

East Haddam School Building Committee Meeting
February 1, 2006
Adopted February 8, 2006

Call to Order

The meeting was called to order by Todd Moss at 7:02 p.m. at the Nathan Hale High School - Room 117.

Roll Call

Attendance

Members present:

Todd Moss
Melissa Ziobron
Denise Gable
Kerri Willis Budzik-departed 8:04 p.m.
Mary Beth Mordecai
Dana Barnes

Members absent:

David LaFemina
Craig Parker
John Gibson

Others present:

Jennifer Mangiagli, KBA
Stephen Melingonis, KBA
Chuck Grabowski, Newfield Construction
Tom DiMauro, Newfield Construction
Dave King, KBA
Whitney Talcott-KBA
Alan Burr

Meeting Format Discussion

Motion by Kerr Willis Budzik to table the Meeting Format Discussion to the next scheduled meeting. Seconded by Mary Beth Mordecai and unanimously passed.

Approval of Minutes

Motion by Mrs. Budzik to approve the minutes of January 25, 2006 meeting amended as follows. Seconded by Ms. Mordecai and unanimously passed.

- To reflect spelling and format errors.

4. Audience of Citizens

There were no people to contribute to the Audience of Citizens at the time it was offered.

5. Old Business

Review of Budget

Mr. Moss distributed and discussed the following documentation:

- East Haddam 4 – 8 School Budget Detail.
- Email correspondence from Maryjane Plude, Finance Director, to Mr. Moss, dated 1/25/06. It states, “The town costs for the school project are estimated as follows: Financial Advisory/Bonding \$85,000, Bond Counsel \$57,000 and Legal Counsel \$40,000.

Denise Gable stated that a letter should be written by Selectman Parker with regards to the town paying for the off site costs so that it can be presented at the Board of Finance meeting. The dollar amounts included in the Finance Director’s letter were originally understated within the budget. It was originally assumed that the project could be bonded all at once. It has now been determined that 2 bonds will need to be issued. Committee Members reviewed at length the budget details for the Board of Finance meeting.

Dr. Durham stated the FF&E budget may be reduced once the inventory of the current Middle School is identified. This number will not be complete for the Board of Finance meeting. Dr. Durham stated that 100 computers have been identified which can be moved. The FF & E costs are currently a worst case scenario and will more than likely be less, once the inventory is complete. It was stated that much of the inventory at the current Middle School is old and will ultimately need to be replaced. It was stated that replacement with the school project is close to 50% reimbursable and not reimbursable in the future.

Responsive to a question by Mrs. Ziobron, Mr. Moss replied that Newfield Construction is only accountable for the total construction costs of the project. Newfield Construction is not responsible for producing a total project budget. Mrs. Ziobron stated that considerable amounts of over runs on the budget are under the construction costs and questioned if it would be possible to attach an explanation. Mr. Moss replied yes and that it would be the back up which they have already provided. It was stated that going out to bid prior to referendum will provide firm numbers which will tighten the budget. Committee Members spent considerable time reviewing the budget detail. Mr. DiMauro

stated short term interest for the issuing of the bonds should be included within the budget. Mr. DiMauro stated another round of construction documents will be issued by March 8th which will contain a more refined budget. Mrs. Budzik requested that the Board of Finance be made aware of the revised construction documents.

It was stated that value engineering is an ongoing process throughout the project. Mr. Barnes referred to the 1/25/06 meeting minutes. He stated that the activities on the preconstruction schedule which need immediate attention within the next 30 days are to finish the drawings and the final budget. It was stated there would be more definitive numbers available at the March 8th meeting, when the more refined budget is presented. The approval of the design development documentation has enabled KBA to further developing the drawings. The construction documents were moved on the timeline from March 1st to March 8th.

Mr. Barnes stated that he agreed to the importance of going out to bid first, but stated he did not agree that referendum was the best choice. He state it is the Committee's job to get the school built and a town meeting would be more effective. It was stated that how the school is voted on is not the Committee's decision, it is the Board of Selectman's decision.

Construction Manager Report

Mr. Moss informed the Committee that Newfield's schedule did not take into account a town decision after the bids are obtained. It was stated that 4 weeks needed to be added to the schedule after the GMP/Bid receipts are received which will be labeled "town acceptance". It was stated that it will impact the schedule's end date by 4 weeks. Responsive to a question by Mrs. Budzik, Mr. DiMauro responded that going out to bid does not impact the schedule but that getting town approval does. Mrs. Ziobron stated that the Board of Education, while reviewing their long range facility plan, that September 2008 occupancy date was specified in the long range plan. She stated that the decision of the Board of Education was to leave it open ended for 2008 and that they are comfortable with starting in September.

Mr. DiMauro reviewed the schedule with Committee Members and stated that an updated schedule would be emailed to Committee Members. He stated that the first Planning and Zoning Commission meeting is scheduled for April 25, 2006. He stated that Mr. Ventres requested further developed drawings. Mrs. Ziobron stated that the Chairman of the Planning and Zoning Commission has issues with the traffic study, which should be addressed at the meeting. Mr. Moss stated that the issues with the traffic study would have answers by next week. Mr. Barnes stated that a firm date from the Planning and Zoning Commission and the Inlands Wetlands Commission needs to be pushed for the benefit of project. Mr. Moss agreed and stated he would follow up on a joint meeting time with both. Mr. Talcott briefly reviewed the Planning and Zoning and Inland Wetlands approval procedures. Mr. Barnes stated he was uncomfortable adding 4 weeks to the schedule and suggested that the Committee go to referendum or Town meeting prior to getting the bids. Mr. Moss stated it should be discussed under New Business.

Mr. DiMauro distributed and discussed the following documentation:

- Updated Proposed Value Engineering Items. The document reflects the Committee's motion to approve the value engineering items. All of the pending and deferred decisions are reflected as No. The total net savings is \$990,000.

Responsive to a question by Mrs. Ziobron, Mr. DiMauro responded that a figure can not be derived indicating the potential savings with a flat roof design because KBA did not draw up plans reflecting a flat roof design. Mrs. Ziobron reviewed various items on the listing of all of the divisions, dated December 14, 2005 with Mr. DiMauro. Mr. Grabowski stated the original budget only included science labs for the 7th and 8th grades and now includes science labs for all grades. The educational specifications were discussed in relationship to the project. Responsive to a question by Mrs. Ziobron, Mr. DiMauro stated that Newfield Construction does not want to fall into a position where they have to defend and compare the two budgets because the original budget was derived using different floor and site plans (1 sheet each) as compared to over 100 sheets. He stated it is not fair to compare the two budgets. Mrs. Ziobron stated it would be a good idea to have this information available, if asked the question. He stated that Newfield Construction was prepared for the question at the joint meeting with supporting information and will be prepared for future inquiry.

Architect Report

Jennifer Mangiagli distributed and discussed the following documentation:

- KBA Architect's Report titled Energy Efficiency, dated February 1, 2006. It lists Electrical lighting and lighting control and electrical equipment as well as mechanical systems and mechanical equipment which will be included in the project.

The lights in the classrooms will be dimmable to work efficiently in conjunction with sunlight. Some of the equipment used in the project is energy star equipment. Mrs. Gable stated that the Energy Efficiency material should be brought to the Board of Finance meeting.

Responsive to a question by Mrs. Ziobron, Mr. Talcott replied that Planning and Zoning regulation mandate that buildings not be over 35 feet. He stated the school is exempt from the height regulations and the special exception will be approved by Planning and Zoning. Responsive to a question by Mrs. Ziobron, Mr. Talcott replied that he had spoke with Jim Ventres since the joint meeting about the permitting process with Inland and Wetlands. Mr. Talcott stated that Mr. Ventres had indicated that he would try to move up the Inlands and Wetlands hearing date to early in March.

6. New Business

Mr. Barnes questioned if the bids could be moved to an earlier date on the schedule in an effort to stay within the timeline. Mr. King replied no, that the bid schedule is predicated

on public state approval. Mr. Barnes stated that the only other way to stay within the budget would be to get town approval before the bids are received. Ms. Mordecai stated she felt more comfortable going out to bid and having a firm number before town approval. Mr. Barnes stated that he does not anticipate much increase in cost with the 1 to 2 month difference before or after Town vote. Mrs. Ziobron stated she believed more than 4 weeks may be needed to prepare and present the budget to the town. Committee Members discussed the budget in relationship to the referendum and timeline. Mr. Moss stated that there should be a motion to go out to bid prior to referendum. Mr. Moss stated the decision should wait until the consensus from other Boards and Commissions has been determined.

Mr. Moss stated the estimate for the first schematic design required a printing of a set of plans which he was billed for. He requested payment of the invoice.

Motion by Mr. Barnes to pay Space Age Copy the amount of \$86.81. Seconded by Ms. Mordecai.

Favor: Ziobron, Gable, Barnes, Mordecai

Abstained: Moss

Motion Passes

7. Determination of Next Meeting

The next scheduled meeting will be February 8, 2006 at 7 p.m. at the Nathan Hale High School – Room 117.

8. Other Discussion

Motion by Mrs. Ziobron to go into Executive session at 8:35 p.m. inviting Ruth Ziobron to attend, for purposes of discussing property acquisition. Seconded by Ms. Mordecai and passed unanimously.

Motion made by Mrs. Ziobron to come out of executive session at 8:45 p.m. Seconded by Mr. Barnes and passed unanimously.

No action was taken or decisions made.

9. Adjournment

Motion by Mr. Barnes at 8:46 to adjourn. Seconded by Ms. Mordecai and unanimously passed.

Filed at Selectman's office

Attendance

Tape Cassette Recording of Meeting

East Haddam 4-8 School Budget Detail

Email correspondence from Maryjane Plude with regards to the town's costs.

Proposed Value Engineering Items, dated January 26, 2006.

KBA Energy Efficiency Architect's Report.

Space Age Copy invoice.