

**East Haddam School Building Committee Meeting
February 8, 2006
Adopted February 22, 2006**

Call to Order

The meeting was called to order by Dana Barnes Moss at 7:05 p.m. at the Nathan Hale High School - Room 117.

Roll Call

Attendance

Members present:

David LaFemina
Denise Gable
Kerri Willis Budzik
Mary Beth Mordecai
Dana Barnes
Craig Parker
John Gibson

Members absent:

Todd Moss
Melissa Ziobron

Others present:

Jennifer Mangiagli, KBA
Tom DiMauro, Newfield Construction
Dave King, KBA
Dr. Steve Durham, Superintendent
Shirley Judge
David Meade, Board of Finance Liaison

Meeting Format Discussion

Motion by Mr. Barnes to table the Meeting Format Discussions to the next meeting. Seconded by Mrs. Budzik and unanimously passed.

Approval of Minutes

Mrs. Budzik stated she would be abstaining to the approval of the minutes because she departed early from the meeting.

Motion by Denise Gable to approve the minutes of February 1, 2006 meeting amended as follows. Seconded by Craig Parker.

- Page 5, 1st motion, strike "\$81.90" and replace with "\$86.81".

- Page 3, last paragraph, second to last line, after referendum, insert “or Town Meeting”.
- Page 5, 4th line, strike “current detailed budget” and replace with “1 to 2 month difference before or after a Town vote”.

Favor: Gable, Mordecai, Barnes, Parker

Abstained: Gibson, LaFemina, Budzik

Motion passed

Audience of Citizens

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

Old Business

BOE Report

The Board of Education has not met since the last update.

Construction Manager Report

Mr. DiMauro distributed and discussed the following documentation:

- Revised Newfield Construction Preconstruction Schedule.

Mr. DiMauro stated the State review process had been reduced by a week. It was an error in the last schedule. Jennifer Mangiagli stated the submission date to the Inlands and Wetlands Commission was February 7th, 2006 and the meeting with them would be February 21, 2006. She stated the submission date for Planning and Zoning would be February 14, 2006 and that it should be accepted at the next Planning and Zoning Meeting. Mr. Gibson stated that Planning and Zoning would not meet with the SBC until they receive a report from the Inlands and Wetlands Commission. He stated if the Inlands and Wetlands Commission decides to take it to Public hearing, then 60 days should be added to the schedule.

Mr. Barnes questioned the 4 weeks for town acceptance on the schedule, stating he was not convinced of the need for final bids prior to town approval. Mary Beth Mordecai questioned if going to a town meeting for approval would eliminate the 3 – 4 week referendum process. Mr. Gibson stated that a town meeting would be faster. It was stated that the Board of Selectman would make the decision as to how the additional costs associated with the school project is approved. Ms. Mordecai stated of the importance of making the Selectman aware of how going to referendum would affect the timeline. Mr. DiMauro stated item #2170 (SBC Approval to Submit to OSF, March 8, 2006) date can not be changed.

Architect Report

Jennifer Mangiagli distributed and discussed the following documentation:

- KBA Architect's Report titled FF & E- Possible Changes in Scope/Budget, dated February 8, 2006. The document lists a Total Potential Savings in Technology of \$468,775 and a Total Potential Savings of Furniture of \$69,350.

Mrs. Mangiagli stated the reductions needed to be discussed at the Board of Education level. She informed the Committee that there was currently no budget number available for equipment. Dr. Durham stated that they were anticipating bringing the equipment from the old school into the new school. Mrs. Mangiagli informed the Committee that further inventory would be made in the determination of which items could be reused at the new school, which could contribute to further cost savings.

Mrs. Budzik questioned if the educational specifications would be changed to implement the cost savings. Dr. Durham stated that at the Board of Education's next scheduled meeting, the information will be shared for their input as to what could be potentially changed with regards to the educational specifications. Ms. Mordecai questioned the benefit of the IP Video system. Dr. Durham replied that the IP Video system entailed all audio and visual materials, which supplement the curriculum, to be cataloged via electronic files. These files would be available on the video IP system at teachers work stations. This would eliminate the retrieval of a VCR, tapes and would save time. He stated the other option would be to view DVD's through the projection system. Mr. Barnes questioned if the Board of Education had re-examined the educational specifications. Dr. Durham responded no. He stated it is an issue which Melissa Ziobron and Ms. Mordecai should address with the Board. Responsive to a question by Mrs. Budzik, Dr. Durham responded that it is not a long and involved process to change the educational specifications. He stated that the classroom sizes are currently below what the Board would like them to be.

Craig Parker stated that item 4 (Eliminate VoIP Call Manager; Change to PBX Phone System \$20,000) and Item #3 (Eliminate VoIP phones; Change to PBX Phones, \$11,225), should not be included because it was already approved in the design documents. He questioned if Video over IP could be implemented at a later date. David LaFemina recalled discussions at other meetings in which Mr. King responded the decision for the VoIP system could be made at a later date. Craig Parker stated there was no need to revisit the VoIP system because it has already been accepted by the Committee in the design documents.

David Meade stated of the importance of speaking with Selectman Parker about keeping the equipment/cleaning supplies at the current middle school. He stated some of the equipment at the current middle school would be needed to for maintenance when it is reutilized as town offices. He stated that the newer equipment should be purchased for the new facility, utilizing the reimbursable rate.

New Business

Mr. Barnes distributed and discussed the following documentation:

- Email correspondence from Mr. Moss dated February 8, 2006. It is an update from Mr. Moss's meeting with the Board of Finance.

Mr. Meade stated the building should be built the right way the first time in an effort to reduce long term maintenance costs. He informed the Committee that the extra costs associated with long term reductions in maintenance costs are acceptable. He stated there is currently a 10 million dollar bond issued for the project and the Board of Finance anticipates a 2 mill increase to taxpayers. Mr. King referred to an article in a school magazine which states that incorporating energy efficiency measures into a school can affect the cost by 5 – 7% but that the potential long term cost savings are 10 – 20% on the operating costs over its lifetime. Mr. Meade stated that low interest rates are beneficial for building the school. He informed the Committee that interest can be gained from the first 10 million borrowed due to the current rates. He informed the Committee that bonding rates are probably the best ever seen in the history of the town. He stated that interest costs indicate that this is a good time to build the school. Mr. Meade informed the Committee that the original 25 million dollar price for the school was over zealous by the Board of Finance and that the 30 million dollar amount is more realistic based on current construction costs. He referred to current long term capital projects and of the importance of building the school the right way the first time.

Denise Gable stated of the importance of public relations. Committee Members discussed public relation efforts. Mrs. Gable discussed submitting a release to the Town Newsletter, email correspondences are filed at the Selectman's office.

Ms. Mordecai asked Mr. Meade to forward concerns with regards to the budget to the Building Committee. Mr. Meade stated that there is concern with the increased cost in the FF & E budget. He informed the Committee that the original budget proposed by the SBC was 27 – 28 million dollars. He stated the Board of Finance desired to be at the 25 million dollar amount and that he appreciated the Building Committee's efforts to reduce the budget. . He stated, based on the original budget there is really a 3 million dollar difference which lines up closer to the 15% anticipated increase in construction costs.

Craig Parker requested that Newfield indicate the Public Meeting March 22nd on the schedule. Responsive to a question by Mrs. Gable, Dr. Durham replied that letters about the project could be brought home with students and could be indicated on the school web page and on Ed line.

Shirley Judge stated she agreed with getting the correct information out to the public. She informed the Committee that parents are already convinced of the benefit of the new school. She informed the Committee that they really need to get out to the taxpayers/ the silent majority. She stated the two questions which need to be responded to are; how the budget got from 25 million to 31 million dollars and how do the taxpayers know that the 31 million dollar amount will not increase to 35 million. She stated that if these questions can be responded to, in a way that the average tax payer can understand, there will not be a problem passing the school's additional costs. She stated that she still

doesn't understand how the additional costs were derived, even after attending Board of Finance Meetings, School Building Committee Meetings and reading every SBC meeting minutes. She stated she was uncertain how the budget got from 25 million to 31 million dollars. She stated that she has heard escalating prices and hurricanes have contributed to the increase, but is still not clear on the exact facts to the increase and that she has read that the increase should be 8 – 12 %. She informed the Committee that she wants the project to pass and needs the information to pass on to others. She stated that it is the taxpayers which the Committee needs to convince. Mr. Meade stated the pro-group also needs to be convinced of the increases. Mrs. Judge stated that the parents want the school and they will vote yes.

Mr. Gibson stated that the question of if the school would cost any more, would be resolved if the project goes out to bid prior to town approval. He stated the Committee had originally estimated 27 million dollars to the project and that the 25 million dollar amount was negotiated with the Board of Finance unrealistically.

Ms. Mordecai, in response to Mrs. Judge, stated that the parents are also taxpayers and are a good percentage of the taxpayers in the town. She stated that if people are looking for the scapegoat as to why the project was priced incorrectly, that it is not over priced now, but was under priced originally. She stated the Committee started out with a price of over 27 million dollars and that the Committee received a letter from the Board of Finance to get the project below 25 million dollars. She stated that an increase from 27.5 million dollars to 31 million dollars is reasonable. Mr. Gibson referred to timeline constraints.

Mrs. Gable volunteered to determine if the March 22nd date is available and to develop handouts and posters pertinent to the meeting.

Determination of Next Meeting

The next scheduled meeting will be February 22, 2006 at 7 p.m. at the Nathan Hale High School – Room 117.

Audience of Citizens

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

Other Discussion

Responsive to a question by Craig Parker, Ms. Mordecai stated she would email Committee Members as to the outcome of the Board of Education meeting with regards to the budget.

Adjournment

Motion by Mr. Gibson at 8:10 p.m. to adjourn. Seconded by Mrs. Gable and unanimously passed.

Filed at Selectman's office

Attendance

Tape Cassette Recording of Meeting

Newfield Construction Preconstruction Schedule

Email correspondence from Todd Moss about Board of Finance Meeting

Architect's Report.