

Final Minutes--Holland Hill School Building Committee

Special Meeting 11/17/16

7:00 PM Holland Hill School Library

Members present: Tom Quinn, Harry Ackley, Bill Manderville, Joe Michelangelo, Tom Dubrosky, Jason Li.

Member absent: Nick Aysseh

Others present: Laura Cretella, Chuck Warrington, Gerald Foley, Sal Morabito, Brian Stone, George Katinger, Peter Adimovich

1. Pledge of Allegiance

At 7:02 PM, Chairman Quinn called the meeting to order with the Pledge of Allegiance.

2. Discussion and vote on open invoices

Chuck Warrington presented the following invoices for payment:

KBA, 11/10/2016. \$14,826.34

Gilbane 11/17/2016 \$17,409.00

Colliers 10/31/2016 \$7,667.00

Advanced Security Technologies 10/7/2016 \$8,472.32

All invoices were reviewed by Mr. Warrington, all are within budget.

Mr. Ackley **moved** to pay the invoices.

Mr. Manderville **seconded** the motion, which **carried** unanimously.

3. Discussion on first estimate of construction costs:

Chairman Quinn reported on the estimate reconciliation meeting he attended in Glastonbury, CT.

Estimators from Gilbane and Colliers have met and gone through their estimates line by line to verify estimates, a 3 hour exercise. Estimators were able to significantly reduce estimates with this process.

Chairman Quinn noted that this estimate packet fulfills all of BOE requirements.

Estimates represent 12 rooms: 8 classrooms, music, computer and resource rooms.

Mr. Warrington reports: All costs for moving portables during construction are included in construction estimates.

Total estimated budget= \$20, 789,000.00. For purposes of comparison: Riverfield School renovation cost, adjusted to 2018 dollars = \$20, 194,800.00

A contingency of approximately 1 million dollars is budgeted for unknowns.

4. Develop next steps with voting if warranted

The budget which was presented is figuring the school capacity at 504. In fact, the highest projected enrollment of Holland Hill School is 438.

J. Li asked what can be expected in reimbursements. Sal Morabito reports that best scenario for State reimbursements in Fairfield has been about 25%.

Chairman Quinn reminded the committee that the State will only reimburse based on the actual projected enrollment of 438, not the 504 charged to the committee in the Ed Specs.

Building to a capacity of 504 rather than 438 adds significant additional expense.

Mr. Li supports 504 capacity. Mr. Quinn raised the possibility of adjusting project scope to reflect real projected enrollment.

J. Michelangelo asks what percentage of this estimated budget can shift based on using high-end materials throughout vs. more cost-effective materials. George Katinger replied that it is not a significant percentage. To reduce costs, the solution is to reduce scope.

Principal Laura Cretella advised the committee that “resource room” students and staff are increasing, even while total population decreases.

H. Ackley **moved** to ask the chair go back to BOE to reconsider the charge ,to reduce the 504 number, and so amend the charge to the committee.

Discussion ensued about whether to go forward as is, or look to BOE to reduce the 504 number, J. Michelangelo and J. Li indicated that they support going forward to BOS with current budget.

Architect George Katinger explained that at this point in time they are on the cusp of design development, and right now it is relatively easy to reduce scope. In the absence of a second, the motion dies.

Gerald Foley stated that alternate modes of construction, for example modular construction, could be considered to reduce costs. The consensus from the architects, project and construction managers and Mr. Morabito was that doing so would not realistically achieve significant savings.

J. Li **moved** to postpone voting on budget until next meeting (Dec 1).

J. Michelangelo **seconded** the motion.

In favor: J. Michelangelo, J. Li

Opposed: H. Ackley, T. Quinn, T. Dubrosky, B. Manderville. The motion **did not carry**.

J. Michelangelo then **moved** to bring the current proposed budget of \$20,789,000.00 to BOE and BOS for informational purposes.

B. Manderville **seconded** the motion, which **carried** with Mr. Michelangelo, Mr. Ackley, Mr. Quinn, Mr. Dubrosky and Mr. Manderville in favor, Mr. Li opposed.

December 1 meeting will address value engineering.

5. Discuss 2017 Calendar of Meetings

Regarding the calendar of meetings for next year:

Thursdays will be the day

2 meetings per month.

Time: 7:30

Venue: to remain at school

Chuck Warrington will draw up schedule to be voted on at the next meeting.

G. Katinger agreed to come to next mtg with some numbers to begin value engineering.

6. Adjournment

H. Ackley **moved** to adjourn.

J. Li **seconded** the motion, which **carried** unanimously.

The meeting adjourned 8:38 PM.

Respectfully Submitted,

Nancy Gardiner, Recording Secretary.