

BRS Town Building Committee Meeting

February 24, 2010

CALL TO ORDER: Mr. Barkin, Vice Chair, called the meeting to order (6:38 PM).

COMMITTEE MEMBERS PRESENT: David Barkin, Vice Chair; Steve Buda (6:57 PM), Marc Estra, and Sheila McCreven.

STAFF MEMBERS PRESENT: Charles Zettergren, Business Manager; Marsha DeGennaro, Clerk.

OTHERS: Jim Elmasry and Steven Orlansky, Newman Architects; Alan Aldag, BVH Integrated Services and Jim Koontz, Source 1.

PUBLIC COMMENT – None

Mr. Barkin apprised everyone of the unanimous vote by the Board of Selectmen earlier this evening to appoint Dimeo Construction as the Construction Manager.

Mr. Aldag presented further refinement considerations on the schemes outlined at the January 20 meeting. He noted that a fair amount of the duct work is salvageable and recommended the purchase of new boilers regardless of the option selected. Concerns still exist for noise, duct work in classrooms and building closets to house fan coils/heat pumps as the configuration of classroom space is different in each wing. It was also pointed out that in some wings there is insufficient ceiling space to house equipment. In each scheme, exhaust fans, condensers, hot water coils and air handling units would be located on the roof. The impact on the current life of roof remains unknown as roof assessment has proved challenging with our current weather pattern.

Mr. Buda arrives (6:57 PM).

It is a matter of budget versus infrastructure/lighting upgrades and rezoning areas to improve efficiencies. Window and lighting replacements are more critical in A, B and C wings, as these areas are the oldest. D-Wing, music, Recreation, Gym and pod areas could be assessed for optional replacement cost. Consideration should also be given to some equipment replacement in the main offices, kitchen, technology, Kindergarten and Library Media areas as the systems are currently 15 years old.

Source 1 recently conducted an energy audit that will assist in identification of projects, reliability, life expectancy and efficiencies. This information will be shared with the committee and Newman in order to identify energy related options, impact on cost and product selection. It was also noted that there was a strong interest to include sustainable technologies in this project. Source 1 will identify potential grants that integrate with the architectural project and support the cost model. Long-term maintenance remains a concern and it is important to know which options are truly viable for what will, and will not, work.

Development of a firm baseline, identification of replacement needs as well as cost is crucial to this project moving forward. It was pointed out that there is a need for consistency and best practices in conceptualizing the school. It was suggested that a “kit of parts” be developed that could guide and provide selection flexibility for the project. Possible elimination of doors and bathrooms was discussed as well as accessibility options and the potential impact on programming. It is imperative that a small select group of staff be designated to generate an internal consensus and define objectives to guide the design. The local building official will be contacted and his opinion solicited on prior approved modifications and accessibility options.

Time is quickly escaping and communication with the taxpayer is at a critical juncture given the referendum timeline. There appears to be minimal press on the Building Committee and it is important this information is disseminated without delay. The more data that is known, the better the campaign. Given the strong interest in sustainable energies, perhaps that should be the focus of the message crafted for the community, especially in light of the impending tax increase. Once the

timeline has been created, and costing identified, narratives could be developed for the scope of work, with clearly articulated pros and cons.

The next meeting dates are March 10 and 24. A request was made to meet weekly. There was a general consensus that weekly meetings would not occur at this stage. However, an additional meeting date of March 16 was added.

OTHER BUSINESS - None

ADJOURN: (8:47 PM)

Mr. Barkin
Second Mr. Buda
UNANIMOUS

Recorded by Marsha DeGennaro, Clerk