



**TOWN OF DARIEN
HHR BUILDING COMMITTEE
SPECIAL MEETING
THURSDAY, MARCH 23, 2023
HELD VIRTUALLY
6:00 PM**

Participants

Sarah Neumann
Chris Price
Paul Harding
David Martin
Jill McCammon

Alan Addley, DPS
Kevin Munrett, DPS
Natasha Torre- Royle Interim Principal
Paula Bleakley - Holmes Principal
Cory Visi - Holmes Parent Rep
Dave Cravenzola — O&G/APC
Lorel Purcell - O&G/APC
Travis Schnell - KG&D

Minutes

1. Approval of Meeting Minutes from meeting on March 1, 2023

Meeting called to order at 6:06 pm.

Motion to approve the meeting minutes - Sarah Neumann made the motion, Dave Martin seconded it. All voted in favor.

2. Chair's Report

Working in sub-groups to get commissioning agents, drawings, working with the state.

3. Discussion and possible action in retaining commissioning agent — Kevin Munrett and Paul Harding

Three bid submissions for commissioning agent. Firm to be working with O&G/APC regarding MEP. All three were interviewed. CES was a clear leader. Recommendation for them to be awarded the contract. Other two were not complete and did not have full understanding of the project. CES slightly more expensive but they were the most thorough of the candidates and

included all components. After voting tonight, reaching out to CES and make sure the agreement is consistent with the scope and RFP. Kevin Munrett to reach out to CES.

MOTION: To enter into a contract to retain CES as the commissioning agent for the HHRBC building projects for Hindley, Holmes, and Royle schools.

Motion to approve CES by Paul Harding and seconded by Dave Martin. All voted in favor.

4. Discussion and possible action on updated cost estimates and add/alternate list

— KG&D, O&G/APC

Recap by Lorel Purcell:

Repeat of the Phase 1. Voting to approve cost estimate and the documents for the state approval. We should decide what add alternates are before documents are presented to the state. KG&D will work with the contractors to define that work.

Dave Cravenzola reviewed the bid documents and associated costs.

Hindley - \$27,649,559 - \$99,000 over original budget amount (.36%)

(Design contingency as well as other contingencies included; 2% included; If all Design contingency is used, the project will be almost \$400,000 over the construction budget.)

Add Alternate list was reviewed briefly for Hindley.

Holmes - \$26,148,566. Construction costs are \$1.38MM over costs. Total project over budget is \$548,566. (Changes in design and the soil stabilization and underpinning work. (Design and escalation contingency will reduce over time as plans are finalized.)

Royle: \$27,849,118. Total project cost is \$1.2MM under budget

Total - \$81,647,243 - \$600K under budget. Includes all contingencies.

Discussion about alternates:

Priority 1 -

1 - Hindley - Cafeteria Commons, ceilings and lighting: \$74,891 (not in base bid)

Royle- Cafeteria Commons, ceilings and lighting- \$130,990 (not in base bid)

2 - Site work - 50-60% of proposed parking spaces -

Hindley - \$12,000

Holmes- \$19,800

Royle - \$35,000

3 - Remove oil tank at Holmes - \$54,000

Priority 2-

4 - Plaza reduction at Hindley (Bus plaza and walkway) - \$95,000

5 -Green Roof at Hindley; classroom addition - \$50,386 (not in base bid)

6 -Skylights at Royle in the music and 2nd grade wings - \$62,702

7 -Site furniture - granite, curved parts benches -

Hindley - \$113,100

Holmes- \$135,700

Royle - \$120,000

8 -Equipment enclosures- Dumpster and generator fencing material alternate

Hindley - \$54,000

Holmes - \$54,000

Royle - \$74,000

Hindley subtotal:\$312,486

Holmes subtotal:\$189,700

Royle subtotal: \$74,000

Subtotal: \$758,888

Any MEP add/alternates? Tricky as systems are integrated and would need to be redesigned possibly. Could possibly add lighting in the gyms - Travis to ask to see if possible (only if in original scope).

An acoustic item has come up and MEP equipment has been tweaked to meet the acoustic level standards. In older buildings we are doing a one-to-one replacements and we will not be meeting the sound requirements but they will be better units, just not at a new facility level.

“To approve the Phase 2 bid documents as prepared for bidding dated 3/20/2023 and the professional cost estimate dated 3/20/2023 for Hindley Elementary School State Project Number 035-0121 E/A.”

MOTION: Made by Chris Price, seconded by David Martin.

All voted in favor

“To approve the Phase 2 bid documents as prepared for bidding dated 3/20/2023 and the professional cost estimate dated 3/20/2023 for Holmes Elementary School State Project Number 035-0122 E/A.”

MOTION: Made by Made by Chris Price, seconded by David Martin

All voted in favor.

“To approve the Phase 2 bid documents as prepared for bidding dated 3/20/2023 and the professional cost estimate dated 3/20/2023 for Royle Elementary School State Project Number 035-0123 E/A.”

MOTION: Made byMade by Chris Price, seconded by David Martin

All voted in favor.

5. Discussion and possible action on add/alternate list.

Motion to approve the add/alternate list as prepared by KG&G and O&G/APC dated 3/20/23 for all three school projects: Hindley, Holmes, and Royle for Priority Items 1-8.

Jill McCammon moved the motion, Sarah Neumann seconded the motion. All voted in favor.

6. Public Comment*

None

7. Upcoming important dates

Town approvals -

Received comments from the 3rd party reviewer. Some overlap with the accelerated schedule. We are compiling responses and incorporating changes. Also receiving P&Z comments. Goal is to get all comments incorporated into the next set that gets submitted to the state. Going back and forth with them on rooftop mechanical screening concerns.

- March 22 – HHRBC Meeting to Approve Phase 2 Bid Documents and Cost Estimate for all Three School Projects (similar to process for approving the Phase 1 bid documents)
- March 28 – BOE Meeting to Approve Phase 2 Bid Documents and Cost Estimate for all Three School Projects (similar to process for approving the Phase 1 bid documents)
- March 28 – Hindley ES Phase 2 PCR Meeting with OSCG&R
- March 29 – Royle ES Phase 2 PCR Meeting with OSCG&R
- March 30 – Phase 1 Bids Due Date for all three school projects.
- April 5 – HHRBC Meeting to Approve Phase 1 Trade Contractor for all Three School Projects.
- April 12 – Holmes ES Phase 2 PCR Meeting with OSCG&R
- April 28 – Anticipated Start of Bidding Hindley & Royle (contingent upon the receipt of Approval to Bid Letters from OSCG&R)
- May 5 – Anticipated Start of Bidding Holmes (contingent upon the receipt of Approval to Bid Letter from OSCG&R)
- June 16 – Budget Status Meeting with OSCG&R (to discuss cost overage(s) if the bids come in OVER budget)
- June 21 – Anticipated HHRBC Meeting to Approve Phase 2 CRITICAL Trade Contracts for all Three School Projects
- June 22 – Issue Limited Notice to Proceed Letters to Phase 2 CRITICAL Trade Contractors for all Three School Projects – THIS IS THE START OF CONSTRUCTION
- July 13 – START WORKING ONSITE, all three schools
- August 9 – HHRBC Meeting to approve GMP (Guaranteed Maximum Price)
- August 10 – Issue Limited Notice to Proceed Letters to Remaining Phase 2 Trade Contractors for all Three School Projects

List is very precise and have to happen in order. Process with the state can be difficult and we need to respond quickly. We have almost three weeks for the state to approve the projects. If the approval process takes longer and our window to work at the schools this summer is jeopardized, we will be looking at Plan B. To start work on time, HHRBC will need to vote on some critical trade contract documents ahead of getting the GP approved for trade contractors (steel, etc).

If some want to join sub-group design meetings and other meetings moving forward, they are welcome to join.

HHRBC members can join the bid opening on March 30th if they would like to.

8. Adjourn

Motion to adjourn the meeting made by David Martin, Sarah Neumann seconded it. All voted in favor.

Meeting adjourned at 7:21 pm.