

## **THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE PUBLIC BUILDING & SITE COMMISSION**

Minutes of the *Special Meeting of the Public Building & Site Commission* held on Wednesday April 11, 2018 at 7:00 p.m. at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

**PRESENT:** Robert Mitchell, Bob Edwards, Anthony D'Angelo, Phil Clark

**ABSENT:** Tony Catalina, Art Norton, Rick Matschke, Harold Brennen, Gordon Jackson

**ALSO PRESENT:** First Selectman Dan Rosenthal, John Deren of Caldwell & Walsh, Kinga Walsh of the CC/SC Design Team & Advisory Committee, Curt Symes and George Guidera of Commission on Aging.

### **PUBLIC COMMENT**

Ms. Walsh wanted the Commission and the other parties to work together, remembering what the building is for, how important it is and to help bring the community together on the project.

Mr. Symes wanted the Commission to be aware that communication is critical and we need community awareness as to what is included in the centers.

Mr. Guidera noted the Senior Center is vastly improved with added space. The Center is currently working on their potential programs and services for the new facility.

### **COMMUNITY CENTER**

Mr. Mitchell noted that the purpose of this Special Meeting was to review and approve the Caldwell & Walsh project budget dated April 4, 2018 for submission to the Board of Selectman for consideration at their next meeting on April 16, 2018.

Mr. Deren went over the project status and schedule. This will be more fully detailed at the PBSC Regular Meeting. Mr. Clark is concerned about the apparent continuing slippage of the schedule. Mr. Deren will review the time lines and present a methodology for noting and correcting any lost time at the next meeting. Completion is still April of 2019, but a more detailed Critical Path Method schedule was requested.

Mr. Deren and the commission went over the project budget line by line. Mr. Deren explained the bids and the series of Value Engineering items that were examined to bring the budget in line with the funding. The commission is concerned at the minimal contingency that is currently available. Caldwell & Walsh are working with the subcontractors to obtain additional VE items. It was stated that these cannot affect either the functionality or design intent of the project. Certain project items that would

be constructed toward the end on the project have been defined as *deferred* and will be reviewed again once the final contingency is established. Costs have been established with the subcontractors on their items.

Certain trades have not provided the projected cost reductions for the VE items presented. These trades will be rebid in an effort to lower the project costs and increase the contingency. These will include drywall, tile and flooring.

Mr. Deren stated that the costs listed in the current budget are the maximum cost and will not increase.

Mr. Mitchell requested that a motion be made to accept the Caldwell & Walsh budget. Mr. Edwards moved to accept the Caldwell & Walsh Master Budget dated April 4, 2018, with the exception of drywall, tile and flooring, and recommended that the Board of Selectman authorize Caldwell & Walsh to issue letters of intent and sub-contractor contracts per this budget at their next meeting. Seconded by Mr. D'Angelo. Motion passed.

The next regular meeting is scheduled for Tuesday, April 24, 2018.

## **ADJOURNMENT**

Mr. Edwards moved to adjourn the meeting at 8:50 p.m. Second by Mr. Clark.  
Meeting adjourned.

Submitted by:  
Robert Mitchell  
Chairman