



**TOWN OF DARIEN
HHR BUILDING COMMITTEE
SPECIAL MEETING
WEDNESDAY, MAY 24, 2023
TO BE HELD VIRTUALLY
6:00 PM**

Participants:

Sarah Neumann
Jill McCammon
Chris Price
David Martin
Jameson Riley
Paul Harding

Kevin Munrett, DPS
Erik Kaeyer, KG&D
Travis Schnell, KG&D
Dave Cravanzola, O&G/APC
Lorel Purcell, O&G/APC
Natasha Torre, Royle Principal
Alan Addley, DPS

Minutes

1. Approval of Meeting Minutes from meeting on April 27, 2023

Meeting called to order at 6:01.

Jill McCammon made a motion to approve the minutes, Paul seconded it. All voted in favor.

2. Public Comment*

None

3. Chair's Report

OSCG&R state approvals came in - we have two things left, before we can go to bid
Reminder - all meetings can be watched as recordings on TV79, and a reminder for all that
press could be watching.

4. Discussion on Revised Cost Estimates for Hindley and Royle; Chris Price and Jill
McCammon with Erik Kaeyer from KG&D and Lorel Purcell from O&G/APC

- Pre-conversation yesterday (5/23) with Lorel and Erik and Travis

- Do we have enough unencumbered dollars for Hindley and Royle to be able to go to bid and contract

Hindley:

- Construction documents (sent out yesterday) are where we are now and are revised.
- \$29MM (up from \$27MM) Now at \$27.5, if the bids go to \$29MM, we would be \$1.5 MM over - with \$300K in add/alternates
- Changes: ceiling replacement, MEP changes etc. which encompass the sprawling single story addition which is more excavation footprint and changes. We are working with vendors and owner's soft costs are being tracked (security system, movers, etc that Darien is paying for- as well as portable and playground relocation). Edutek costs around \$50K per school (data cabling).
- CM contingency, design, and construction contingency still exist. If we bid out with the add/alternates, and the bids come in consistent with the estimates, and we allocate the available contingency, we have a \$340K cushion - but not advised. We could ask for additional funds for contingency.
- We are able to go to bid. We can do the analysis of carving and not doing all add/alternates. We need to get the real numbers of estimates in. Once we get the bids, if we are coming in higher, we can go back.

Royle:

- Same story in that we are still under budget, but not as much. If doing the same analysis and accept add alternates, it brings us up some. Same reasons - construction, etc. Owner's contingency and such are the same. We would be slightly over budget if we do all add/alternates.
- We need to go to bid now (not necessarily award now)
- David Martin spoke to Jenn Charneski. These projects have been approved independently. If we need additional funds for Holmes and Hindley we will need to go back and ask for more funds - accounting does not allow for that to happen (moving money from one school project (such as Royle) to another (such as Hindley) for funding).
- Question - On modified cost estimates -

On ceiling cost increases, is this for the cafeteria in the add/alternates? No.

- Hindley and Royle - June 22nd bid date. Hopefully we have them in before July 4th. Going out in two weeks for Holmes (no letter yet). June 7th or 8th. Those bids by mid-July. Then we will know exactly where we are. We will understand the financial picture and critical construction documents by then.
- Will need to meet re: Holmes soon (not done yet). We should target a meeting on June 7th - we will need the letter from the state (meeting with CT on 5/25).
- Bid preview openings on site at each school. Dates and invites will go out to the whole committee.
- Making it mandatory for certain trade contractors to be onsite. Abatement, mechanical, etc. Don't want to limit bidders.

5. Discussion on Publicizing or Publishing Detailed Project Design Plans

Concern over security and other issues. Need to make them available to contractors to be available for bidding, and we do need to make a fair amount of access, but can we can limit the designs to be public? Secure site to manage to see who is looking at the documents. Darien will only upload town and state websites with a link to the O&G ftp site. O&G will know who has access to it.

Security system details are not available to the public. Will be done via sub-contractors the schools use.

A qualification process for bidders? There is a pre-qual process.

O&G is now authorized to go out to bid on Hindley and Royle. Thank you to the estimate team. Thank you to the teams involved - these are three big projects.

6. Upcoming important dates

Next HHRBC meeting in two weeks to discuss Holmes on June 7th.

7. Adjourn

Paul Harding made a motion to adjourn the meeting at 6:40. Jameson Riley seconded it. All voted in favor.