District Office Advisory Committee
October 11, 2018
SIS Library

Members present:
Nicholas Dyno, Tara Godfrey, Larrilee Jemiola, Mark Hannan, John Healey, Anastasia Karloutsos, Jean Mingot, Alan Pearson, Steve Phillips, Jennifer Bockhaus, SunHe Dudley, Marcus DaSilva, Jim McKenna, Isabel Sepulveda-de Scanlon, Priscilla Campbell.

Opening:
-Meeting began at 6:02 PM
-Reviewed the October 4th meeting notes. Two changes made. Motion/seconded and passed

The sub-committee on onsite **modular, pre-engineered and brick and mortar construction** met earlier in the day with School Construction Consultants. Those people were Jean Mingot, Marcus DaSilva, Steve Phillips, Jim McKenna, SunHe Sherwood Dudley, John Healey, Anastasia Karloutsos, Punit Chugh (Davinci Haus Consultants), Nick Amoruso (School Construction Consultants), Robert Caliendo (School Construction Consultants).

Nick Amoruso, Robert Caliendo and Punit Chugh presented to the sub-committee on all three options of construction. The following notes were prepared and presented by Marcus DaSilva:

Modular Building

- Basically a rectangular or square shaped structure that is constructed off sight, transported to a designated location and craned into place.
- Usually constructed out of steel framing, gypsum board (Sheetrock), pre-wired with electrical and piped for plumbing.
- Need to bring utility services to structure and connections made.

Pros:

- Constructed in controlled environment.
- Shorter Construction time.
- Very little waste.

Cons:

- Hard to perfectly level Modular building, which could displace joints, caulking displacement and allow the elements (water, wind, etc.) to infiltrate structure, causing mold and mildew issues.
- Lack of Customization, (since it's constructed off site).
- Quality of construction could suffer.
- Possibly higher maintenance cost.

Estimated cost is: $475 per sq.ft (Consider additional "soft costs", roughly 20%+)

Pre-Engineered Construction "Morton Buildings"-

- Engineered and constructed off site.
- Sections of structure transported to a designated location and assembled on site.
- Electrical & Plumbing installed when being assembled.
- Southampton village ambulance is using this type for new facility

Pros:

- Constructed in controlled environment, flexibility in design
- Shorter Construction time.
- Very little waste.
- Able to make changes on site easier than Modular build.

Cons:

- Usually, (not always) constructed out of timber (wood), if that is the design - need to add the cost of a Fire Suppression System (Sprinkler) as per the State Education Department.
- Aesthetics of the building could be a concern.
- Estimated cost is $500 sq. ft.(additional soft costs)
- Lower labor costs

Brick & Mortar Construction

- Materials – Poured Concrete/Block (Concrete)/Brick/Metal Studs/Gypsum Boards (Sheetrock)/Steel Framing etc.
- If project is timed properly, timeline of construction can be similar to Pre-Engineered construction. "Timing is the Key".

Pros:

- It is the type of construction that is currently on campus (Familiar to people)
- Aesthetics are familiar.
- Longevity
- Proven to work and meet the needs.

Cons:

- Possible higher cost
- Construction timeline can be delayed by weather.
- Possibly long lead time on materials.

Estimated Cost: $600 sq.ft

Punit Chugh from Divinci Haus presented on Panelized Construction

Mr. Chugh presented to the sub-committee and then later to the DOAC:

- Very cutting edge and modern in design
- Highly energy efficient, "passive" and improved "R" ratings
- Works with natural light, triple pane windows (Steve Phillips wants to see)
- Thinner walls can add up to 15% more carpet space
- Because of efficiency, do not have to "oversize" equipment
- Company has been around for 80 years

- Lower labor costs
- Very little waste
- Nick Dyno will provide Punit with personnel positions, offices. Punit will reply w/#s.

-Marcus explained that certain "allowances" are built in a project, however if "change orders" are added that can become very expensive. Also consider the expenses of "MEPs": mechanical electric and plumbing
-Discussion on Wicks law, individual contracts for each trade and the impact on expense
-Discussion on LEEDs design and future image of energy conservation by the district
-John Healey was asked and he clarified that he supports the concept of a Davinci design and is not affiliated with this transaction at all.

Old Business:

Temporary on-site Leasing Option for DO:

A Committee member presented follow-up information on the previous topic of temporary leasing options on school district property.
- There would be approximately 7-10 trailers (needed 11 additional work areas)
- Trailers could be placed by tennis courts or near garden.
- Agreed that parking would be impacted.
- Sanitation would be pumped one time per month and water delivered: $3,000.00/month.
- Storage would remain in schools.
- Electric heat very expensive (get electric there).
- Trailers could be ready two weeks after arrival.
- Perception of renting a commercial office building may impact public's support for an on-site DO.
- Additional discussion on this option and a summary of expenses. It was discussed that both on-site and off-site options were close in their total expenses. The DOAC took a poll of all its members: Unanimous for the Property # 2 on County Road 39.

Future Work/Action:

- DOAC cannot be added to the October 18th BOE meeting agenda.
- Nick will speak with BOE president Don King about the committee presenting to the BOE prior to its Nov 13th meeting.
- All committee members asked to submit their own list of pros/cons on each of the two leasing options to Larrilee and Mark: What are the benefits and liabilities of Off-site or On-site leasing.

Meeting adjourned at 8:26PM