

Building Subcommittee Meeting- September 20, 2018-6:00 P.M.

Attendees: Joe Sabatini, Alex Rubenstein, Skip Danielson, Tony Chelpaty, Scott Yappen, Doris Flynn and Fred Braun

Approximately 25 people were in attendance from the public.

Alex opened the meeting and stated that Fred Braun, who built the roof and shell surrounding the trailers, was available to come in this evening to provide information about the construction and background to the building subcommittee who has been charged with investigating different options for a municipal building.

Alex explained that the portion of the municipal building opposite the tennis courts is a block building built in the 1970's, which is salvageable, but would need major renovation.

Harvey introduced Fred Braun who has been a long-time resident of Byram for 54 years. He was the contractor who built the roof over the trailers and the shell with a foundation. The trailers were brought to Byram in the late 70's and a foundation was built underneath. The roof and shell were built several years later because the trailers were leaking.

Fred explained that the roof and shell were built to sustain a future renovation, which would consist of pulling out the trailers and building an interior. The front, side walk and the back wall with columns would remain. Fred went into detail on the roof and back wall. He outlined what could be done to remove the trailers, while utilizing the existing foundation and shell. Fred stated that there were plans to make a storage room where the containers are. The front façade is independent of the trailers. Five used trailers were brought in, each 20 feet wide. There is a crawl space beneath the floor that is 2-3 feet in depth. Skip reported that the trusses were made by Timplex in Wantage and brought here already fabricated.

Fred gave a tour of the outside of the building. He answered individual questions and was very informative. Once the group returned to the meeting room several questions were asked and answered and a few statements were made:

- Alex explained the 3 options that the committee is considering; i.e. (1) leasing the open space section of the school and rehabbing it for administrative offices and rehabbing the portion of the existing building for a police department; (2) rehabbing the existing municipal building for all offices, and (3) building a new building in a different area on the Township parcel.
- A retired teacher stated that she didn't think it was a good idea to move municipal offices to the school.
- Joann Smith asked what the cost was to lease at the school. Alex stated \$1.00/year with Byram doing all the construction. Joann asked if we did relocate to the school, would the block portion of the existing building be big enough for the police department. Alex stated he thought it would, as long as we didn't have to build a court, but this would be looked at closer by the firm we hire to look at all options.
- Joann asked if we were going to give the architect a budget to work with. Alex stated that right now we are interviewing for qualifications, and we will authorize a scope of service to investigate different options. She gave an example when she did her own addition, and they gave the contractor a budget with a maximum number on it.

- A resident asked about purchasing the Adam Todd. Alex explained in detail the loss of tax revenue if the Township was to purchase and use a commercial property.
- A resident asked what happens to the administration people when the work is being done at the school. Alex explained that admin personnel would remain in the existing building until the school was completed.
- Someone questioned why the school is not utilizing all the space that they used to occupy. Alex stated that there are 780 children now, compared to 1280 at peak in 2008.

The committee thanked Fred and the public for attending. They announced that the building subcommittee meetings are posted on the Township's website and the next meeting is scheduled for October 3 at 7 p.m. The RFP's are due October 2 and the committee will get a chance to review all the responses and recommend several firms to be interviewed by the Council. The Council will also review the RFP's, taking into consideration input from the building subcommittee and decide which firms they will bring in for an interview.

Minutes prepared by: Doris Flynn