

SPECIAL PROJECTS STANDING BUILDING COMMITTEE SPECIAL MEETING

Tuesday, April 19, 2011

5:30 pm

First Floor Conference Room

Independence Hall

FINAL MINUTES

Members Present: Rich Speciale, Michael Giaquinto, Miriam Frank, Al Kelly

Members Absent: Pam Iacono, Jerry Keough, Len Amato

Others Present: Brandt Jobst, Judy Ewing, Eileen Roxbee, Tom Cullen, Sherman parents

I. Call to Order

Chairman Rich Speciale called the meeting to order at 5:39 pm.

II. Update by Professional Team on Sherman

Brandt Jobst from Wiles Architects gave the Committee design drawings for 75% of the project and gave an update on discussions among the members of the professional team. The architects have proposed some changes to the HVAC system, the kitchen and the administrative area. He said he hopes the bids are favorable and come in below budget. He hoped that some of the alternates could be included in the base bid.

The BOE had made suggestions on the administration space which was brought down an additional two feet resulting in savings. Al Kelly asked if the duct work will fit. Mr. Jobst said yes. Mike Giaquinto asked if the electrical service is large enough to handle air conditioning in the future. Mr. Kelly said yes, for the present plans, but not for air conditioning in the classrooms in the future which town bodies are aware of. Mr. Giaquinto also asked about individual air handling units for the classrooms. Mr. Kelly said that additional cooling would be needed and said that it would be the same as at Stratfield School.

Mr. Kelly explained that the circuits won't handle the classrooms and all town bodies are aware of this. Mr. Speciale asked Mr. Jobst if Attorney John Fallon has everything he needs for the zoning and conservation commissions. Mr. Jobst said an A-2 survey is still needed. Mr. Giaquinto asked about additional design fees and estimates. Mr. Jobst said that the kitchen design could mean a scope change, but that the Turner estimators are willing to do additional work if needed beyond the agreed upon \$17,000. Mr. Giaquinto also asked about the schedules for the doors and windows. Mr. Kelly said that the schedules are on the last sheet of the drawings.

Principal Eileen Roxbee said that the architects are trying to match the brick to the new areas. Tom Cullen submitted an email to Mr. Kelly on questions relating to the kitchen. Mr. Jobst is aware of the questions and some mistakes are being corrected. Mrs. Roxbee said she is concerned there will be no windows in the kitchen which are now open all the time for ventilation. She is anxious to see the new HVAC system and has concerns with being able to not add on to it. She also has concerns with the weight of the roof top unit. Mr. Kelly and Mr. Giaquinto said there will be no harm with that equipment on the roof.

There was considerable discussion about the duct work for air intake and return. There will be minimal ceiling disruption. Mr. Cullen reminded the committee that Central Office needs to sign off after the final set of drawings is submitted. Mr. Kelly urged the Committee to study the drawings and comment further. He said they are still holding \$200,000 in the Owner's Contingency and suggested reducing the contingency by \$31,000, but Mr. Giaquinto disagreed and said they should wait until later in the process. Mr. Kelly wanted to see some of the add alternates included as deduct alternates, especially to accommodate the kitchen ventilation.

The six add alternates were discussed by the Committee. The fire protection system in the amount of \$237,000 had already been eliminated, as well as the two teaching spaces in the northeast corner. The stage addition in the amount of \$385,000 was also taken out. The remaining three alternates would be done if there are savings: ERV units for \$72,000; cafeteria/APR ventilation for \$100,000; and gymnasium ventilation at \$199,000 for a total of approximately \$300,000.

There was also considerable discussion about whether or not a 10' x 15' vault which formerly housed electrical transformers should be filled in and/or gas lines removed. Mr. Jobst said that he would need a full report and that it would take more time and more money. It was decided to do nothing about it. Mr. Jobst asked Mr. Cullen to get him the information about the cut sheets for the sink, freezer, and walk-in refrigerator." Mr. Giaquinto urged them to get the grade right to void having to install a ramp. Mr. Kelly asked about other kitchen equipment. The BOE is providing the freezer. Mr. Kelly asked that Food Services talk to the Health Department again about what is needed before going out to bid. Mr. Speciale Rich reviewed the unfinished business regarding going out to bid, the A2 survey and going to Conservation and TPZ.

III Public Comment-None

IV. Adjourn

Mr. Giaquinto made a motion to adjourn the meeting at 6:40 pm. Mr. Kelly seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary