

A meeting of the Building Committee was held on Tuesday, January 19, 2016 at 6:30 pm at Bethlehem Elementary School, 92 East Street, Bethlehem, Connecticut.

Present: Committee Chair John Chapman, Vice Chair JP Fernandes, committee members George Bauer, Pat DiSarro, Don Fital, Andie Greene, Tom Hecht, Kurt Lavaway, Gary Michell, Brian Peterson, and Alan Rubacha.

Unavailable to attend: Janet Morgan, Matt Cleary, Robert Halgreen, Robert Piazza

Also present: Anna Cutaia-Leonard, Ed.D., Alice Jones, Bill Nemec (7:15 pm), Wayne McAllister, Maryanne Van Aken, Charles Cosgriff, Carol Ann Brown, one community member, one member of the press, and clerk Deb Carlton

Mr. Chapman called the meeting to order at 6:32 pm.

He asked Mr. McAllister for an update on the RFP/Q for OPM and CM.

Mr. McAllister indicated both are written and ready to go. He needs due dates for submissions and anticipated interview dates.

Discussion followed regarding probable dates, time frame for applications and the pros and cons of parallel selection of the two vs having OPM in place to assist with the selection of CM.

Purpose of the OPM was also discussed, and described as keeping the budget in line, working with various state agencies, attending to owners' responsibilities, and coordinating geo-tech, hazmat and related services. OPM is responsible for billable hours. The CM develops the guaranteed max price.

It was agreed that having the OPM on earlier than the CM was preferable; otherwise, the CM would be idle for the period of time when the architect is developing design plans.

It was decided that Mr. McAllister will forward the RFP/Q for OPM to the committee for review and comments to be back to him by the end of the week to get out soon thereafter. If the RFP/Q goes out by 1/25/16, submissions would be due by 2/8/16. These could be reviewed by the committee at its 2/16/16 meeting and a short list of interviews could then be set for the following week.

The OPM could be on board by mid-March, with the CM selected by the end of April. Dr. Cutaia-Leonard was in favor of this timeline, reminding the committee that the school system is in operation and it is currently budget season.

Regarding the architect selection process, Mr. McAllister reported all positive references on The S/L/A/M Collaborative, and site visits are planned. He indicated issues with proposals in the AIA contract. Recommended changes were given to their CFO and he will be meeting with him tomorrow, and then will meet in Glastonbury next week.

Mr. Chapman explained that the motion before the Board tonight allows the Building Committee to negotiate and enter into contract with the architect. Therefore, Mr. McAllister and S/L/A/M can work out the final details of scope and fee and bring the contract to the Building Committee for execution at a later date should the Board decide to take the action anticipated.

During privilege of the floor, Robert Maddox of Bethlehem urged the committee to build this project correctly. S/L/A/M can do this job, he said, if we will let them, and he encouraged doing little things that will ensure the building is solar ready, and to go beyond what we have to do to meet green standards. Doing so, he said, will be good for the students, the environment, and the taxpayer. He urged doing the right thing, and building a high performance, energy efficient school.

Mr. Bauer entered a *motion to adjourn*, seconded by Mr. Chapman. The **motion carried 11-0**.
The meeting concluded at 7:21 pm

Respectfully submitted,
John Chapman, Chair