

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

**Monday, August 22, 2011**

The special meeting of the Town of Darien Board of Education Central Office/Mather Center Building Committee was held on August 22, 2011. Present were Chairman Norm Guimond, Vice Chairman Robin Woods, Louis Gesauldi, John Hertz and Elizabeth Hagerty-Ross. Also present was Town Administrator Karl Kilduff, Tom Arcari and Rusty Malik of Quisenberry Arcari Architects, and Tom Walsh and Jonathan Seymour of AP Construction.

Chairman Guimond called the meeting to order at 1:03 p.m.

**NEW BUSINESS**

**a) Architect's Report**

Mr. Malik reviewed a new floor plan for 35 Leroy Avenue. The new version removed the large meeting room from the project scope which would leave the former children's section un-renovated. He moved the entire program into the remaining square footage. The design increased the number of offices under the mezzanine which made the skylight more important. He added that the current bathrooms do not meet code requirements so there is no cost saving between renovating existing versus building new restroom facilities.

The new design moved the large meeting room to the second floor. It would not meet the size called for in the education specifications, but would be larger than the current meeting room used by the Board of Education. Work in the basement would be limited to mechanical systems only.

Mr. Malik felt that it was not feasible to put cubicles in center area due to adjacency requirements of staff supporting programs.

The Committee received a new cost estimating exercise to reflect the new floor plan. The budget was increased to create an allowance for hazardous materials abatement and the mechanical systems cost was raised to reflect the cost for oil heating. An additional allowance was provided for an alarm system. Roof replacement remained out of the estimate. The Committee debated the cost estimate and the assumptions based on the architect's work.

Mr. Malik suggested reducing the allowance for landscaping and that further discussion needs to take place regarding the mechanical systems and the skylights. It was noted that the cost estimated did not include FF&E and assumes that the underground storage tank remains serviceable.

Mr. Arcari was asked to address the Mather Center. Chairman Guimond wished to discuss FF&E and soft-costs for that part of the project. Mr. Arcari discussed with the team's interior decorator a possible budget for the interior furnishings of the building which was suggested at \$75,000. An additional \$50,000 was suggested for the kitchen based on comparable projects.

Possible project soft-costs were reviewed and discussed including an appropriate allowance for topographic surveying, geotechnical surveys, advertisings, additional architects fees, materials testing, utility fees, technology, moving costs, printing of plans and the project contingency amount.

Mr. Arcari added that the team has taken to heart the value engineering suggestions offered from AP regarding the Mather Center in its redesign effort.

**b) Construction Manager's Report**

The Construction Manager would re-examine the estimate provided for 35 Leroy to verify amounts prior to the next meeting. It is anticipated that a new cost estimate for the Mather Center would also be available.

**c) Discuss Next Steps in Project**

Chairman Guimond briefly touched on further Committee meetings and project presentation dates. He noted that the presentation to the Board of Selectmen would be delayed while project scope and budget revisions were being made. Similarly, the presentation to the RTM would have to be delayed until October.

**ADJOURNMENT**

The meeting was adjourned at 2:32 p.m.

Respectfully submitted

Karl F. Kilduff  
Administrative Officer