

MINUTES
**TOWN OF DARIEN BOARD OF EDUCATION CENTRAL OFFICE/
MATHER CENTER BUILDING COMMITTEE**

Wednesday, August 10, 2011

The regular meeting of the Town of Darien Board of Education Central Office/Mather Center Building Committee was held on August 10, 2011. Present were Chairman Norm Guimond, John Hertz and Elizabeth Hagerty-Ross. Vice Chairman Robin Woods and Louis Gesauldi were absent. Also present was Town Administrator Karl Kilduff, architects Rusty Malik and Tom Arcari, and Nick Everett of AP Construction.

Chairman Guimond called the meeting to order at 12:08 p.m.

NEW BUSINESS

a) Architect's Report

Chairman Guimond distributed a draft of the pricing report from AP Construction for the Committee's use in discussing revisions to the plan.

Mr. Malik began by reviewing the Board of Education Central Office plans. The Superintendent's bathroom was eliminated in order to provide for a publicly-accessible unisex, handicapped restroom. This change also resulted in avoiding demolition to the stairs to the lower level for access to restrooms to the general public, but it would involve renovations to the lower level. Mr. Malik confirmed that the MEP consulted found that the existing air conditioning units could be maintained, but they will have to be replaced in the near term. It was also pointed out that sprinklers may be needed and a meeting with the Fire Marshal would confirm that belief. If sprinklers were not included added costs would be needed to create fire breaks.

Mr. Malik suggested that the Committee could reduce the allowance for landscaping and millwork to reduce the budget. The HVAC assumptions for the project were tied to natural gas being available at the site. It was also assumed that the membrane roof would have to be replaced, but its service life would need to be verified. A general discussion ensued regarding ways to reduce the project cost with the architect and construction manager.

The cost estimates for the Mather Community Center were reviewed with Mr. Arcari. Mr. Arcari did not feel that the pricing was out of line and the design development pricing should be seen as conservative and that it should be lower when the project advances to bidding. Chairman Guimond proceeded to question specific aspects of the building.

Chairman Guimond asked about the volume of rain screen priced for the project. Mr. Arcari discussed a variety of alternatives to the rain screen which could be used at the entrance elevation. The Committee wished to proceed with cutting and replacing brick to reduce the cost. Roofing costs were questioned which were tied to the building additions and patching due to HVAC installations. Mr. Arcari stated that it would be possible to keep the existing HVAC unit in place which would save the relocation cost for the unit.

Mr. Everett stated that he would revise the pricing for the Building Committee to see the specific costs for each planned bump out on the building. He would also clarify the site work estimate for each aspect of the patios and circle.

Mr. Arcari responded to questions about window replacement in the gym area. He assumed total window replacement. He was advised that the gym area was outside of the Committee's scope. Mr. Arcari added that as it was a curtain wall it would make sense to replace the whole wall rather than half of it.

Mr. Malik reported back on a conversation with the MEP consultant regarding using natural gas services HVAC compared to oil fueled equipment. He reported that in terms of operating cost oil equipment is 40% higher than natural gas equipment. It would also entail a potentially increase construction cost to serve the designed spaces.

b) Other Items Of Relevance to the Committee

The Committee determined that it needed to hold a special meeting on Friday, August 12 at 9:00 a.m. to discuss revisions to the project budget. The Committee also briefly discussed up-coming presentations to the Board of Selectmen and Board of Education.

Mr. Hertz moved the approval of the minutes of the regular meeting of July 27, 2011, seconded by Ms. Hagerty-Ross, which were approved unanimously.

ADJOURNMENT

The meeting was adjourned at 1:46 p.m.

Respectfully submitted

Karl F. Kilduff
Administrative Officer