

Town Office Building Committee

Special Meeting on Thursday, April 25, 2013

In attendance: Jim Lally, George Keithan, David Gross, Kate Novick, Daniel Haas, Scott Perry, Cathy Iino (ex officio), Gina Regolo, Carol Reimers, Todd Hajek – KVFD, Brian Humes of Jacunski Humes

Also present: Don McDougal - Director of Emergency management, Brian Kronenberger - Kronenberger & Sons Restoration, Inc ,

Absent: All members were present.

Chairman Jim Lally called the meeting to order at 7:04 p.m.

David Gross made a motion to approve the minutes. Scott requested to amend the minutes by noting that if the State Trooper was to have an office in KES, the Trooper would need space in the Town Hall for occasional use, not full time use. With this amendment, the motion carried unanimously.

George realized that the emails were not getting to all members, due to an error in his group addressing, and apologized for this misdirection. This appears to have been addressed. He will forward the B3 memo from Brian to all members.

Brian Humes and Brian Kronenberger presented estimates on plan C at \$3.4M. Brian also presented a C1 option, which was smaller in size, without sprinklers, at \$3.2 M. The C1 option saves approximately 400 square foot which was taken out of the EOC and meeting room space.

Brian explained why the B3 option did not make economic sense. Basically, we would spend more money on the site work than we would save on the building, thus making it a more costly option with less square footage.

There was much discussion on the limited savings of plan C vs the original post and beam plan. The new \$3.4M plan includes soft costs, which are already accounted for the town budget, and with some reductions of potentially higher construction cost line items within the estimate, the estimate would be approximately \$3.2M. With the EOC grant of \$500k, the committee would be recommending to the Town a \$2.7M project [or \$2.5M project at the smaller size]. This caused pause with all members, since the original project, which was rejected by the town, was a \$3.5M project. Due to escalation, the project is now more expensive, going from \$281 sf to \$302 sf, which represents approximately \$150k in additional construction costs. Jim expressed his concern that this escalation in costs will increase more in time and that the bond rates may also rise, which could further impact the cost of the project.

Jim handed out a memo, stating some points of interest for discussion; on how we should move forward.

Dave Gross presented his opinions on the project and his concerns with the cost estimate.

Dan and Scott expressed their concerns that the project may still be too large and too expensive, but they need time to reflect on this more.

Don is concerned that the EOC is getting reduced in size under the smaller scheme.

Kate and Carol felt that we need to come up with a good strategy to present to the town, if the committee votes to move the project forward.

George was concerned that we could not reduce the project costs without a significant reduction in square footage. This would appear to be impossible, while maintaining the long term viability of the project.

There was a lot of discussion concerning where we go from here. There are concerns with the cost of the project not coming down enough and the size of the building not being reduced enough from the past failed project. At the same time, there is concern that if the project does move ahead, everyone on the committee wants to be proud of the project and believe we have a good product that will last for years.

We also discussed what would be the next option, if this plan failed. We discussed new modular and repair of the existing modular buildings. There is concern about spending "big bad" money on replacing the modular buildings with new temporary modular buildings vs spending "small bad" money on repairing the existing modular. In general, it may make more sense spending money on the existing modular, until such time the town can find the right time to replace them with an appropriate long term solution, similar to what we currently have designed.

It was agreed that we all need to think about this project, the costs and the viability of the project for the town. We will all be ready to discuss and vote on moving the project forward at our next meeting.

The next scheduled meeting is scheduled for Thursday, May 16, 2013. The meeting adjourned at 9:12 p.m.

Respectfully submitted,

George V Keithan

Acting Recording Secretary