

Building Committee Minutes February 8, 2017

Attending: G. Boyd, M. Anspach,, F. Horne, D. Miller, M. Parobeck, Dean Vang, M. Withington, F. Zarro. Architects: S. Brown, J. Waite. Absent: M. Claverie.

Boyd reviewed the status of key elements of the development of the New Parish House and Community Center project: Capital Campaign results, prospective lessees, financial partner procurement and Contractor engagement. It was recognized that given that a year or more has elapsed since the financial and construction procurements, it is incumbent on the committee to re-examine the marketplace to see if conditions have changed, or if some change of business model might serve to advance the project more expeditiously. Boyd reported on recent informal contacts with Bonacio Construction, meetings with himself and our architects, and an invitation to present to the Building Committee.

Sonny Bonacio and Larry Novik presented Bonacio's proposal to act as Bethesda's Construction Manager. The differences between this methodology and having a General Contractor (identified through a bid process) were described and discussed. As Construction Manager, Bonacio would perform pre-construction services, estimating and cost control, scheduling, assistance in securing an affordable financing package, provide a guaranteed maximum price for the entire project, bid all subcontracts to at least three companies each comprising upwards of 90% of the entire job, collaborate with our architects at every stage, perform with our architects a round of 'value engineering' to identify potential savings and cost reductions, and then manage the entire construction project. The company's fee would be a percentage of the total cost of the project.

Bonacio said they could conceivably begin work this year, between May and July, and provide the desired child care space for occupancy before the start of the 2018-19 school year, i.e. September 2018.

Sonny Bonacio also discussed the company's strong relationships in the Saratoga Springs community, and the value that would bring in assisting Bethesda in the final stages of capital fundraising.

A proposed AIA Document A133 contract was provided for review.

After the presenters departed, the architects led a discussion on the need for effective management of a CM relationship, and other elements of the proposal. Overall, Waite said the proposal represents a good opportunity to move the project ahead, with adequate quality and cost controls to assure the final structure is in keeping with Bethesda's traditions, values and priorities. Emphasis was given to Bonacio's well established and excellent relationship in the community, and how that could be a worthwhile value to Bethesda as we finalize financing and occupancy plans. Existing and soon-to-be completed architectural drawings produced by JGWA would become part of the final contract with Bonacio. Waite also emphasized the importance of the Building Committee's role in maintaining contact with the process as the work proceeds--so at least two meetings per month.

RECOMMENDATION TO VESTRY: That Bethesda proceed to agreement with Bonacio to engage them as Construction Managers for the New Parish House and Community Center.

Motion: D. Miller

Second: F. Zarro

Approved: Unanimous

The committee also recognized that Field Horne has been elected to the Vestry and therefore under the parish bylaws will be ineligible to serve as owner's representative on the church restoration project. Boyd recommended, and the committee agreed, that Mark Anspach's responsibilities be expanded to include the church restoration project, as well as being the NPHCC/Owner's Rep.

Boyd reported on the progress in registering Bethesda for the NYS Grants Gateway, the preliminary process of applying for funding from New York State Office of Parks, Recreation and Historic Preservation for the restoration measures in the church.

Boyd also distributed Conflict of Interest Disclosure forms to members of the committee, to be filled out before the next meeting. These disclosures are now required by the parish bylaws, as well as by New York State law.

Next meeting: 7 p.m. Wednesday Feb. 22 in the Parish House.

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