

## **SPECIAL PROJECTS BUILDING COMMITTEE SPECIAL MEETING**

**Thursday, January 13, 2011**

**5:30 pm**

**First Floor Conference Room**

**Independence Hall**

### **FINAL MINUTES**

Members Present: Rich Speciale, Miriam Frank, Jerry Keough, Al Kelly, Pam Iacono

Members Absent: Len Amato, Mike Giaquinto

Others Present: Sal Morabito, Andy Brophy, Doreen Herron, Hilary Plessner, Judy Ewing, Eileen Roxbee, Brandt Jobst, Meredith McCormack, George Wiles, Craig Wiles, Todd Moss, David Maurer, Bob Hughes

#### **I. Call to Order**

Chairman Rich Speciale called the meeting to order at 5:38 pm.

#### **II. Status Update on Sherman School**

Todd Moss, estimator from Turner Construction Co., gave a power point presentation based on a handout he gave the Committee on proposed cost estimates. Mr. Moss said FF&E costs have not been determined yet. He included a 10% project contingency. Mr. Moss reviewed the four main components of the construction costs which are Security & Add. Teaching Space; Kitchen & Cafe. Reno; Building HVAC improvements; and Minor Reno/Code Upgrades. Project Alternates include the Stage Addition and Fire Protection System. He said pages 1-18 are a detailed break down of estimates based on IES and Wiles Architects. Pages 1-7 are a detailed breakdown of the two alternates. The second page showed a breakdown of each job with columns for each construction area. Soft costs were not included in the report, but were part of the powerpoint presentation. Many of these soft costs had no cost attached to them because they are unknown. The rest of the report contained details of the breakdown of various material and installations to show how he arrived at his estimates.

Mr. Speciale noted the estimate is over by \$300,000 so the Committee discusses at length various scenarios to reduce that cost down to the \$1.9 million. Jerry Keough asked George Wiles what he recommended cutting. Mr. Wiles suggested focusing on the teaching space, kitchen and air improvements and making the other an alternate.

Mr. Wiles gave the Committee a handout on the kitchen that they redesigned and made smaller. The new plan shows two lunch lines instead of one and fewer changes to that area. The total cost would be reduced, but not available. Mr. Moss said the cost of the new walk-in freezer was backed out because the Board of Education could include it in their replacement budget. The kitchen/cafeteria cost of \$490,000 should be reduced when the new cost estimates are applied.

Al Kelly said that Mr. Speciale should speak to the First Selectman about soft costs so the Committee could make a funding request at a special meeting next week.

### III. Update on Mechanical

Mr. Speciale asked if there would be any mechanical savings. Bob Hughes of IES said no. Mr. Hughes said the budget is very tight. He briefly described the installation process of the four basic systems, grouped by classrooms, each room with its own controls. If a/c is added to classrooms in the future, then the electrical service would be increased. There was considerable discussion about air quality and ventilation systems vs HVAC. The administration area will have HVAC, and the much needed ventilation system would be upgraded.

### IV. Discussion on Consideration of Approval for Construction Budget and Bond Appropriation Funding

The Committee was unable to approve a budget and ask for funding because all of the cost estimates were not known. There was discussion about what items were to be included in the soft costs. The FEMA limit excludes soft costs. The Charge, however, asked for the total project costs not to exceed the FEMA limit. After considerable discussion, the Committee agreed informally that the Chair should discuss their concerns, including soft costs, with the First Selectman. The Committee also agreed to meet Wednesday, January 19 at 5:30 pm to hear an update on the estimates and a report back from the Chair. The Committee would like to present three areas of construction costs: Security & Additional Teaching Space, Kitchen/Cafeteria Reno, and Building Ventilation/Hvac. There will also be some Minor Reno/Code Upgrade Costs at a cost of \$21,000. Mr. Speciale showed the Committee and Architect a drawing of an updated survey.

### V. Public Comment

Judy Ewing asked that the Chair to get the soft cost list from Mr. Moss and forward it to the First Selectman. She also asked if the storage shelving in the glassed-in administration area had been figured in the estimate. (The cost was expected to be minimal.) Maureen McCormack said she hoped the vent system would send cool air into the building and mentioned the \$150,000 cost of the work done at Osborn Hill. (A clarification indicated the work done was not comparable.) Eileen Roxbee, Principal, thanked everyone for their efforts with the difficult budget.

### VI. Adjourn

Ms. Iacono made a motion to adjourn the meeting at 6:54 pm. Mr. Keough seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter  
Recording Secretary