

**East Haddam School Building Committee Meeting
December 14, 2005
Adopted January 4, 2006**

Call to Order

The meeting was called to order by Todd Moss at 7:11 p.m. at the Nathan Hale High School - Room 117.

Roll Call

Attendance

Members present:

Todd Moss	David LaFemina
Melissa Ziobron	Craig Parker-arrived 7:59p.m
Denise Gable- arrived 7:11p.m	Kerri Willis Budzik
Dana Barnes	John Gibson
Mary Beth Mordecai	

Others present:

Guy Mazzotta
Alan Burr
Jennifer Mangiagli, KBA
Stephen Melingonis, KBA
Chuck Grabowski, Newfield Construction
Dr. Steve Durham, Board of Education, Superintendent
Tom DiMauro, Newfield Construction
Pete Govert, Board of Selectman
Dave King, KBA

Approval of Minutes

Motion by Mary Beth Mordecai to approve the minutes of November 22, 2005 meeting amended as follows:

- 7th page, under Audience of Citizens, 6th line, replace Mrs. Mordecai stated that it is the desire of the Committee” with “ Mrs. Budzik stated that she didn’t want to speak for the entire Committee however; she would like”.
- 4th page, 1st paragraph, last line strike “options were” and replace with “possible cost over runs whether the Committee needed to go to referendum or Town Meeting”.
- 7th page, 1st paragraph, 2nd to last line, strike “homes” and replace with “personal property”.
- 7th page, 2nd paragraph, first line, insert “State”.

Seconded by Mrs. Ziobron

Favor: Moss, Mordecai, Ziobron, Budzik, LaFemina, Gibson

Abstained: Barnes

MOTION CARRIED

Audience of Citizens

Motion by Mrs. Ziobron to move the Audience of Citizens segment to after Other Discussion on the Agenda. Seconded by Mr. Barnes and carried by unanimous vote.

Mr. Moss stated that future agendas would contain 2 Audience of Citizen's segments; at the beginning and at the end of each meeting.

Old Business

BOE Report

Ms. Mordecai stated that she had given the Board of Education an abbreviated report of the School Building Committee's last meeting. She informed the Committee that the Board Members had requested notification if any of the programs from the Educational Specifications were to be changed or eliminated. Dr. Steve Durham stated that the Board of Education would not like to see the Educational Specifications compromised. Mr. Moss stated that the Committee had not yet reviewed cutting costs. He stated of the importance of having a joint meeting with the Board of Finance, Board of Selectman and the Board of Education. He requested that the Board of Education review the Educational Specifications to determine where cuts could be made. Mrs. Ziobron stated that the Board of Education considers the current plan to be a bare bones plan. Mr. Barnes stated of the importance of waiting to see where cuts could be made in subsequent meetings.

Construction Manager Report

Tom DiMauro distributed and discussed the following documentation:

- The East Haddam 4 – 8 Middle School Design Development Budget Estimate, dated December 14, 2005 by Newfield Construction.

The documentation's first page breaks down the Construction Costs, Soft Costs, Total Project Budget and Amount Over Funding. The Total Costs are as follows:

Amount Over Funding based on the
Schematic Design Estimate 11/2/05

\$4,444,825

Amount Over Funding based on Design Estimate 12/14/05	6,821,042
The Total Cost Items for Division 1 – 16:	\$24,214,568.
The CM as Constructor Fee is @2.2%	532,720
C M Contingency 3%	726,437
Estimate Contingency 3%	726,437
Escalation Factor 3%	786,005
Total Construction Budget	26,986,167
Project Soft Costs	4,664,875
Total Project Budget	\$31,651,042
Total cost per square foot	237.15
Total Site Work Budget Analysis	5,400,000
Total Soft Costs	4,664,875

Mr. DiMauro stated that this Design Development Budget Estimate is not based on square footage but on actual estimate costs. He stated that the last page of the documentation represents items which will reduce the cost of the project, by eliminating or changing certain items with in the project. The Estimate Contingency has been reduced from 5% to 3%. He stated that further engineering is required on the boring tests in order to get a more accurate site work estimate and that allowances would need to be made for rock removal based on the results of the boring tests.

Mrs. Ziobron questioned if changing the plans to indicate a full two story structure would be conducive for savings. Chuck Grabowski responded that the design team would have to research this as an option. Mr. Moss questioned the location of rock on the site. Mr. Grabowski responded the location of rock is at the main access road and the North West corner under the cafeteria. Mrs. Ziobron questioned if the building location could be moved in an effort to save rock removal fees. Mr. King responded that the septic must be identified first on site and then everything else is placed on site to accommodate it. He stated that moving the school could jeopardize the septic and recharging area. Mr. King stated that evaluating the possibility of a full two story structure has the possibility for cost savings. Responsive to Mrs. Ziobron's question, Mr.

Grabowski responded that there is a possibility that the site may contain 3 wells, depending on yield from them.

The last page of this documentation contains 29 items which Committee Members reviewed to accept to eliminate or keep within the plans. Committee Members reviewed and discussed each item prior to making a decision. These items and results are as follows:

	<u>Estimated Savings</u>	<u>Accepted to Eliminate</u>
1. All Bituminous walks in lieu of concrete.	20,000	Yes
2. Reduce width of Bike Path to four feet.	85,000	Yes
3. Eliminate Concure concrete slab admixture	52,800	No
4. Eliminate thin brick at administration area	30,000-35,000	Yes
5. Metal stud back up system in lieu of block, Except at Gymnasium	50,000-60,000	No
6. Karnack dam proofing in lieu of specified air vapor system.	60,000-65,000	Yes
7. Eliminate acoustical block at Gymnasium	12,000-15,000	ongoing
8. Conventional exposed steel in lieu of architectural Steel at Media Center	50,000	Yes
9. Conventional exposed steel in lieu of architectural Steel at Cafeteria.	50,000	Yes
10. Relocate, reduce size of flat area for roof top units In Areas B and E.	75,000	Yes
11. Eliminate canopies-Gym, Admin, Cafeteria Reduce overhand by two feet.	100,000-125,000	Yes
12. Conventional exposed steel in lieu of Architectural steel at canopies	50,000	Yes
13. Millwork, modifications per detail 25-delete some millwork, one tall cabinet	25,000	No
14. Eliminate one tall wall cabinet in additional rooms. \$500.00 each	TBD	No

15. Eliminate painting exposed decks in mechanical, Electrical and storage rooms.	5,000	Yes
16. Drywall partitions in lieu of operable partitions (5 total) in Grades 5 & 6	63,000	No
17. Drywall partitions in lieu of operable partitions In OT/PT Health area	11,000	No
18. Gym divider curtain in lieu of operable partition.	97,000	*
19. Reduce quantity or eliminate sophist	100,000-125,000	Yes
20. Provide Claridge Model 374 and 375 in lieu of Specified display cases	5,000	Yes
21. Provide Series 5 marker boards in lieu of Series 1.	6,000	Yes
22. Provide conventional sinks in lieu of Bradley Sinks at gang toilet rooms.	60,000-70,000	Yes
23. Provide extended coverage sprinkler heads in lieu of Standard heads shown.	50,000	Yes
24. Eliminate center of tile installation of sprinkler heads.	18,000	Yes
25. Electrical	TBD	
26. Delete 25 sinks.	35,000	*
27. Exterior storage building.	60,000	*
28. Mechanical.	TBD	will revisit.
29. Delete windows in Gym.	30,000-35,000	Yes
30. Site	TBD	will revisit.

*** Indicates items which are part of the educational specifications which will not be changed at this time.**

A total estimated savings of \$780,000 was achieved by Committee Members. It was stated that mechanical, electrical and site work would be discussed at the next meeting.

Ms. Mordecai and Mrs. Ziobron discussed at length the importance of not cutting any items which were specified in the Educational Specifications with out first seeking Board of Educational approval. Committee Members discussed Green Building concepts. It was stated that if the Committee is required to go back to referendum for additional funding, options such as Green Building and air conditioning the school could be included, giving the Town's voters a choice.

Responsive to Mrs. Ziobron's question, Mr. Grabowski replied that specific quantities within the budget would be available with in a few days. Mrs. Ziobron and Mr. Barnes stated that they would like to see cost associated with the entryway into the gymnasium reduced by changing the plans. Mr. Barnes stated he would like to see the roof heights, media center and the cafeteria changed in an effort to save money on the project. Committee Members questioned various cost item definitions with in the Design Development Budget Estimate and the costs associated with them. Mr. Barnes questioned if the soft costs were still valid numbers. Mr. Grabowski responded yes.

Construction Manager Contract Update

Mr. Moss informed the Committee that the contract was ready for his signature. He stated that a copy of the contract would be mailed to Committee Members for review and discussion at the next scheduled meeting.

Architect Report

Mr. King informed the Committee that the entrance drive way had been moved from 130 feet to 180 feet from Mr. Burr's property line. Mrs. Budzik questioned the proximity of the proposed road to the tree line. Mr. King responded that it was located on the left side of the tree line and right of the swale. Mr. Barnes questioned if trees would need to be cut. Mr. King responded that less would need to be cut with this plan than the previous. Responsive to Mr. Barnes question, Mr. King replied that he did not know the cost factors involved with moving the road, but would have them available at the next scheduled meeting.

Jennifer Mangiagli distributed and discussed the following documentation:

- Documentation from AKF technologies, East Haddam 4-8 School, Telecommunications Information Technology Schematic Design Report, November 17, 2005 revised December 12, 2005.

Ms. Mordecai questioned if the cost estimates of the FF & E had been reduced with the assumption that technical equipment would be brought from the current Middle School. Mrs. Mangiagli replied that during the winter break, items at the Middle School will be cataloged based on what can be brought over to the new school. Dr. Durham stated that computers were factored into the FF & E. He stated that technology has changed and it would be a huge mistake to equip a school with old technology. Mrs. Mangiagli stated that another meeting would take place with the technology team.

Property Update

Mr. Barnes stated he had nothing to report.

Traffic Report Review

Mr. Moss informed the Committee that there had not been a meeting with the Traffic Engineer and Banner Lodge. Responsive to questions from the previous meeting, Mr. Moss informed the Committee that the bridge referred to in the traffic report is a box culvert. Engineers have reviewed it, determining that it is in good condition. Mr. Moss stated that the box culvert can be expanded depending upon traffic engineering requirements and road design.

New Business

KBA Invoices

Mr. Moss disturbed and discussed invoices dated November 28, 2005.

Motion by Mrs. Ziobron to pay the amount of \$96,414.29 to KBA for invoices dated November 28, 2005. Seconded by Ms. Mordecai and passed unanimously.

Determination of Next Meeting

Motion by Mr. Barnes to change the next regularly scheduled meeting to January 4, 2006 at 7p.m. Seconded by Ms. Mordecai and passed unanimously.

Other Discussion

There was no other discussion.

Audience of Citizens

Mr. Burr questioned Mr. Grabowski if the budgeted estimates for mechanical had taken into consideration increases in market costs. He responded affirmatively. Mr. Burr questioned Mr. Barnes who meets during property negotiations. He responded the Board of Selectman, the Town Attorney and himself (as a liaison for the Committee) and that they meet in executive session. Responsive to Mr. Burr's question, it was responded that results from executive session meetings, could not be discussed publicly if it involves costs and strategy. Mrs. Budzik asked Mr. Burr about his reaction to the movement of the road. He responded of his pleasure that it had been moved further from his home, but would still prefer it to be moved on the other side of the natural tree line.

Guy Mazzotta stated that he did not oppose the location of the school as it would increase the value to his home. He questioned why it would not be accessed on

Sillimanville Road. Mr. Moss responded that the Traffic Engineer had recommended the access location. It was stated that the costs of off site improvements to locate the main access to the school from Sillimanville Road would cost more than the driveway from the current location because the driveway is a reimbursable cost associated with the project.

Pete Govert distributed and discussed various resources supporting the benefits of the Green School concept. It was stated that if the project required another referendum for the purposes of funding that this concept could be included as an option. Responsive to Mrs. Budzik's question, Dr. Durham replied that the sooner the school is ready to be moved in the better and that advance planning would need to take place. He stated that a summer move in date would be best from a planning stand point, but that any date could be accommodated provided ample notice is given.

Adjournment

Motion by Mr. Barnes at 9:51p.m. to adjourn. Seconded by Mrs. Ziobron band unanimously passed.

Filed at Selectman's office

Attendance

Newfield Construction Design Development Budget Estimate

Resources available supporting the Green School concept

KBA November 28, 2005 Invoice