

**"DRAFT"**

MINUTES OF THE MEETING  
DARIEN POLICE DEPARTMENT BUILDING COMMITTEE  
25 HECKER AVENUE, DARIEN, CT 06820  
MAY 8, 2008

Chairman George Reilly called the scheduled meeting to order at 3:00 p.m. Present were Chief Lovello, Committee Members David Hawes, Liz Smith Mao, Robert Harrel, Police Commissioner Paul Johnson (alternate). Also present were Brian Humes of Jacunski Humes Architects & Jay Kohler of Kohler & Ronan, Engineers

Chairman Reilly reported that it had been ten days since the full RTM approval of the project with no call for a referendum. The Chairman noted that the planning process for the project should move ahead as expeditiously as possible with only the zoning approvals remaining. Mr. Humes brought to the attention of the Committee that his firm had forwarded the necessary authorization forms to proceed with the construction bid drawing phase. Chairman Reilly requested the forms be e-mailed to him and he would send to First Selectwoman Evonne Klein for signing.

Mr. Humes provided an update of how the project would progress from this point:

- a.) As the construction drawings and bid documents are finalized Turner Construction would then be able to start "pre-bidding" portions of the work which in total would consist of approximately +/-20 bid package categories. This is vital to knowing early on how bids relate to previous estimates and the effect each has on our budget.
- b.) Turner will develop critical path schedules in both pre-construction phase and construction.
- c.) The Committee will need to appoint one individual to administer tracking the soft cost side of the project as the architect reviews only the hard construction cost for payment approvals. Mr. Reilly said he was willing to review invoices approved by the CM and Architect and to submit them to the Town Finance Department through the Chief.
- d.) In addition the Committee would be responsible for coordinating installation of "provided by owner" items, i.e., technology components, telephone, furniture selections, etc.

When it comes to "Quality & Quantity" that comes from the architect. When it comes to the "Timeline and Cost" it's the construction manager, according to Mr. Humes.

Discussion followed regarding the desire to work with the library on shared post lights between the two properties. The site planners, Stearns and Wheeler, are doing both projects and are awaiting information on the type of fixture being used by the library and whether they are available in a double headed configuration. Mr. Harrel moved that the Committee

offer to pay the added cost of the fixtures from our budget as a cost savings to the town (because it eliminates posts on both sides) and the aesthetic benefit. Mr. Hawes seconded and the motion was approved.

As previously requested by the Committee to document the potential cost savings over time for making the additional upfront expenditure of installing a geo-thermal assisted HVAC system Jay Kohler of Kohler and Ronan conducted the analysis. Using three different proposed HVAC systems each were compared using energy consumption cost analysis based on projected demand for the new building. Jay pointed out that he used very conservative estimates and cost of energy at current rates so as not to skew results in favor of a specific selection of system. The results indicated a less than 20 year payback for the geothermal system even without projection of increased energy cost. The Committee unanimously voted to approve the use of the geothermal system and requested that Mr. Humes proceed to make the final determinations related to the feasibility of such an installation on the site.

Attorney Bruce Hill was unable to attend the meeting to report on the status of the zoning applications for the project and Chairman Reilly stated he would follow up with Mr. Hill and report back to the Committee.

The next meeting of the Committee scheduled for May 22, 2008 was cancelled. The next meeting will be on June 12, 2008 to review zoning application issues and status as well as pre-construction site logistic recommendations from Turner Construction.

There being no further items on the agenda, on a motion made and seconded, it was voted to adjourn the meeting. The meeting was closed at 4:20 p.m.

Respectfully submitted,

David K. Hawes  
Vice Chairman & Secretary