

1 Tudor Road Building Committee

SPECIAL MEETING

December 14, 2022

The 1 Tudor Road Building Committee held a special meeting on Wednesday, December 14, 2022, in the mayor's conference room at City Hall. Chairman Marlow called the meeting to order at 11:45 a.m.

Committee Members Present

S. Marlow, Chairman
B. Garfield (Recreation Dept)
M. Altomare (Boys + Girls Club Milford (BGC))

Also Present

B. Blake, Mayor
P. Jorgensen, Silver Petrucelli
B. Silver, Silver Petrucelli

Review of Plans:

The committee reviewed their schematic plans that have been developed by the Committee since August. Some of the new ideas and feedback that was discussed includes:

1. Program accessibility and exterior door access/use was discussed.
2. The potential use of the auxiliary gym for the cheerleader program was reviewed and B. Garfield will confer with the cheerleaders to see if the space shown is sufficient for their program.
3. The Mayor asked about:
 - a. providing other large program spaces for future city or BGC needs.
 - b. a wood gym floor rather than a 'rubber' sports floor.
 - c. hoping that the building could be segmented and cordoned off into smaller building areas for security and user access/control and he felt that goal was met.
 - d. concerns that a piped hot water heating/unit ventilator system was not responsive enough vs ducted air, but the virtues of the existing piped network was discussed.
 - e. creating another fitness/workout room from one of the learning spaces (STEAM or Art) in the BGC wing, perhaps consolidating the two learning spaces into one to make room.
 - f. the need for changing rooms for the BGC or rec department, perhaps out of spaces in the restrooms.
 - g. That the project use sensor operating restroom fixtures.
 - h. To see what the gym side elevation of the south wall would be with the new windows from the new middle school viewing mezzanine.

The Building Committee will review all of these selections and suggestions vs their program needs.

Review of Budget:

Chairman Marlow reviewed the budget with the team, explaining how the project has no frills and in fact there are several necessary renovations that may be relegated to add alternates in the bid form. Other issues discussed included:

1. The gym roof replacement is over \$300,000. What if
 - a. It is roof overed rather than replaced entirely. The logistic of this option were discussed
 - b. Is it possible to have the photovoltaic PPA provider to include the replacement of this roof in their proposal should the structural evaluation of the roof deck capacity prove viable?

2. Try to put all exterior construction items in as bid alternates as they are not as disruptive to the future activities in the newly occupied building.
3. SP+A was asked to give a conceptual estimate to fitting out the BGC areas with new FF+E. SP+A interior designers will interview Megan in the future to get a conceptual scope for this furniture so a budget can be projected.
4. The team discussed the cost/time advantages of getting long lead or demolition phase bids going ASAP including asbestos abatement, electrical switchgear and HVAC equipment.

The Mayor commented with the exception of the minor adjustments that might be integrated after today's discussions, he has no objections to proceed with construction documents.

Items in the budget spreadsheet that the team asked to be changed were:

1. Add FF+E to the SD Options column
2. Remove the ballistic glazing from the estimate
3. Remove the lockers from the estimate
4. Move the safety gym pads to the SD Options column
5. Correct the SD Options column removing the duplicate Kitchen/Parking cost from it (leaving it in the Fed Grant column)

After the meeting B. Silver asked T. Weeks, Milford Risk Manager about the potential to file an insurance claim for the damaged windows at the site. T. Weeks advised that Milford's deductible is \$50,000 and therefore this possibility is moot.

Authorize proceeding to Construction Document Phase:

M. Altomare and B. Garfield made and seconded a motion to approve the Schematic documents and authorize Silver Petrucelli and Associates, Inc. to proceed with the Construction Document phase of the project. Motion carried unanimously.

Consideration of Minutes of Meeting held December 6, 2022.

B. Garfield made and M. Altomare seconded a motion to approve the minutes dated December 6, 2022. Motion carried unanimously.

Next Meeting: Will be 1/17/23 at 3 pm at the Boys and Girls Club on Devonshire Road, Milford.

Besides the tasks 'to do' listed above, Committee members are to:

- S. Marlow to obtain the PV vendor information from the Mayor
- S. Marlow to meet with the Mayor to review the Schematic budget in more detail as needed.
- B. Garfield to contact the cheerleaders to review the acceptability of the space planned for them. This will decide the need for additional workout/exercise spaces or not.
- M. Altomare to consider any other budget line items that can be deferred from the base bid documents, perhaps funded later by the BGC.
- SP+A to develop the gym elevation drawing showing the observation wall.
- SP+A to develop the FF+E budget needs for the BGC's use.

Adjournment

There being no further business to discuss, B. Garfield and M. Altomare made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 1:30 p.m.

Respectfully submitted,

William Silver
Recorder