

Building Subcommittee Meeting- October 3, 2018-6:00 P.M.

Attendees: Joe Sabatini, Alex Rubenstein, Skip Danielson, Eric Serrilli, Stephen Panek, Scott Yappen, David Romano, Mike Pellek, Donald Robbins, Cris Franco, Tony Chelpaty and Doris Flynn

Alex opened the meeting and briefly talked about the RFP's submitted. There was a spreadsheet listing the firms and all the RFP's were scanned and sent to the group.

- Mike Pellek - Thought there were some very good firms that responded. He knows Fox Architects, and he thinks Fox does a great job. He did a building in Roxbury.
- Scott Yappen – Nader did Blairstown and rehab in Washington Township
- Harvey Roseff – Fred Braun came on September 20 and explained how the permanent shell came to be. It was constructed with the thought of eventually pulling out the trailers and building under the shell. Fred said the foundation for the shell was built with 42" footings. He was not part of installing the trailers or the foundation for the trailers. The area between the two buildings where the storage trailers are now located, was being envisioned to build an addition to be used to store records.
- Alex said it was good to have Fred's input. The shed roof over the trailers wasn't done until mid-80's. Alex said we would still need to look at it by an engineer for structural soundness.
- Harvey stated that several the pictures had Harry Salotti in them who was the building inspector at that time.

Last week there was a walk through at the open space area in the school.

Joe and Alex received Cory's email with a status on the work he is doing regarding analyzing the parking at Intermediate School for municipal use.

Alex reviewed a new idea of moving the police department to the Cranberry Lake Fire House. Todd is open to the use of the building for these purposes. Alex stated that there are many issues with the building. Tonight, Alex called Matt Jones about the LES building. He said the building is in mediocre shape—it needs work and is undersized for their use. Alex said it might be a good idea to add a fourth option to look at a public safety complex. One thing that came to his mind was during Sandy the municipal building was not accessible because a tree fell across Mansfield Drive. An emergency access had to be cut through a neighboring parcel to allow police ingress and egress. The Building on Route 206 would not face these problems. It's a central location for the police with immediate access to Route 206.

David Romano asked if it has sewer and water, and Alex responded that it has a septic and well. David said that you need to be aware of the septic regulations and commented that the building is not sprinklered. He thinks it's a good idea to consider so you can get the pros and the cons. We wouldn't be removing a building from the tax rolls, which was a priority of this committee.

Mike Pellek stated that the squad came into the Fire Department in Allamuchy, which is a beautiful building. Skip Danielson stated that several years ago there was discussion about purchasing the Byram Carpet building and combining the squad, fire department, police department and administration into one big municipal complex. The Byram Carpet building which was the former Hendrickson Motors site, had the showroom on the top floor and the lower level was the mechanic's shop, which had 2 bays.

Pete Zabita – The FD would require a lot of work to meet current standards. They do have a large parking lot that could be used to enlarge the building if needed. Pete said the location is good with being on a highspeed highway. His biggest concern if the PD was going to be downstairs was the size of the exit door.

Joe said that the right-of-way cuts into the FD property, which could trigger a permit from the NJDOT if any improvements are done in the front area of the building.

Dave Romano looked at the pictures of the foundation and he felt there wasn't any question as to the integrity of them. It is extremely solid and built to withstand.

Scott Yappen asked about the criteria that would be used for rating. Alex read the criteria listed in the RFP. The council has latitude when it comes to choosing a professional which Alex explained in detail. Joe pointed out that there was a section called Proposal Evaluation.

Mike Pellek stated that the feedback from the building committee could be valuable to the Council when they go through the interview process. Alex stated he definitely wanted to hear from the committee.

A member stated that we own the right to use any or all their work product without their seal. We want to own the product. We can find this out in the interview process, and the architect should sign off on this at interview time.

Scott Yappen said he hasn't look at the numbers, but we must be conscious of it. Right now, the professionals have only listed hourly rates. When we choose one, we will be asking for a scope of work, and the professional will give a not-to-exceed amount.

Eric Serrilli asked if we are choosing someone to go through the process to the final design or just someone to help us now.

Alex would like to see us go through the entire project with the person we chose now, but if we are unhappy at any time we can chose another architect. Joe explained that we can work with the architect with each scope of work and negotiate each scope. If we are unhappy with the architect, we can use another architect and ask for a proposal for a specific scope of work. Several of the architects that responded to this RFP, responded the last time the Township advertised.

Harvey asked if we narrow down the group to 3 or 5 and start working with one architect and we are not happy, we could go back to one of the other architects that made the final cut and use them.

David Romano asked if there was anything to prevent us from hiring two architects—one to work on Option 1 and one could work on Option 2 and then you can see the work product from each. He's known of companies that do this.

Scott Yappen stated that he liked the idea of 2 architects. You could have each look at Option 2/3 and give Option 4 to one and Option 1 to another.

Mike Pellek asked if the rest of the council is receptive to the work the committee is doing or will they put the brakes on it. Alex said that the Council has been accepting to the feedback that Alex and Harvey

have been reporting on and they respect the work that has been done. Alex does not see that changing going forward.

Next Steps

- David Romano said that we should put together a checklist on what we are expecting so that we can find out what option can meet the requirements. A matrix should be made up for each option. Does it need NJDEP approvals, NJDOT approvals, etc.
- Alex stated that the group should be prepared to brainstorm next meeting on pros/cons list for each option.
- Alex stated by next meeting Joe and Alex will look at employee space, parking both for employees and visitors, etc.

Comments should be submitted to the building list for any criteria or comments when they review RFPs by October 10. Doris will compile the comments for presentation to the Council at the October 16th meeting. At this meeting, the Council will decide who they will interview. Alex will call Tom Collins before the next meet to talk about having interviews in closed or open and the possibility of including the subcommittee in the interviews.

Additional Comments from Public

Jack Moran – has anyone checked out to what is going on with the NJDOT building on Route 206.

Skip Danielson – Suggested to pull Pictures 21, 22, 23 from the array of pictures posted on the municipal building and put into fieldhouse folder.

Meeting notes prepared by: Doris Flynn