

YOUTH COMMISSION

CJH MUNICIPAL CENTER

PRO-ACCESS TEEN CENTER

1 SCHOOL STREET

January 8, 2015

6:45 PM

SPECIAL MEETING

MINUTES

RECEIVED

2015 JAN -9 P 4: 03

**TOWN OF BETHEL
TOWN CLERK**

PRESENT:

Chairman, Kristen Nauheimer, Members: Lisa Bergh, Ex-Officio Member, Caroline Bruno, Kristin Riolo, Bob Korin and Richard Merritt, and Student Advisory Chair, Olivia Wootton.

Also present: Selectman, Richard C. Straiton, Hilda Delucia, Director, and Claudia Fortunato, Assistant Director Pro-Access Teen Center. Curtis A. Verdi, and his business partner Kevin F. McQueen AIA, McQueenVerdi Group.

Absent: Kate Shea, Rob Deletis

Chairman, Kristin Nauheimer called the meeting to order at 6:28 PM.

Selectman Richard Straiton introduced the gentlemen from McQueenVerdi Group. He explained that he had met with them last month to discuss the building of a new Teen Center. They brought a rendering of a possible proposed building and a biography of their company (see attached).

Curt and Kevin explained their possible vision and asked for member's feedback. Ideas were shared; goals and placement were discussed as well. Curt distributed a condensed explanation of a Design/Bid/Build versus a Design/Build fact sheet (see attached).

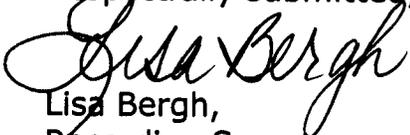
Chairman Nauheimer suggested we discuss at our next meeting scheduled for Tuesday, January 13th, 2015.

ADJOURN:

Lisa Bergh made a motion to adjourn; the motion was seconded by Bob Korin. Vote, all in favor, motion unanimously approved.

Meeting adjourned at 7:40 PM.

Respectfully submitted,


Lisa Bergh,
Recording Secretary

■ PROFILE

Experience a comprehensive center for Architecture and Construction.

In the ongoing pursuit of excellence, Architecture ■ Design ■ Alliance and Verdi Construction have formed a team. Its purpose is to provide clients with an option to the traditional ways of delivering construction projects. The team's technique fits the needs of a variety of clients by integrating the disciplines of creation and construction. The Design / Build delivery method offers clients a single source of accountability while maximizing opportunities for choice, cost containment, and flexibility. The collaborative team approach enhances communication and problem solving which results in an economic savings for clients by accelerating the project completion time. The ability to maintain strict budgets, compress schedules, provide flexibility for change, reduce conflict and provide an increased value to the client is what has inspired Kevin McQueen and Curtis Verdi to form McQueenVerdi ■ Group, LLC. After 15 years of working together on a wide variety of projects the principals of A ■ D ■ A and Verdi Construction naturally and seamlessly have created this union which emphasizes superior design and quality.

Kevin McQueen, intrigued by architecture while studying drafting in high school, went on to receive a degree in Construction Technology from Norwalk Technical College, and a Bachelor of Science Degree in Architecture from Ohio State University. Today he is a registered architect in Connecticut and New York. Before starting his own practice, he worked for ten years in a number of firms ranging from three man offices to large architectural engineering firms. During this time he expanded his knowledge of a wide range of construction techniques and building types.

He developed an expertise in code interpretation and compliance as well as construction administration and full project management. McQueen is a member of the American Institute of Architects, A.I.A. Connecticut, The International Code Council, and is registered in Connecticut as an interior designer.

Curtis Verdi was introduced to construction at an early age in his family's office, that of a small local building company and landlord. Working in the field as a construction laborer for many years he acquired an appreciation and working knowledge of the many details associated with construction. His passion for the industry compelled Mr. Verdi to attend Roger Williams University in Bristol, Rhode Island where he earned a B.S. in Construction Science and a Minor in Business Administration. From there he went on to work for reputable firms such as E & F Construction, Morganti, Inc. and Petra Construction, and gained invaluable knowledge and insight. Perceiving the need for a quality general contractor experienced in the construction field, Mr. Verdi founded Verdi Construction. Since its formation in 1997, Verdi has been involved in hundreds of projects, ranging from small office/home renovations to the construction of large custom homes, commercial buildings, multistoried office buildings, and manufacturing facilities. As the chief estimator, Mr. Verdi oversees the estimating, value engineering, purchasing, and constructability reviews for projects in all market niches. In addition to a full service Construction Company, Verdi also owns and operates a full line of site equipment. Self performing the Site work has proven to be an invaluable service to Verdi's Clients as they are able to control the scheduling and accuracy of the project from the inception of the Construction Phase.

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With over forty years of combined experience, McQueenVerdi • Group finds solutions.

Their experience includes repeat business from corporations, municipalities, developers, and private concerns. Clients consistently benefit from their experience in feasibility studies, site planning, space planning, construction documentation, code compliance, renderings, interior design and vast construction expertise. Together with a complete team of engineering consultants this Architect led Design / Build firm offers comprehensive specialized services in architecture and construction. They

utilize state of the art computer technology to render professional services that are cost effective, and expedite projects to meet clients' time constraints. For corporations, they offer individual services in corporate identity, or, in the tradition of Raymond Loewy, a fully integrated design program encompassing all of these aspects. This complete approach produces a design unity not available through other means.

McQueenVerdi • Groups' specific combination of abilities and dedication to excellence continues to meet with success.

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■ SERVICES

Over 40 years of collective hands on construction and architectural experience is brought to bear on every project. This experience is used to carefully analyze clients' functional and aesthetic requirements, their budgetary and cost constraints, the site and environmental condition and the overall community into which the new structure must blend. This approach to architecture and construction produces unique, individual structure specifically appropriate for there place, rather than something produced to fulfill an arbitrary image. Through our in-house staffs and consultants we offer a full range of services including:

ARCHITECTURAL

- Strategic Planning
- Master Planning
- Feasibility studies
- Facility surveys
- Organizational studies
- Site evaluation and selection
- Construction contract administration
- Full architectural services
- Interior space planning
- Architectural rendering
- Historic Preservation
- Corporate Identity

CONSTRUCTION

- General Contractor
- Construction Management
- Design / Build

Preconstruction Services

- Conceptual Budgets
- Plan and Specification Review
- Project Estimating
- Value Engineering

Construction Services

- Cost Estimating
- Building Permit and Inspection Process
- Preparation of Standard Written Contracts
- Scheduling
- Self Perform Site Work
- Subcontractor Bidding and Negotiation
- Material Procurement
- Change Order Management

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ARCHITECT

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DESIGN - BID - BUILD / DESIGN - BUILD FACT COMPARISON

| | Design - Bid - Build (D-B-B) | Design / Build (D/B) |
|--|---|---|
| Number of Parties Involved | <ul style="list-style-type: none"> • Three <ul style="list-style-type: none"> - Owner - Architect - General Contractor (Potential Finger Pointing) <div style="text-align: center; margin-top: 10px;"> Owner / \ Architect General Contractor </div> | <ul style="list-style-type: none"> • Two <ul style="list-style-type: none"> - Owner - Design / Builder (Single Source Accountability) <div style="text-align: center; margin-top: 10px;"> Owner Design / Builder </div> |
| Contractor Relationship w/ Owner | <ul style="list-style-type: none"> • Vender (Different agenda's / objectives) | <ul style="list-style-type: none"> • Partner (Common interests / goals) |
| Owner Communication | <ul style="list-style-type: none"> • To Architect & individually to Contractor | <ul style="list-style-type: none"> • Direct to Design Build team |
| Project Delivery | <ul style="list-style-type: none"> • Complex process increasing overall costs to project I.E. <ul style="list-style-type: none"> - Temporary rental costs - Longer financing costs - Increased General Conditions • Owner has significantly less control over the project • Architect is responsible to the Owner for the Design • Contractor is responsible to the Owner for the Construction. | <ul style="list-style-type: none"> • Significantly faster, seamless process resulting in reduced overall costs to project. • Inherent ability to compress the project schedule saving money. • Owner has more control over project • D/B Entity is responsible to the Owner for design and construction. (Single Source Accountability) |
| Construction Risk Allocation | <ul style="list-style-type: none"> • Collective (Owner and Contractor) • Potential Risks <ul style="list-style-type: none"> - Errors and Omissions - Change Orders | <ul style="list-style-type: none"> • D/B Entity (Builder) <ul style="list-style-type: none"> - Errors and Omissions - Change Orders, N/A |
| Plans/Specifications / Warranty | <ul style="list-style-type: none"> • Owner warrants to Contractor. • Owner assumed risks due to changes that are not the fault of the Architect or Contractor. • Owner responsible for coordinating between Architect and Contractor | <ul style="list-style-type: none"> • D/B entity warrants the sufficiency of the plans and assumes construction risk. • Owner assumes the risks that are not the fault of the D/B Entity only. • Enhances communication resulting in less risk to Owner |
| Project Cost Determination | <ul style="list-style-type: none"> • Only after Construction Documentation Phase. <ul style="list-style-type: none"> - Provided by Contractor (Third Party) - Contractor is responsible for project costs only. | <ul style="list-style-type: none"> • Continuous refinement of budgets throughout all Design phases. <ul style="list-style-type: none"> - Provided by the D/B - Guaranteed project cost and design intent (Single Source Accountability) |
| Form of Contractual Agreement | <ul style="list-style-type: none"> • Many options available | <ul style="list-style-type: none"> • All forms of agreement that are traditional for D-B-B are appropriate for D/B |
| Use of Owner specified subcontractors | <ul style="list-style-type: none"> • Yes | <ul style="list-style-type: none"> • Yes |
| Value Engineering | <ul style="list-style-type: none"> • Yes (only after bids received) <ul style="list-style-type: none"> - Results in project delays and additional Professional Fees | <ul style="list-style-type: none"> • Yes (continuously) <ul style="list-style-type: none"> - Inherent to process (no additional Professional Fees) |
| Change Orders | <ul style="list-style-type: none"> • Usually <ul style="list-style-type: none"> - Any missing or unclear information In the Construction Documents will result in a change order generally increasing project costs and extending out the completion date. (Potential Finger Pointing) | <ul style="list-style-type: none"> • Only for Owner generated changes requested past the design phase. <ul style="list-style-type: none"> - D/B is responsible for missing or unclear information. (Single Source Accountability) - Owner is responsible for Owner generated changes only. |