

Building Subcommittee Meeting- December 5, 2018-7:00 P.M.

Attendees: Joe Sabatini, Alex Rubenstein, Harvey Roseff, John Morytko, Larry Rotter, David Romano, Jim Reinhold, Scott Yappen, Don Robbins, Chris Franco, Steve Panek, Eric Serilli, Larry Rotter and Doris Flynn

Alex opened the meeting at 7:04 pm and introduced the Nader Group, and everyone in the committee introduced themselves.

Alex summarized what has happened over the past few years with regards to a municipal building project.

This group was formed earlier in the year to investigate the Township's wants, needs, and available options. Common goal to get this done.

Wassim Nader stated that he wants to hit the ground running. They are working within a 90-day time frame. Harvey explained that the Nader group has been hired for the first scope, which is looking at the options, but we are not limiting them to the options the group came up with.

Wassim had several questions:

- Stakeholders – who is interested in the project, first contact, second contact, etc. Wassim will give us a list of his team, with contact info and he would like to get the same from us.
- Meetings – Alex stated that right now we have been meeting 1st Wednesday of each month. If they feel they need an extra meeting, we can accommodate.
- Access to the site – Primary contact is Joe Sabatini and Doris Flynn. Whenever you want to come to the site, Joe and Doris will arrange to meet with you. Access to the school will go through Andrew McElroy and should be easy to set up.
- Project Name: Byram Municipal Building
- Equipment: Are there ladders available for them. Let Joe know the needs, and he will work it out with DPW superintendent.
- Submission Dates: Would like to set up submission dates coordinated with our meetings. Joe asked for a schedule of milestones so he can get things started.
- Change of Program: Nader Group asked if there are any known change now. Dave Romano asked if they will we assume that the space programming that was previously done is appropriate for moving forward or will the Nader Group start all over. The Nader Group will review the program document, check out our facilities and review it as we go along.

- Public Information: Talked about what information to give out to the public.
- Professionals – The Nader Group will have access to Cory Stoner. Joe asked for a scope of work before the 18th that will involve the civil engineer. Cory is very knowledgeable on the Township and will be an engaged party on the site issues.
- Contract/billing – Questioned Byram’s process.

Alex explained the Open Space area of the Intermediate School. Steel framed structure that is 30 years old. Square footage is 18,000-20,000 square feet. There are 2 sections of the building and the committee thought they would use the area closest to the old playground which is approximately 10,000 sq. ft. School is on sewer. Municipal needs to be kept totally separate from the school for security reasons. Alex reviewed the parking layout that Cory worked on.

- Water at municipal and school – well
- Get test results from water to Nader
- Fire Department – The group doesn’t think it is a viable solution but Nader is welcome to look at it. Fire Department owns the building.
- School - \$1 lease – Byram would be totally responsible for the total cost of renovation.
- School as a swing space—this is possible.
- Are any of the functions able to be separated—Police Department would be the only department that could operate in a different location than the rest of the administration.
- Could the remainder of the OS or part of it be used for civic space?
- Larger meeting space could have dividers to make smaller rooms.
- Scott Yappen asked what their experiences are with energy efficiency funding. They will provide a laundry list of areas we can seek funding for.
- Harvey Roseff stated that the school is part of the Sussex County Solar System.
- Looking for a 30-50 year solution – will take advantage of every opportunity to save money while building
- Hydraulic solar could be a possibility but there is no energy savings offer in NJ.

10 Mansfield Drive

- Alex stated that the committee feels the PD could be located in the mortar building.
- PD – 14 officers – 2 PT clerks
- No jail, no shooting range, no weight room
- No dedicated space for Emergency management
- PD program needs to be verified with the associated agencies
- When you look at the PD program size, it is about a 40% increase
- Summary of Spaces - 3/21/2017
- If the tax office was incorporated with the rest of the administration, you wouldn’t need the ramp between the buildings.
- Nader will not be restricted to come up with different ideas than what the committee has suggested.
- Fire suppression – could be a huge cost factor – will need to investigate

A meeting with the Nader Group, Joe, Harvey, and Alex was set for December 12 at 1 p.m. to review program document – answer questions – tour both buildings and school.

Steve Yappen wanted to talk about budget. Wassim stated that we need to start thinking about it.

- The square foot price in 2017 was \$314/sf, and all in was \$509/sf.
- Talked about ways to avoid a run up on budget
- Good, better, best – look at cost and benefit
- Let people know how much it will cost them in tax dollars

Harvey Roseff stated that Nader is here to come up with innovate solutions. We have to achieve economical office space. We have a relatively small employee group—we have to generate a proper environment for them, while keeping a cost structure the public can accept.

Joe Sabatini stated that it will be very important to strategize how to sell it to the public. You have to figure out how to inform the silent majority.

The next building subcommittee meeting will be Wednesday, January 9, at 7 p.m.

Notes taken by Doris Flynn