

CALENDAR HOUSE BUILDING COMMITTEE MEETING

August 3, 2016

Minutes

PAUL CHAMPAGNE, CHAIRMAN, called the meeting to order at 4:36 p.m. at the Calendar House, 388 Pleasant Street, Southington, CT with the following members in attendance: Mark Lovely, Severino Bovino, Ralph Warner.

Also in attendance:

Bob Verderame ~ Calendar House Director

Dennis Rioux, Derek Kohl, Architects ~ BL Company

Erica Millard, Simon Etzel, Construction Managers ~ KBE

A quorum was determined.

Mr. Champagne stated Mr. Peter Freeman resigned from the building committee. He thanked him for his time and the efforts he put in to this project from the very beginning, helping to bring this to referendum. His work is greatly appreciated.

3. Acceptance of Minutes

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

4. Report from Architect

Mr. Rioux reported on the current state of the project and presented changes to the plan as requested by the committee from the previous meeting. Working with Mr. Verderame and looking at program needs in an effort to reduce costs, he was able to reduce the size of the building by 1,600 sf without affecting program space. The building size is now 21,000 sf and the plans were presented with the dimensions of each room. He presented a chart comparing existing program spaces with proposed program spaces and a floor plan that superimposed existing rooms on new rooms. The technology rooms have reduced in width but increased in length. The existing game room size is larger as is the library but an additional classroom has been added. Classroom 1A is longer, classroom 2 is the same size and the two rooms are separated by a partition which if needed can be combined to give a larger space. The café area is new. There is a single entrance that opens to a large main lobby with reception area. By recalculating the number of occupants, he was able to reduce the number of toilets throughout the facility. There will be family/unisex toilets.

Mr. Rioux next showed plans reversing the building on the site, from left to right, without any increase in cost. This would move the multipurpose room farther away from Hobart Street and any events involving the outdoors would be more private and not as close to the Hobart Street neighbors. The utility room will be next to the kitchen and he proposed putting a basement only under the kitchen area, eliminating the utility room. He suggested putting the basement through the bid process and have the committee determine its decision by how much the bids come in. Access to the basement would be from the outside with a canopy over the entry. All utilities would be housed in the basement which will be approximately 800 sf in size. Mr. Bovino asked if there could be access to the basement from the inside and if grading plans change to a lower grade, could there still be an outside entrance? Mr. Rioux stated they are looking at the grading plans now and will have an answer for him at the next meeting. He stated traffic flow will remain the same, the drop off area will relocate. Mr. Verderame stated he liked the reversed plan and sees many beneficial advantages to it. He was pleased with the administrative area on the revised plan.

Mr. Rioux stated he went through all the comments from committee members at the previous meeting and has addressed each one. He will email this to members.

Motion to accept the revised layout to Option B, reversed. Seconded.

**ROLL CALL: P. Champagne-YES; M. Lovely-YES; S. Bovino-YES; R. Warner-YES.
Vote 4-0 UNANIMOUS.**

5. Report from Construction Manager ~ KBE

Ms. Millard presented an Estimated Project Cost Analysis and Opinion of Probable Project Costs which summarize costs. After working with the revised changes to Option B and targeted savings from roofing and site work modifications, the base estimate is now projected at \$7.2 million. Mr. Etzel stated there are potential savings in keeping the current generator. Also the site drawings have a sizable underground detention system which seems larger than needed and could potentially be reduced for further savings. Also, by limiting hard scaping by leaving curb cuts where they are and paving will also reduce costs. Mr. Warner questioned using a flat roof. He stated it makes more sense to use a pitched roof with New England weather. Mr. Etzel stated there will be some sloped areas to the roof.

6. Report from Executive Director

Mr. Verderame distributed handouts with a list of inventory of what they currently have and can be moved to help with savings for FFE. He stated he is pleased with the administration area on the new plan and that he is in favor of the reverse plan. He stated the retention pond has been there since 1998 and has never filled up or flooded.

7. Public Communications

Mark White, 396 Mulberry Street, Southington, CT ~ stated he was impressed with the progress being made and he appreciates the room dimensions now on the plans. He stated in an effort to cut costs as best they can, the plan shows a walking trail on the exterior of the plan. He doesn't think many people will use that as there are walking trails in town and that may be an area of savings.

Clifford Snow, 143 Debbie Drive, Southington, CT ~ stated he was a member of the Calendar House. He asked when people are using the multipurpose room, will they use the restrooms for the fitness center and cardio room? Mr. Rioux stated yes, the restrooms are separate from the lockers and shower areas. Mr. Snow asked if there will be an area for coats and umbrellas near the entrance to the multipurpose room? Mr. Rioux stated he would encourage everyone to use the main entrance which will be equipped for this, but they can accommodate this in the multipurpose room as well. Mr. Snow stated he was extremely upset that Mr. Freeman resigned from the committee. Mr. Freeman and Mr. White have spearheaded this project from day one and we've now lost one of our team members. He asked if his replacement will be a member of the Calendar House? Mr. Champagne stated Mr. Freeman met with the town manager and resigned for personal reasons. His replacement will be appointed by the Town Council. He stated Mr. Snow can make his recommendation on a replacement to Mr. Riccio. Mr. Verderame can field questions from the membership until someone has been selected.

Paul Doeshupenko, 73 Blossom Way, Southington, CT ~ asked if a flat roof is used could solar panels still be added as an alternative? Mr. Champagne stated the town is adding solar panels to two schools right now and this roof will be designed to have this added at a later time.

Carol Brown, 548 Hobart Street, Southington, CT ~ stated she lived in a condo with a flat top roof for twenty-seven years and within the first year had to replace it due to leaks and it consistently leaked through the years.

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

None

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