

DRAFT

MINUTES OF THE MEETING
DARIEN POLICE DEPARTMENT BUILDING COMMITTEE
25 HECKER AVENUE, DARIEN, CT 06820
OCTOBER 25, 2007

Chairman George Reilly called the third meeting to order at 4:00 p.m. Present were Chief Lovello, Committee Members, David Hawes, Robert Harrel & Paul Johnson (alternate). Also present were Architect Brian Humes, Attorney Bruce Hill, Captain Gary Pavia, Dot Kelly, and Rory Ronan & Jay Kohler of Kohler Ronan, LLC Consulting Engineers.

The Committee reviewed the minutes of the 10/10/07 meeting. Mr. Harrel moved to approve and Mr. Hawes seconded the motion.

Architect Brian Humes of Jacunski Humes Architects, LLC then gave an update on his initial work in assembling the needed team to do the design and development stage that includes site engineer's, structural engineers and mechanical engineers. Discussions between Mr. Humes and Stearns & Wheler have begun. It was noted that Stearns & Wheler is a prominent engineering firm well regarded in Darien and they are currently doing the site engineering for the new library building. Mr. Humes has requested that each firm provide proposals for their consulting services in three stages similar to his proposed contract with the Town.

Mr. Humes reported that he has reviewed the A-2 survey provided by the Town and noted the plan shows 15" storm drainage pipes on the police department property leading to a 12" storm drain pipe on Hecker Avenue. The site engineers will need to verify the need for an increase in the pipe on Hecker as part of the storm water management for the site.

Mr. Humes continued the overview with discussion on both geothermal components and energy efficient design criteria for heating and cooling in the new building and that a decision would need to be made on whether to pursue a "Leed Certification" for the building. The current specifications are outlined in the Leed – EWN Commercial 2.2 manual. There was further discussion regarding geothermal systems and the pro's and con's of the open versus closed systems. Finally it was agreed that additional data is required to assess the various options properly and for this a consulting geologist is needed. Mr. Humes recommended Haley & Aldrich, an environmental and engineering consulting firm with an office in Hartford, and the committee asked that Mr. Humes make contact with Haley & Aldrich.

Dot Kelly, member of the Board of Trustees and Building Committee Member of the Darien Library gave a brief overview of the library's efforts to date on geotechnical testing and plans

to use the "open" type system at the library. The library will have three 300' +/- deep wells with an additional 4th well as back up should they need it or in the event one of the wells fails in the future. Mrs. Kelly noted that a geothermal system, while proven to work, does not have long term history on the effects of a rise in ground water temperatures. Ms. Kelly also mentioned a newer building in Ossining, New York where the open geothermal system failed due to low water levels in the wells. The engineers from Kohler Ronan LLC concurred and gave additional information as to their preference for using a "closed system" that requires 20 – 30 wells but is more predictable in the long term. The first step before a decision on using geothermal is performing geotechnical testing.

Mr. Humes continued with discussion on additional steps the committee should begin a search as soon as possible for a "Construction Manager – Advisor with General Conditions" ("CM") for the project. It was agreed that this is a critical element in further design and development decisions as the CM can assist in estimating costs for specific items of the construction and in dealing with the various parties in the construction process.

It was also agreed that the Committee will want the new building to be prepared for "commissioning" prior to delivering to the Town. Commissioning is a process where all of the mechanical systems are checked, measured and verified that they are operating at the design specified requirements.

Mr. Harrel suggested that we review with the Board of Finance, Board of Selectman & RTM how best to initiate release of appropriated funds to cover fees for the Construction Manager during the design and development stage. It is anticipated that the Committee will want to move a request for an additional \$750,000 for construction documents through to the RTM at its January, 2008 meeting.

The Committee discussed the need to set a regular monthly schedule for meetings; Mr. Harrel moved that the meeting be held on the 2nd and 4th Thursday of each month at 3:00 p.m. beginning in January, 2008. Mr. Hawes seconded the motion and the committee unanimously approved.

The next meeting will be held on Tuesday November 20, 2007 at 3:00 p.m. at the Darien Police Department to prepare to interview CM candidates.

A memorandum from Wayne Fox, Town Counsel, was presented with comments on the architects proposed contract. Mr. Humes discussed various issues raised by the memorandum and revisions were generally agreed upon. Mr. Hume said he would take the memo back with him for further review and would get us any additional changes in a week or so. The committee reviewed the items in the memorandum and favored submitting the revised contract to the First Selectwoman for signature as soon as possible.

There being no further business on the agenda, on a motion made and seconded, it was voted to adjourn the meeting. The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

David K. Hawes
Vice Chairman & Secretary