



**TOWN OF DARIEN
HHR BUILDING COMMITTEE
SPECIAL MEETING
THURSDAY, APRIL 27, 2023
HELD VIRTUALLY
6:00 PM**

Participants:

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

Dr. Addley, DPS
Erik Kaeyer, KG&D
Travis Schnell, KG&D
Dave Cravanzola, O&G/APC
Lorel Purcell, O&G/APC
Kevin Munrett, DPS
Keri Snowden, Hindley Principal
James Palen, BOF Chair
Paula Bleakley, Holmes Principal
Duke Dinesen, BOE Chair
Nick Pedlow, BGA
Monica McNally, Town of Darien.

Minutes

1. Approval of Meeting Minutes from meeting on April 5, 2023

Meeting called to order at 6:01. Jameson Riley made a motion, Jill McCammon seconded it. All voted in favor.

2. Public Comment*

None

3. Chair's Report

Tonight's meeting is from last week's call regarding a revised fee proposal from O&G/APC with Chris, David Martin, and Jill.

4. **Discussion on Proposed Additional Design Work and Project Diligence in Advance of Bids; Possible Changes to Bidding Schedule-** Chris Price and Jill McCammon with Erik Kaeyer from KG&D and Lorel Purcell from O&G/APC
- Conversation to understand the need for additional time. Erik from KG&D working closely with O&G/APC.
Mechanical strategy affects more of the building than originally planned:
 - Ceiling tiles in other rooms not originally planned may need to be replaced based on mechanical work planned. More investigations were completed. This affects the timeline and finances. Infrastructure work also necessitated additional work.
 - IT and data requirements - additional focus with data and communications with an expansion of scope with network components, as well as security, relating to the perimeter.
 - New requirements generated by the state (radon issues) and local review of documents (OSCG&R, P&Z).
 - Pre-construction drawings requested more specificity in certain areas of construction drawings - this will require additional time for the design team to refine and update drawings and for the team to review the drawings. KG&D working closely with O&G/APC. Approximately 3 weeks additional time. Still looking at completing the project in Fall 2025. Documents need to accurately reflect work to be done
 - Bids are affected as cost estimates with soft costs need to be conducted new and updated drawings and will create a revised timeline.
 - HHRBC to plan next steps if bids come in significantly higher than planned
 - Planning on having bids completed by July 26th for critical trade contractors to have Phase 1 done next summer.
 - Hindley and Royle will be done first, Holmes a week later
 - Shifts timeline from work to be done this summer and will require additional work this fall. 22 work days affected. Still may have enough time to get all fencing and trenching done before fall. May not be able to remove all ceiling by end of summer. Timeline is tight - we will be using professional movers - we may need to do overtime. 6-day workweeks will be involved. Supply chain timing will be critical.
 - Appropriation implications-
 - Won't have bid info until summer
 - Do we have the ability to shift funds between projects if necessary (tightest project is Holmes, Royle has most room)? No - as they are individual projects, all have to be voted on individually
 - Funds will be tight
 - If additional funds are required, there will need to be additional votes. Summer meetings with BOS, BOF, and other meetings. Will need to be voted on in September at RTM meeting
 - We may be able to have an RTM meeting earlier if we are able to convene the RTM virtually. Rules committee needs to meet on this first.
 - Rules is meeting on May 22nd. RTM meeting on June 5th.
 - Phase 3 construction costs may be able to be held off until after September. Contracts can be awarded short of full cost at that point if costs are not in. This may give us some flexibility.
 - Changes in dates for the schools will be discussed with Superintendents and other administration at 35 Leroy and building administrators such as Principals.

- Will this affect portables? No - should be moving ahead.
- Monica McNally, Jim Palen, and Duke Dinesen thanked the committee and the team at O&G/APC and KG&D
- Scope of work has been extended due to additions from the schools (security and IT), town (P&Z), and state. Need to do additional work to re-do the documents. Essentially a 4th design packet, beyond original scope of work.

Motion to approve a revised timeline to commence bidding for Hindley and Royle on May 30th and Holmes on June 8th, and to give the design and construction team another month to redo the drawings and refine the cost estimates.

David Martin moved, Sarah Neumann seconded it. All voted in favor.

5. Discussion and Possible Action on Approval of Additional Pre-Construction Services Fee Proposal from O&G/APC

Motion to approve entering into an agreement with O&G/APC for a total of \$22,500 for the three schools (\$7,500 per school) for the additional costs for the design work.

David Martin moved, Jill McCammon seconded it. Paul Harding voted against. The motion carries.

6. Adjourn

Motion to adjourn made by David Martin. Seconded by Jameson Riley. All voted in favor.

Meeting adjourned at 7:08