

# CALENDAR HOUSE BUILDING COMMITTEE

January 18, 2017

## 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, Michael Fortier, Mark Lovely, Paul Shupenko, Mark Sciota, Ralph Warner.

Also in Attendance:

Robert Verderame ~ Executive Director

Al Kalvaitis ~ BL

Simon Etzel, Mike Newton, Bill Culviner ~ KBE

A quorum was determined.

### **3. Acceptance of Minutes**

**Upon a motion made and seconded, minutes of the December 21, 2016 meeting were approved unanimously on voice vote.**

**Upon a motion made and seconded, minutes of the January 4, 2017 meeting were approved on voice vote. Mr. Sciota abstained.**

### **4. Report from Architect ~ BL**

Mr. Kalvaitis stated there was nothing new to report, they are eagerly awaiting bids to come back. Walk thru will be held on Monday, January 23, 2017 at 10:00 a.m.

Mr. Sciota stated the Town Council requested a brief presentation and update at their next meeting.

### **5. Report from Construction Manager ~ KBE**

Mr. Etzel introduced Michael Newton to the committee, he will be the project manager for this project. He stated Mike has been involved with Ms. Millard and Mr. Culviner putting the bid packages together and will be analyzing and making recommendations to the committee. He stated BL has been timely in responding to their requests and we are in good shape. Mr. Sciota asked from a timing standpoint if bids are open on February 1<sup>st</sup> and we change the next building committee meeting to the 8<sup>th</sup>, could they be ready to go to Town Council at its February 13<sup>th</sup> meeting? Mr. Etzel stated they will be able to tell the committee if we are financially within the budget and have early trades ready. The regular meeting on February 1<sup>st</sup> of the Building Committee will be canceled and a Special Meeting will be held on February 8<sup>th</sup>.

Mr. Champagne asked Mr. Newton to give the committee a brief description on his background. He stated he grew up in Madison, CT, went to college in Washington, DC and worked there for ten years. He has been with KBE since 2000 as Project Manager on a variety of different projects. Most recently he worked on the Madison Senior Center and ambulance center. He just finished dorms at University of Bridgeport and has experience with HUD projects in New Haven. Mr. Newton stated he submitted drawings to the building department last Tuesday for their approval.

### **6. Report from Executive Director ~ Mr. Verderame**

Mr. Verderame reported environmental testing will be completed soon, Mr. Hayden came in with environmental people and did a walk thru of the building.

### **7. Public Communications**

*Clifford Snow, 143 Debbie Drive, Southington, CT* ~ stated he was pleased to learn there was an agreement between BL and Mr. Verderame regarding revisions to the kitchen. However, he is dismayed there is no serving window as they have now, that the design is like a school cafeteria entering in one door and exiting thru another. The multifunction room is designed to be divided in half and the partition will have to be open. This design will not work well for people with walkers, canes and wheelchairs. He stated kitchen staff cannot see what is going on without a serving window. Mr. Kalvaitis responded the doors are much larger for ingress and egress and can be held open and allow proper flow of traffic in and out. There won't be a bottle neck as you have with serving windows. Dual functions should not

prohibit people in any way entering and exiting. Mr. Kalvaitis stated the door openings are large enough to see out of and there will be a visual connection between the two spaces to see what is going on. After much discussion, it was agreed to keep the design as it is.

*Carol Brown, 548 Hobart Street, Southington, CT* ~ stated she volunteers in the kitchen and they need a window there. We need to see who we are serving and see what is going on out here. It will not function without a window. Mr. Kalvaitis stated he understood her point. The doors they are providing are larger than what they have now and is equivalent to having that wide of an opening as the window. It's a different configuration but serves the same purpose. All of the new senior centers are designed with this same configuration. There is a clear line of site going out into the dining area and connects you to the multifunction space. Mr. Kalvaitis will send an 11x17 drawing of the kitchen for the membership to visualize the design.

*Benny Cammuso, 1290 Meriden Ave., Southington, CT* ~ asked why the handicap parking spaces cannot be closer to the building. Mr. Champagne stated the spaces are close to the building but the membership wants more. There are an additional 2-3 more handicap spaces than required by code. If they put in more, they will not have enough regular parking spaces as required by Planning and Zoning. As stated at previous meetings, the Senior Citizen Commission can put up signs in additional parking spaces, they just cannot be enforced by the police.

*Mark White, 396 Mulberry Street, Southington, CT* ~ stated he and other membership prepared a document identifying areas they are concerned about. He stated they haven't had enough time to critique the plans before they are voted on and wished the process had been better defined. He stated they are the people who use this place and they don't get to see what is being planned. Mr. Champagne stated a lot of money has been spent on professionals who know what is needed not only now but for the future. He stated nothing on his list is relevant until bids come back. Mr. Warner stated it's not that the committee is not listening, it's that he doesn't like what he hears. There hasn't been a shovel put in the ground yet. He needs to give us more time. Right now they are under time constraints to get the process moving. Mr. Sciota stated he was shocked that Mr. White feels we haven't discussed his concerns. The first priority is knowing if the bids will keep us within the budget. He stated Mr. White should continue talking with Mr. Shupenko and Mr. Verdearme, everything comes back to them and their concerns are being heard. Mr. Sciota stated he has been on several building committees and through the process we all become a very good team.

## **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**

The February 1<sup>st</sup> meeting will be cancelled and a Special Meeting will be held on February 8<sup>th</sup>. Mr. Champagne stated he met with School Superintendent Mr. Connellan and Director of Operations, Peter Romano. They will be sending a letter to parents that the Calendar House parking lot will not be available for parents to use for drop off/pick up during construction.

## **10. Adjournment**

**Upon a motion made and seconded and voted unanimously on voice vote, meeting adjourned at 5:30 p.m.**

Submitted,

Paul Champagne  
Chairman