

CALENDAR HOUSE BUILDING COMMITTEE

May 18, 2016

Minutes

PAUL CHAMPAGNE, CHAIRMAN, called the meeting to order at 4:31 p.m. at the Calendar House, 388 Pleasant Street, Southington, CT with the following members in attendance: Severino Bovino, Michael Fortier, Peter Freeman, Mark Lovely, Tom Pizzitola, Mark Sciota, Ralph Warner.

Also in attendance:

Bob Verderame, Calendar House Director

Dennis Rioux, Algis Kalvaitis, Architects ~ BL Company

Ross Mezzanotte, Construction Manager ~ KBE

A quorum was determined.

3. Acceptance of Minutes

Upon a motion made and seconded, minutes of the April 20, 2016 meeting were approved unanimously on voice vote.

4. Report from Architect

Mr. Rioux presented drawings of three options for the new senior center. Option A is one story, 22,700 sf; Option B is one story, 22,400 sf; Option C is two story, 25,500 sf. Floor plans were reviewed. Mr. Freeman presented questions to Mr. Rioux formed by a committee of Calendar House members that reviewed the plans previously. Discussion was had. These drawings are preliminary and details of interior rooms and offices can be made. Room dimensions will also be given to the committee members to share. Mr. Freeman stated a significant number of members have ambulatory issues and Option C with two stories was the least favorite design. Mr. Verderame and Mr. Sciota have visited three senior center sites and each director stated the importance of having a one story facility. The two story option will also add approximately \$750,000 to the cost of construction plus the cost of an elevator. Based upon the discussion, members agreed the architects should move forward and refine plans to Options A & B and remove Option C completely.

Mr. Freeman asked what the status of the pavilion was and expressed members would like to see it to remain at the Calendar House. Mr. Sciota stated no decision has been made.

Mr. Sciota gave an overview of the construction process. He stated the first step in the process is the design. Once that has been established it is given to the construction manager, KBE, who creates a budget which will include demolition, construction, FF&E and technology.

Mr. Warner asked the architect about solar panels which may be added at a later time. Mr. Rioux stated they are looking at it, they cannot give 100% coverage but will maximize it the best they can.

Motion made to remove Option C from consideration and move forward with plans for Options A and B, seconded and voted unanimously on voice vote.

Mr. Sciota stated to keep the process moving forward the committee will need to meet more frequently. Meetings will now be held on the first and third Wednesdays of each month at 4:30 p.m. The next meeting will be June 1.

5. Report from Construction Manager

Mr. Mezzanotte stated cost estimates will begin and a budget established once schematic plans are received. Mr. Sciota stated once the first estimated numbers come in that will dictate what can be built with the money we have. What we know right now is it will be a one story building in the range of 22,000 sf. Plans will be made available to the general public on the town website within the next two weeks.

6. Report from Executive Director

Mr. Verderame stated he has had discussions with our legislators and grant writer and there is still a possibility of money coming in. He stated as many parking spaces as possible are needed. Once he is given dimensions of the rooms he can confer with the architects about what needs to be changed. Grace Methodist Church has agreed to use of their parking lot for events at the Calendar House as needed during construction and the Calendar House bus will provide shuttle service.

7. Public Communications

Carol Brown, 548 Hobart Street, Southington, CT ~ asked if a fence will go up separating the senior center from the homeowners before construction begins? Mr. Mezzonatte stated a construction fence will be put up to completely enclose the area and secure the site.

Connie Proll, Castleman Drive, Southington, CT ~ asked if any consideration has been given to funding cuts with the state being in such dire straits? Mr. Sciota stated the project has been approved and paid for by the taxpayers of Southington. If additional money is received it will be a bonus.

Mark White, 396 Mulberry Street, Southington, CT ~ stated it is difficult not knowing the sizes of individual rooms. Mr. Rioux stated he will forward the dimensions to committee members to share.

Paul Shupenko, 73 Blossom Way, Southington, CT ~ asked if consideration is being given to geothermal heating? Mr. Rioux stated that discussion is at least a month away but one that will be had with their mechanical engineers.

Arthur Cyr, 103 Berlin Avenue, Southington, CT ~ stated he attends most town meetings and would like to know from KBE what the cost of moving the pavilion across the street would be and will the money come from this building budget as the farm committee has zero revenue for the next two years? Mr. Sciota stated he will have the public works director work on that estimate.

8. Approval of Invoices

Upon a motion made and seconded, invoice was approved unanimously on voice vote.

9. Any other business to come before the Committee

Mr. Sciota stated the town signed a contract for design work with BL. Not included in any building contract are soft costs for FFE and technology. The town has not worked with BL before therefore he checked with three different designers who agree the numbers BL has submitted are reasonable.

Motion made to approve Proposal #1 on FFE as stated from BL, seconded.

Mr. Sciota stated we have \$200,000 in state grants that have to do with pre design and the hope is to use that for these costs.

Motion approved unanimously on voice vote.

Motion made to approve Proposal #2 on Technology as stated from BL, seconded and voted unanimously on voice vote.

10. Adjournment

Upon a motion made and seconded and voted unanimously on voice vote, meeting adjourned at 5:34 p.m.

Submitted,

Paul Champagne
Chairman