined.

3. Acceptance of Minutes

Upon a motion made and seconded, minutes of the August 3, 2016 meeting were approved on voice vote. Mr. Sciota abstained.

4. Report from Architect ~ BL Company

Mr. Rioux recapped changes to the floor plan from the previous meeting. Approximately 1600sf was cut without affecting program areas and it was agreed to reverse the building. He stated he received comments on the following items and direction is needed from the committee on how to proceed:

- Move location of janitor closet near main entrance which services the lobby, café and multifunction space.
- Social Services area to be made larger, size was predicated on information he received. Waiting area to be eliminated and have people wait in café area.
- Exam room needs to be bigger. It is currently the size of a regular exam room; storage closet can be removed to increase size.
- Tech room 1 to be made smaller. Idea is for education with instruction happening around large conference table in the middle. Tech room 2 – request is to split the room to make storage areas. The problem is one wall is windows. A partition could be put in the front of the room and have storage in that area taking full use of exterior wall and have natural light in the room.

Mr. Rioux next presented three exterior options for the building giving it a more residential look and stated there are three distinct pods to the building. Option A has a colonial look using simple materials showing main entry pod with driveway approach for buses, the multipurpose area with gable roof with southern exposure for solar panels at a later date. The third pod on right finishes the bookends for building with a hip roof. Option B has more architectural elements included with gable and hip roofs. The multifunction room area broken up into multiple gable and hip roofs, the third pod with game room has a hip roof. Option C has more detailing to the building enhancing the appeal. Mr. Sciota stated PZC will not approve Option A and will want more than B and C, showing more masonry. He also stated he would like to see the area for buses enclosed.

5. Report from Construction Manager ~ KBE

Ms. Millard reviewed the budget stating it first came in at roughly \$9.6 million. By making site work and roofing modifications she was able to reduce it to \$9.4 million. She stated the previous budget also included a 3.5% escalation fee which was removed. Mr. Sciota asked if there was enough money budgeted for FFE. Mr. Rioux stated they have looked at it and feel that is enough. Mr. Sciota requested that KBE, prior to the next meeting, email the committee with hard costs, soft costs, their contingency fee and our contingency fee so there is a solid budget to move forward.

Ms. Millard distributed and reviewed a Preliminary Project Schedule. She stated review periods may not coincide with building committee meetings and meeting dates may need to change. Mr. Rioux plans to submit drawings on October 4 to the PZC. Mr. Sciota stated a public hearing is needed prior. Ms. Millard stated construction documents will be ready by the end of the year with bid packages going out by the first of the year and construction to start in March. Completion date is slated for January 2018.

6. Report from Executive Director

Mr. Verderame stated he was pleased not to see a flat roof across the entire building. He thinks the time line is fantastic and inquired about the pavilion. Mr. Champagne stated they are trying to save it and keep it on the property although it may have to be dismantled and moved.

7. Public Communications

Paul Shupenko, 73 Blossom Way, Southington, CT ~ asked if any consideration for sky lights was given for the activity rooms. Mr. Champagne stated it can be looked into.

Mark White, 396 Mulberry Street, Southington, CT ~ presented slides of the Tech Rooms. He showed the current room with an instructional area for a maximum of 10 students. The area to the right is a support area. Across the top is a screen which is restricted because of windows. He then showed the existing room imposed on the proposed room showing that given a door there is an area that can be used for storage. The next slide showed the current Tech One room which is similar in size to the new room, it is narrow and a longer room is needed. He stated storage areas can be put in the new room and the space for the IT room can be removed, it doesn't need its own room, and the IT and storage rooms on the plan seem to be redundant. He stated 330 sf can be removed, at a cost of approximately \$350 per sf, \$115,000 can be saved. He stated screens and white boards are needed at both ends of the room and windows will be a problem. Ms. Millard stated there would be some savings but it is not an exact mathematical formula. Mr. Rioux stated he would not remove the IT room as it will have equipment and a dedicated cooling system. It can be moved but not eliminated.

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

Motion made to use Option C keeping the game room pod as is but taking gables from B on entrance & multifunction room space from B down to C and to put false roofs on facade in areas of flat roof. Achieving the 1/3 cultured stone on front façade making game room entrance into double doors and making windows larger on game room on front elevation. Seconded.

**ROLL CALL: Champagne-YES; Bovino-YES; Lovely-YES; Sciota-YES; Warner-YES.
Motion passes unanimously, 5-0.**

Mr. Sciota requested KBE to include in budget enclosing three sides of bus garage, no doors.

10. Adjournment

Upon a motion made and seconded and voted unanimously on voice vote, meeting adjourned at 5:33 p.m.

Submitted,

Paul Champagne
Chairman