

Moeller Home Building Committee Meeting Minutes June 3, 2004

Members present were Chairperson Perry Cornwall, Melvin McOmber, Peter Kalousdian, Brian O'Connor, Chief Building Inspector and Kathleen Bagley, Director, Recreation and Parks Department. Staff member present was Salvatore Cucia, Assistant Director, Recreation and Parks Department. Representing the architect was Melissa Saucier from Moser Pilon Nelson and Anthony Maisano from LMG Consulting Engineers. Chairperson Perry Cornwall opened the meeting at 1:30 p.m. at the Community Center.

1. Public Comments.

No comments.

2. [Minutes - May 6, 2004.](#)

Mel McOmber moved to approve the minutes. The motion was seconded by Brian O'Connor and passed unanimously.

3. Architect's Report.

A. Cost Estimate for Project.

Ms. Saucier distributed copies of the architect's opinion of probable construction costs for the Moeller Home project. The total construction cost estimate is \$635,092 for the overall project. Current funds available to date is \$613,000. Of this \$613,000, \$48,260 is the cost for the architect, \$4,270 is the estimate for the consultant for the hazardous material study and \$12,500 is the estimate for the removal of hazardous materials in the building leaving a balance of dollars available for the project at \$547,970. This leaves the committee at the present time with a deficit of \$87,122. Committee members discussed ways to reduce the cost of the project.

1. The \$12,500 is an estimate for removal of hazardous materials. This figure will be identified further after the survey is done on the building. Ms. Bagley reported that the consultant is inspecting the building for the hazardous materials. She anticipates a report within about two weeks. After that point, she will talk with the consultant and the architect to develop an RFP for the removal of the hazardous material in the building.
2. Ms. Saucier went over a list of suggestions from the architect regarding ways to reduce the cost of the project.
 - a. Resilient flooring - change the linoleum to VCT for a savings of \$6,000.
 - b. Change the ceramic tile in the bathroom to VCT for a savings of \$5,000.

Ms. Bagley asked what was the difference between the linoleum and the VCT. Ms. Saucier reported that the original suggestion for the VCT was part of the effort to make the building as environmentally appropriate as possible.

- c. Volunteers to paint the interior with the paint being donated.

A savings of \$15,000.

- d. Do not build deck. Do not build stairs for main entrance. Eliminate brick piers. Committee members did not agree with this suggestion by the architect because these exterior items were approved by the Planning and Zoning Commission.
 - e. Gas Service.

Mr. Maisano thought a credit of \$2,500 would be realized with upgrading the gas service.

f. Fire Alarm.

There could be some savings with the fire alarm. The engineer will check with the fire marshal.

g. Brick work on the exterior of the building - Cleaning, repointing and sandblasting.

Committee members asked the architect to revisit this number to see if this work is necessary.

h. Heating System.

The engineer will revisit the heating system for the building and provide additional information to the committee if any savings can be realized in this area. Committee members also asked if the engineer could provide a percentage of savings using the proposed heating system. The engineer will provide an annual savings cost for using this type of system. He will also check with CL&P about any rebate programs.

i. Bond Premiums.

Ms. Bagley will discuss with the architect if these costs are needed in the project.

Committee members will review all these costs at their next meeting and determine the best way to reduce costs. Chairperson Cornwall suggested that fundraising will need to make up the difference in these costs. The committee on fundraising is still working very hard to raise additional money for the project.

B. Bidding Process Timeframe.

Committee members are looking to go out to bid in June. They will re- evaluate this time schedule at their next meeting.

C. Discuss Project Alternates.

Committee members asked if the log cabin was included as an alternate in the package. Ms. Saucier said that it was included in the bid specifications. She presented to the committee the bid specifications and architectural drawings for the project. She asked that the town and the committee review them for approval to go out to bid.

4. New Business.

A. Mr. McOmber asked how the electrical service was being brought into the building. Would it be underground service or above ground? The engineer will check on this and get back to the committee.

B. Next Meeting.

Committee set their next meeting date for Tuesday, June 15 at 1:30 p.m. This meeting will be to finalize bid documents.

C. Slate on Roof.

Chairperson Cornwall talked to the committee about saving the slate for projects by the Nature Center and the Friends of the Wethersfield Nature Center. Mr. Kalousdian suggested getting further information on the use. The architect could revise the bid specifications and have the town keep ownership of the slate.

5. Adjournment.

Mel McOmber moved to adjourn the meeting 3:30 p.m. The motion was seconded by Peter Kalousdian and voted unanimously.