

SPECIAL BOARD OF SELECTMEN MEETING FINAL MINUTES
July 29, 2015

A special meeting of the Board of Selectmen was held at 5:00 p.m. on Wednesday, July 29, 2015, in the first floor conference room of Independence Hall.

Members Present: First Selectman Michael C. Tetreau, Selectman Kevin P. Kiley, Selectman Sheila H. Marmion

Others Present: Marc Donald, Tom Beebe, Peter Manning, Sal Morabito Tom Cullen, Genny Reilly, FairTV, Soundview, Dave Weber

1) CALL TO ORDER

First Selectman Tetreau called the meeting to order at 5:02 pm.

2) PLEDGE OF ALLEGIANCE

3) FAIRFIELD LUDLOWE HIGH SCHOOL BUILDING COMMITTEE

To hear an update from the Fairfield Ludlowe High School Building Committee Marc Donald, Chair of the Building Committee, showed the Selectmen a powerpoint presentation. Mr. Donald discussed the history of the project-its purpose, when the building committee was created and ed specs that the BOE approved on February 26, 2013. Mr. Donald discussed the approved funding amount. \$11,630,700 was approved by the Town on May 15, 2013. The project team was engaged in January of 2014. Mr. Donald discussed the three phases. Phase One is the roofs. Phase Two is the classrooms and cafeteria and Phase Three is the windows. Mr. Donald discussed the original versus actual schedule. In November, 2014, roofs were re-bid bringing in costs that were more favorable. Phase One started this past spring break and the roof replacement is on time and will be ready for the start of school this September. Phase Two has some EPA issues. Construction started over December break and this phase is on schedule and will be ready for the start of the school year this September. Mr. Donald discussed Phase One's budget and cost estimating timelines. Phase Two's budge and cost estimating timelines is where the cost increased significantly. The overall project cost increases are mostly due to increased construction costs from the conceptual estimate to the final bid. The Committee had reviewed six conceptual design schemes for Phase Two.

Selectman Kiley asked when the solar panels will be put on. Sal Morabito of Central Office said they should be installed this fall. First Selectman Tetreau asked if the Building Committee made a presentation to the Selectmen in October of 2014. Mr. Donald believes that is true. Selectman Marmion asked what the difference is between acceleration and escalation. Peter Manning of Gilbane said the escalation cost increase is a result of bidding the job later; it's the cost of living. Acceleration is the estimated timeframe. For Phase Two, the selected scheme was estimated in February 2, 2014. The overall estimate was \$3.8 million. The overall budget was \$11.8 million versus the approved funding amount of \$11.6 million.

Regarding Phase Two's construction cost variance, Selectman Kiley asked for a description of the last four drivers on page 13 of the powerpoint presentation that add up to about \$850,000 and why there is a variance here. Mr. Manning said the warehouse steel premium bid was so close to the job so the steel was not custom cut so warehouse steel had to be used. Therefore, the premium of \$200,000 was spent. Selectman Kiley asked what the total steel number is today. Mr. Manning didn't know. Another primary driver of

significant growth is the drainage, utility relocation on bid docs not carried in the concept. Initial sketches showed no site work for drainage. On the HVAC, initial sketches did not show well on the conceptual drawing so the unit price was used per foot. Regarding the additional temporary construction, the scope of certain items were not included in the estimated cost.

Mr. Donald gave a summary of the current status of Phases One and Two. Selectman Kiley wanted to hear more on the owner's remaining contingency of \$351,344. Tom Beebe of Arcadis said about \$80,000 worth of change orders were identified. He doesn't know about the owner's construction costs. He said overtime costs is one example of the owner's remaining contingency. Mr. Manning said any premium costs come out of the manager's contingency. He doesn't anticipate any of these costs. Selectman Kiley asked about the architect, engineer and owner consultant fees and how they are specific to this job and specific to the market. He also wants to see the overall value the town received in doing this project. First Selectman Tetreau asked what kind of reimbursement expenses there are. Mr. Beebe said expenses include prints, travels and meals among other things. Selectman Kiley asked what the standard practice is for what the architect gets paid for. Mr. Beebe gave examples of architectural reimbursement on square footage and the design fee for pre-construction. Selectman Kiley asked about the owner's construction fees. Mr. Beebe said \$105,000 was budgeted for environmental testing, a traffic consultant, a site monitor and so on. Selectman Kiley asked what the fee is for Mr. Beebe's firm. Mr. Beebe said \$396,200 was budgeted. Selectman Kiley asked how this number was derived. Mr. Beebe said the number is the number of person hours to manage, participate and complete each phase and the fee is capped. Selectman Kiley asked when Mr. Beebe's fee is done. Mr. Beebe said around November 2013. First Selectman Tetreau asked which phases the construction fees are based on. Mr. Beebe said Phases One, Two and Three. First Selectman Tetreau asked that when Phases One and Two are finished on September 2, 2015 will the work total the \$11.6 million. Mr. Beebe said it will. Mr. Donald said some funds were spent on Phase Three. The Committee got an ed spec change from the BOE. Funding approval for the windows is pending. Mr. Donald gave a recap of the project. Selectman Marmion would like to get a global key learning look at this project for other projects. The Selectmen requested the powerpoint be sent to them by email. The Selectmen thanked the Committee and presenters.

4) ADJOURN

Selectman Marmion made a motion to adjourn the meeting at 6:10 pm. Selectman Kiley seconded the motion which carried 3-0.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary
