

## **Bonded Capital Projects Meeting Minutes – January 17 , 2013**

Present: Karen Birck, Dick Dubow, Bruce Hampson, John Murphy, Steve Pierce, Ty Tregellas

### **Agenda Items**

1. Miller Driscoll: K. Birck is in the process or redrafting the Statement of Requirements based on a renovation project. SOR to be submitted to the BOS by the first week in March. Turner prepared a schedule for the project which showed an immediate issuance of an RFP for A/E services. Turner to revise the schedule to issue RFP after the SOR is complete and the Building Committee is selected. Turner to review with A/E firms to present a budget for Preconstruction services for the Town Budget. D. Dubow to confirm the construction budget target for the project. There was discussion concerning State reimbursement, it was decided to keep this option open at this point in time.
2. Middlebrook & Comstock Roof Projects: A. Aldag from BVH reviewed the storm water piping conditions at both facilities. There are considerable obstacles at Middlebrook to re-piping to avoid draining into the courtyard – wood beams, other MEP system that prevent gravity flow. At some point you would have to trench the slab to exit the building. J. Murphy said they have not had a recent issue as long as there is regular maintenance to clear leaves and potential obstructions. There are no other known storm piping issues. It was decided to camera the storm line to evaluate its condition and options. BVH to locate the drains such that they will not be affected by any future piping changes below the roof. Could be a distinct project in the future if necessary. The Comstock storm piping was also evaluated. There is the one known blockage at the north end of the classroom wing. It has already been circumvented to drain to the exterior of the building. The new roof can be installed to either reconnect to the existing rerouted pipe, or a new bypass in the corridor ceiling that would connect to the next riser. It is presumed that there are asbestos glue dabs in the ceiling, so this work could also be done later as part of the building upgrade without impacting the roof installation. It was decided to camera the storm line to the street to confirm its routing and condition. J. Murphy to contact ACS for this work. Construction Docs targeted for the end of the month and then out to bid.
3. Middlebrook & HS Toilet Renovations: There was a very productive meeting with the building committee on Jan. 10. Finished material were reviewed and selected and floor plans were reviewed. Moto to install an automatic flushometer for the HS to evaluate. BVH indicated they may have to increase size of ductwork when fixtures are added to a toilet room. Next meeting Feb. 7. KGD to target CD completion for Feb 21, so Turner can estimate drawings prior to going out to bid.
4. Comstock Building Evaluation: Turner prepared a Project Schedule which was reviewed. Turner and KGD to compile a preconstruction budget by March for the BOS to include in the Town Budget. Turner did not hear back from KGD regarding the tipping point for comprehensive code upgrades when renovating. This information will be distributed separately by KGD. D. Dubow reached out to J Zucker to prepare the Statement of Requirements.
5. Other:
  - a. B Brennan has names for consideration to form building committees and he and others will reach out to confirm which people are interested in joining a committee.