

## **BRS Town Building Committee Meeting**

**March 10, 2010**

**CALL TO ORDER:** Mr. King, Chair, called the meeting to order (6:34 PM).

**COMMITTEE MEMBERS PRESENT:** David King, Chair; David Barkin, Vice Chair; Steve Buda (6:52 PM), Tim Cohen, Marc Estra, Sheila McCreven and Sandy Stein.

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

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

**PUBLIC COMMENT** – None

### **MOTION #1 – APPROVAL OF MINUTES**

Move that we approve the minutes of February 4, 2010 Meeting.

Mr. Barkin

Second by Mr. Estra

UNANIMOUS

### **MOTION #2 – APPROVAL OF MINUTES**

Move that we approve the minutes of February 17, 2010 Meeting.

Mr. King

Second by Mr. Barkin

UNANIMOUS

### **MOTION #3 – APPROVAL OF MINUTES**

Move that we approve the minutes of February 24, 2010 Meeting.

Mr. King

Second by Mr. Barkin

UNANIMOUS

Mr. Aldag outlined the three HVAC schemes presently under consideration. The cost estimators are presently formulating the data to develop preliminary figures. A meeting was also held with Dr. Stella, Messrs, Zettergren and Wood to gather background data on a new telephone system, data wiring, and bringing the overall infrastructure up to code.

Discussion ensued for what aspects of the pool could be integrated into the project. Ventilation/dehumidification is a primary concern, the present equipment, while fairly new, is not operating correctly and a new compressor is needed. It would appear the most cost effective approach would be to include the HVAC system and accessibility issues into the project, however, long-term maintenance remains outside the committee charge and project scope of work. Concern was expressed that inclusion of these items could potentially increase the overall cost to the project.

As a result of the discussion at the last meeting, significant concerns regarding the rooftop installation of equipment were shared. Equipment on the roof presents safety hazards especially during inclement weather, would require a two-man team and could result in infrequent inspections. Maintenance is a challenge given weather and low light conditions. Equipment breakdowns occur more frequently due to extreme temperature changes and exposure to outside elements. Extra wear and tear on the roof, which could potentially lead to premature roof failures. Roof mounted equipment, especially those with compressors, cause noise and vibration problems for rooms directly below unless properly isolated. Roof penetrations for ducts, piping, wiring, etc. would also be required and exterior stairs could have implications for student/safety issues. Equipment installation inside the building or in a covered area on ground level was the preferred option. It was suggested that a few small penthouses could be erected with stair access if there is inadequate space within the building.

Caution was expressed regarding utilization of penthouses as there is additional weight and costs associated with this solution including construction of structural supports. Also, if they were to be constructed around the perimeter, views from classrooms would be significantly altered. No attempt has been made to add additional square footage to the actual footprint, as any new square footage will add significant dollars to the project. Given the desire to place mechanical equipment indoors, it could become necessary to utilize several classrooms throughout the building.

As student enrollment continues to decline, the possibility of reconfiguring current classroom, storage and bathroom areas remains a viable and cost-effective option. Accessibility and consolidation of bathrooms was reviewed. Development of “gang” bathrooms to comply with accessibility, current code and CSDE funding requirements will be further explored. Classroom casework, and modular furniture options for classrooms were also presented. The modular furniture provides flexibility in design to meet different grade level requirements within a classroom, while maintaining a baseline and comparability for all classrooms. Currently, there are 99 access doors and the potential removal of some doors was raised. The programming impact the above options may have will be discussed with faculty to solicit their feedback.

Several design concepts for the entrance canopy were displayed. Presently, there is no visual marker for the main entrance of the building. The options presented provide visual stimulation with minimal cost and include sustainable energies. The lightweight structure would support some form of photo-voltaic technology with digital features that track energy collection on a daily basis. Questions arose regarding the current solar panel. It was noted that bids on the steel construction for the solar panel were cost prohibitive, and would, in all likelihood, be separated and rebid. It may be possible to incorporate the recently acquired solar panel into the design and as well as funding from the STEAP Grant to build the canopy. It was suggested that these drawings be expanded to include a broader overhang that would bridge to the parent drop-off rather than just the front entrance. It was suggested, that another effective option may be to change the flat-roof to a pitched roof over the A, B and possibly C Wings.

Cost estimators for Newman, BVH and Source 1 are currently working on development of figures and mechanical drawings. A matrix of cost choices is also being prepared. A reassessment of priorities may occur as known costs may trim the scope of work. It is hoped that preliminary data information will be available for the March 16 meeting. Dimeo Construction will be in attendance at that meeting, phasing information may be provided as they will serve as the lead on this component of the project.

Bonding and timing for delivery of this message to the full community was raised. If information is to be disseminated by the first week in April, time is of the essence. It was noted that once the message is developed it should not be changed. It is imperative the message delivered be well-crafted, fully complete with total cost known and incorporate all the possible funding options. First Selectman Ed Sheehy and Town Finance Director, Tony Genovese, have been invited to the March 16 meeting to discuss the debt service, possible solar panel utilization and project phasing.

#### **OTHER BUSINESS**

The next meeting dates are March 16 at 6:00 PM and March 24 at 6:30 PM.

**ADJOURN:** (8:50 PM)

Mr. King  
Second Mr. Barkin  
UNANIMOUS

Recorded by Marsha DeGennaro, Clerk