

CALENDAR HOUSE BUILDING COMMITTEE

September 7, 2016

Minutes

PAUL CHAMPAGNE, CHAIRMAN, called the meeting to order at 4:30 p.m. at the Calendar House, 388 Pleasant Street, Southington, CT with the following members in attendance: Severino Bovino, Mark Lovely, Mark Sciota, Ralph Warner.

Also in attendance:

Robert Verderame ~ Executive Director

Dennis Rioux, Al Kalvaitis ~ BL Company

Erica Millard, Ross Mezzanotte ~ KBE

A quorum was determined.

3. Acceptance of Minutes

Upon a motion made and seconded, minutes of the August 17, 2016 meeting were approved unanimously on voice vote.

4. Update from Architect ~ BL Company

Mr. Rioux presented the latest design with updated changes as requested at the last meeting. The social services area is now combined with the waiting area and administrative office, the medical exam room was made larger and waiting room smaller, both tech rooms were changed and the IT room was moved. These changes resulted in the loss of a couple hundred square feet. Exterior changes to the building were also made with increased stone veneer and a combination of shingle and clapboard siding materials. Various roof heights will be used so it will not look like one massive roof. The garage portion will house four buses with a 14 ft. height for emergency vehicles. A fly over view of the building showed the roof line, shingled and sloped. No roof drains will be used. He stated security contact alarms will be on every door around the perimeter with cameras inside and outside. Mr. Champagne asked if a steel roof could be used for the area covering the main entrance. Mr. Rioux stated it could. He stated the civil engineering team will be at the next meeting to review the site plan. A vote from the committee will be needed at that time to move forward with planning and zoning.

5. Update from Construction Manager ~ KBE

Ms. Millard distributed to the committee a summary of costs. She stated it has been updated to reflect layout changes and exterior modifications. Roof and site work changes brought the cost down from original budget. Construction costs now stand at \$7.4 million with a total budget of \$9.7 million which is over the town budget. Mr. Sciota asked if she was comfortable with no escalation costs as bids will not go out until January 2017. She stated in the event there is, the owner contingency of 10% can cover any unforeseen escalation costs. Mr. Sciota stated he was concerned with the FFE budget amount of \$200,000 and asked if Mr. Rioux was comfortable with that amount. He stated he was. Mr. Sciota asked if he was comfortable with the technology budget. He stated he was and included in that is the telephone, data, security, wifi network equipment. Ms. Millard asked about the generator and if the building will be used as a warming center. Mr. Sciota stated the entire building needs to be operating. She also questioned the \$25,000 for kitchen equipment. Mr. Verderame will be using kitchen equipment they currently use and supplement. Ms. Millard asked if there were provisions for the hydro therapy pool. Mr. Rioux stated it was eliminated by the Town Council. Mr. Sciota asked about the \$14,000 allowance for the hazmat evaluation of building. Mr. Rioux stated he believed it has been cleared and is clean. Mr. Sciota requested a salvage and non-salvage list be prepared by the architect. Mr. Champagne stated his concern that after carving out approximately 1,000 sf from the plan, the construction numbers haven't changed. Ms. Millard stated it isn't a perfect math equation and that mechanical equipment and the number of roof top units don't change. Mr. Sciota stated after bids come in, the construction manager will have the option to look at state bids as well to see which is lower and he hopes to have little or no value engineering.

6. Report from Executive Director

Mr. Verderame asked about skylights in the classrooms. Mr. Rioux stated solatubes will be installed which are tubular skylights. He asked if there will be access to the roof and the answer was yes. Mr. Verderame asked if the basement is still an alternate; yes. He asked about parking; it will remain about the same with approximately 130. He stated the social service area was very good.

7. Public Communications

Mark White, 396 Mulberry Street, Southington, CT ~ asked for the new room sizes to the tech rooms. Mr. Rioux stated he will get him that information tomorrow. He also asked about the windows, which Mr. Rioux stated could be moved.

Clifford Snow, 133 Debbie Drive, Southington, CT ~ asked if the bus port was covered on three sides? Mr. Rioux stated that is an option to do. Mr. Sciota stated when it goes out to bid, it will be put as an add alternate on bid and see how much that will cost.

Paul Shupenko, 73 Blossom Way, Southington, CT ~ stated if solar is added in the future, a steel roof is the way to go. Mr. Champagne stated they can look into a ground array for solar panels as there is plenty of land with southern exposure and it can be fenced off.

Carol Brown, 548 Hobart Street, Southington, CT ~ asked if the property will be surveyed before construction begins. Mr. Sciota stated is has already been done, site plan shows four corners of property and where the building will be.

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. Champagne announced that a name has been brought forward from the Town Manager for a replacement on the Committee. The Town Council will vote on it and the new committee member will be in attendance at the next meeting.

Mr. Sciota stated the next meeting is a very important one and strongly encourages all committee members to attend. The meeting schedule will need to be reevaluated as we will be in a down zone for a while. Next meeting date is September 21 2016 at 4:30 p.m.

10. Adjournment

Upon a motion made and seconded and voted unanimously on voice vote, meeting adjourned at 5:27 p.m.

Submitted,

Paul Champagne
Chairman