

04/03/19 - BUILDING SUBCOMMITTEE MEETING

Present: Alex Rubenstein, Harvey Roseff, John Morytko, Dave Romano, Cris Franco, Don Robbins, Eric Serilli, Scott Yappen, Larry Rotter, Mike Pellek

John Morytko and Cris Franco worked together on the draft cover letter and recommendation report. John stated that we want to impress upon the Council all the work that was done, the materials that were reviewed from the past, and got it to a good point, but the process is not done. The Committee feels the Council should move forward to the next step, but it will require more of a process.

Harvey agrees that is exactly how to present it. To tighten it up, we should call it an interim report or progress report. The committee is recommending hiring an estimator to solidify the cost. Harvey stated that the cost estimate should then come back to the committee.

Eric asked Harvey if he thought it should go to an estimator now. David said that would be wrong, because we are not far enough along. David stated:

1st level of design is structural – these are the elements that you would get locked into
2nd level of design are things that may or may not have to be done but you have flexibility to chose

Scott Yappen asked how we keep the cost in check when determining the brown box
David Romano replied you must challenge the architect/engineer and have the estimator involved along the way.

Recommendations of the building subcommittee:

- Mike Pellek asked if there is a way to recommend phasing – do the PD first. Eric said it is not the most efficient way to build. Cris said it would be hard going out to the public twice.
- Eric Serilli – you would need to look at the cost benefit
- John Morytko – feels it would cost more to build in phases – bond twice, labor and materials costs go up – create more problems for ourselves
- Dave Romano – Go to the public once, and phase it
- Don Robbins – clarified that we will going to the public once
- Scott Yappen – feels we need to give TNG a ceiling—a maximum amount
- John Morytko – doesn't agree with starting with a number – start with a need. He doesn't think that picking a number is the way to go.
- Add to #4. Recommend a reevaluation of the program.
- Harvey Roseff - Change #3 to "Maintain this subcommittee to manage, monitor
- Scott Yappen – talked about 5,000 s.f. Andover PD -2004 Eric Danielson said it built for \$1 million. John does not believe the number—there isn't anything in writing to back it up. Pete said that many standards have changed that would bring the cost up.
- Larry Rotter – TNG numbers on open space were high
- Don Robbins – went over numbers for a 20-year mortgage, 4.5, 5, and 5.5 - the numbers aren't much different.
- Harvey Roseff – Said he would take words out like woeful – Eric said use dilapidated instead
- John and Cris created a cover letter and the report was a summary of the work done over the past year, listing out documents viewed, documents available, etc.
- Mike Pellek suggested putting a sentence in the cover letter directing the Council and public to the all documents on the website.
- Harvey suggested beefing up #4.
- John said we are selling the process to the public and need the public to understand what the committee is doing.
- Alex asked if anyone has a problem structurally with the document.
- David asked if we should include anything about consolidation. Alex stated that you can add a sentence in the report since it was discussed in one of the last meetings of the subcommittee.
- Scott Yappen didn't see any reference about the petition that was submitted against the bonding. He feels that was the basis for the committee being formed. It was decided that it would be appropriate to talk about the two bond ordinances with numbers and the petitions.
- John will work on the corrections – distribute to the members.

- The document will be given to Doris by April 11. It will go out with the agenda, posted on the website. John and Cris will present the report to the Council. Any other members are welcome to attend.
- Mike Pellek asked what the next step will be. Alex stated there would be conversation among the Council and in May there could be some action.
- Pete spoke his mind. He stated that we needed to put pride back into Byram. It's a very different going to Sparta – they have pride in the place that they work at – and we don't. He feels that we are at the same point this time as last time. The Township tried to go to the next step but couldn't get there. Joann stated that the people that signed the petition didn't deny that something needed to be done, but they were against the price. Pete said that the bond amount wasn't the cost amount—it acts like a construction loan, but to spend the money you need the approval of the Council. Pete said that we have a very astute manager that will not spend an extra nickel.
- Annalise Tartell – everyone in the general public will see 11 million, 7.4 million, 5.5 million – they will want you to keep going down. She thinks the process this time is much better with this committee which was a group of residents.
- A big selling point will be the cost savings from the efficiency of a new building.
- Larry asked what happen to the idea of doing a survey monkey on the municipal building.

Notes prepared by: Doris Flynn