

BRS Town Building Committee Meeting

November 23, 2009

COMMITTEE MEMBERS PRESENT: David King, Chair; David Barkin, Vice Chair; Steve Buda, Tim Cohen, Marc Estra, Jon Gorham, Jeff Kaufman (7:35 PM), Sheila McCreven (7:35 PM), and Sandy Stein.

STAFF MEMBERS PRESENT: Dr. Guy Stella, Superintendent; Charles Zettergren, WSD Business Manager; Marsha DeGennaro, Clerk.

ARCHITECTS/ENGINEERS: Herb Newman, Jim Elmasry, Steven Orlansky, Gregory Van Deusen, Newman Architects and Alan Aldag, BVH Integrated Services.

CALL TO ORDER: Chair David King called the meeting to order (7:34 PM).

PUBLIC COMMENT – None

MOTION #1 – APPROVAL OF MINUTES

Move that we approve the minutes of October 21, 2009 Meeting.

Mr. Kaufman

Second by Ms. Stein

IN FAVOR: Messrs. Barkin, Buda, Cohen, Estra, Kaufman, King, Ms. McCreven and Ms. Stein

ABSTAIN: Mr. Gorham

MOTION PASSES 8-0-1

The Committee reviewed and discussed the first phase of the Scope of Work and outlined parameters and expectations. It was agreed key contacts will be Messrs King, Zettergren, Elmasry and Aldag. Mr. Elmasry will develop a communication flowchart. The architects/engineers will begin their assessment of current systems, historical maintenance/repairs; technical and mechanical infrastructure functions; outline performance goals, and develop solutions to support budget reconciliation. Architectural drawings and plans will be made available to Newman as soon as possible.

As energy implications differ drastically and there are a myriad of ways to achieve efficiencies, its preferable that decisions are made as early as possible. System choices, functionality, maintenance costs and monthly energy consumption are the critical components. Reconciliation of budget and aspirations is not always an easy task. Model designs will also compare systems and efficiencies to meet current building codes. Staging costs will be incorporated into the different funding options.

It is important a broad base be established to adequately sell the project to all constituents. The marketing approach should target heating/infrastructure efficiencies, air quality standards, reimbursement incentives, improved air conditioning efficiencies, building replacement costs of \$30-40 million versus \$10m. During the design phase, consideration will be given for soliciting input from staff and students, as end-users of the building. Questionnaires will also be developed and findings shared through newsletters and publications. It was also noted that a decision has not been rendered on inclusion of the Public Works facility in the referendum process, which could impact community support.

The hiring of an independent cost estimator and construction manager remains under consideration by the Committee. The work of the construction manager and cost estimator are crucial to schedule and phasing. Reconciliation is usually based on interpretation and not difficult to achieve if both of these individuals work together as well as independently. An RFP for the Construction Manager will be drafted and submitted for Committee review at their next meeting. This would allow for hiring in mid-January. The RFP for the energy consultant has been advertised with a closing date of December 18. It is anticipated interviews will be conducted in early January with a full team in place by February 1.

An inquiry was made regarding reconfiguration of the North entry and whether this would be included in this project or remain in the STEAP Grant. It was explained the \$100,000 grant allocation would be utilized to reconfigure the North traffic pattern, development of a landscaping study and erosion issues. The entry way will remain at its current location. While, a copy of this grant will be shared with the architects, this grant is outside the scope of the committee charge and its aspects will not be included in this project.

The architect will draft the AIA contract based on the Scope of Work outlined in the RFP. The contract will be forwarded to the attention of Mr. Genovese.

Meeting dates were set for 6:30 PM on Wednesday, December 2, December 16 and January 6. Newman Architects will attend the December 16 meeting.

ADJOURN: (9:32 PM)

Mr. King
Second Mr. Estra
UNANIMOUS