

**BYRAM TOWNSHIP SPECIAL JOINT TOWNSHIP COUNCIL/BUILDING SUBCOMMITTEE
MEETING - SEPTEMBER 21, 2022**

CALL MEETING TO ORDER

Mayor Rubenstein called the meeting to order at 7:00 p.m.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting has been made in accordance with the Open Public Meetings Act, NJSA 10:4-6.

ATTENDANCE:

Town Council Members: Mayor Rubenstein, Councilman Bonker, Councilwoman Franco, Councilman Gallagher, Councilman Roseff

Also present: Township Manager Joe Sabatini and Municipal Clerk Cynthia Church

Professionals present: Mark Alpaugh of MJA Construction, Wassim Nader, Paul Couvrette, PE, Karen Wenschhof of the Nader Group & Brian Tannenhaus of BD Engineering

Building Subcommittee Members present: Larry Rotter, Scott Yappen, Mike Pellek, Eric Serrilli, John Morytko (8:22 p.m.)

Municipal Building Final Draft and Construction Documents & Specifications Discussion:

Mayor Rubenstein explained that he is looking for comments on completeness of the plans and specifications from the subcommittee members.

Scott Yappen asked what scope changes have occurred since the last meeting.

Mr. Nader said that they will write down all questions and will get back to the mayor and council will the answers.

Ms. Wenschhof explained the public interface / admin portion of the plans that went through many reiterations. The dais also went through different options. They went with a similar set up as to what there is there now. The sally port was discussed and was determined to have a permeant sally port.

Mr. Pellek asked for more explanation on the administrative section. Ms. Wenschhof provided a clearer understanding of the layout. Mr. Pellek asked about the seating in the public portion of the building. Ms. Wenschhof explained there will be regular movable chairs. There will be a closet that would house the chairs.

Mr. Pellek asked for the occupancy, Councilman Gallagher said it will be 255 persons.

Mr. Rotter asked about airflow with that number of occupants. Mr. Tannenhaus said that was considered in the design. They will get an answer back to them on this question.

Mr. Yappen asked Ms. Wenschhof if she recalled any other scope changes. She recalls some circulation changes and removal of windows. Ms. Wenschhof said they usually use either Pella or Anderson windows.

Mr. Alpaugh said there were also some scope changes to the site work such as charging stations, small parking changes, and changes to the sally port.

Mr. Yappen would have liked to have seen a revision log, as he was not aware of what was new.

Mr. Yappen asked if there were any missing components during the estimating process. Mr. Alpaugh said there were many things that they have worked through in the process of design development through construction documents.

Mr. Yappen asked what the timeline is to share cost estimates with the subcommittee. Mr. Alpaugh said it is not a hidden number, however, it cannot be published because bidders can see the numbers. It will be up to the council on how then want to present that information.

Mr. Yappen said the purpose of the subcommittee was to develop a building at a cost that could be absorbed. Mr. Yappen gave a brief background on the history on the formation of the subcommittee and said that they have not been informed of the estimate from the Nader Group. Councilman Bonker took exception to Mr. Yappens' comment and stated that the subcommittees responsibility was to identify the location and the general size of the building. The final cost estimates, the bidding process and construction will not extend into the subcommittee's responsibilities. It is not the subcommittees responsibility to carry forward the financial obligations that the council only is authorized to do on behalf of the taxpayers.

Councilman Gallagher asked if the Nader Group has submitted a construction update. The Nader Group will supply that after they receive all questions. Councilman Roseff said that the architects' estimates should have come before what ws supplied by Mr. Alpaugh. Mr. Alpaugh said that they both do their own sets of estimates that they review and go through together.

Mr. Serrilli would like information on how the job will be phased and asked about the demolition plans. Mr. Nader said it has been gone though, the phasing plan will be available with the final bid documents.

Mr. Yappen expressed concerns regarding electrical E205 drawing, he is concerned there is not sufficient details for bidding. The Nader Group will be able to get more details in later phases. Councilman Roseff asked as part of the project will they evaluate the shop drawing. Mr. Alpaugh said everything will be reviewed.

Mr. Yappen asked about plan M100C drawing, questioning the gas lines. The Nader Group will search and provide an answer. Mr. Yappen is concerned about the utilities coming to the building. Mr. Tannenhau said that they receive estimates that are considered into the plans. Mr. Aplaugh said it was also considered in his estimate.

Mr. Rotter asked about Lubbers Run being in the C1 exclusion area and if they anticipate any problems getting the permits. Mr. Couvrette said the permits have been submitted to the NJDEP.

Mr. Yappen asked about A601P drawing (security system). Ms. Wenschhof said they cannot design something that has not yet been chosen. These has not been a final decision yet. Locations and boxes have been established but the actual equipment has not been determined.

Mr. Yappen expressed concern about location of critical equipment the risk of vandalism.

Mr. Yappen expressed concern about changes in building codes. Mr. Tannenhau said that if not filed within the next 6 months, codes can change. Building codes are subject to change and drawing will need to be updated. Mr. Tannenhous recommends having the building department contact the DCA.

CS100-3 are a listing of the codes they are subject to.

Mr. Pellek said that the site plan was never given to the Fire Department for review. Asked about the fire protection equipment in the police department and what it consists of. Asked about the OEM conference room and will it double as a training room. Asked about the Novak system in the admin building, Ms. Wenschhof said it is in the storage office. Mr. Pellek asked who is doing the fire design system. The council will decide if it will be a monitored system. Mr. Alpaugh said the estimated cost is based off a monitored system. Stated that pricing has to do mostly with square footage and feels like there is too much attic space that is adding to the overall cost. Feels that if this is going to be done, the fire protection is very important.

Mr. Yappen stated that they have a new Nader team, with the current team asked if anyone of them has done a project with a Police Station. Ms. Wenschhof said she has and is listed in the quality specification packet. Mr. Nader did Washington, Blairstown, Clinton, Dover and Perth Amboy Police Stations.

Mr. Morytko feels that they have a modest proposal that is usable. Would like to get this to the finish line and get it right.

Mr. Yappen asked who is managing the project. Councilman Gallagher said it has been Mr. Sabatini, Mayor Rubenstein, Mr. Crosson, Chief Burke, Mr. Orgera and Councilman Bonker. Mr. Sabatini disagreed and said he is not a project manager nor are the others listed. The Township Council is ultimately managing the project.

Councilman Roseff asked if there are fire dampers in the attic space. Mr. Alpaugh said that everything that is rated will have a fire damper. Councilman Roseff asked for the air handler and air flow calculation to be re-checked for the 255 "allowable" person occupancy design criteria for the council room.

Open to the Public

George Shivas, Byram Township Planning Board Chairman - made a suggestion on charging stations, and runoff into Lubbers Run. Mr. Shivas suggests planting a buffer along the edge that will filter the water going into the river. Would like to see the plans go through the Planning Board.

Jack Moran, 7 East Waterloo Road – asked about inflation and supply chain issues are factored in. Mr. Alpaugh proposes to mid-point of construction and market conditions and inflation are considered in the estimate. Would like to know what the cost would be for the project.

Joanne Smith - asked if Mr. Alpaugh's estimate was close to the architects estimate.

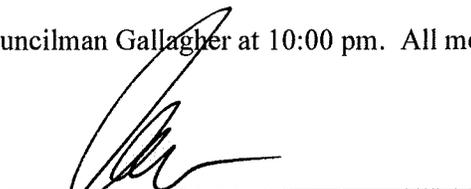
Closed to the Public

Mayor Rubenstein said that the next steps will be determined after the questions are answered / comments by the Nader Group. The Nader group will get back to the township within a month with the answers to their questions. Mr. Sabatini asked Mrs. Wenschhof for a full list of the questions to be provided to him to be shared with the council. Councilman Roseff requested that the responses to be shared with the Building Subcommittee for their consideration.

ADJOURN

Councilwoman Franco mad a motion to adjourn, second by Councilman Gallagher at 10:00 pm. All members in favor.


Cynthia Church, Municipal Clerk


Mayor Alexander Rubenstein