

Board of Selectmen & Middle School Conversion Committee Meeting  
Grange Hall  
May 23, 2013  
Special Joint Meeting Minutes

Selectmen Present: M. Walter; J. Blaschik; E. Lyman

Middle School Conversion Committee Present: E. Blaschik; M. Malavasi; C. Mansfield; D. Nelson; P. Stricker; C. Smith; S. Wheeler

Also Present: J. Cugno (O&G), P. Lacy; S. Link (BOF); D. Morrison; D. Stein (Silver Petrucelli & Associates); R. Wiley (O&G); R. Willis (BOF)

1. First Selectman Walter called the Board of Selectmen's meeting to order at 7:03 p.m. and the attendees said the Pledge of Allegiance.
2. Joint Meeting of the Board of Selectmen and the Middle School Conversion Committee:

Chairwoman Malavasi called the MSCC meeting to order at 7:04 p.m. and sat David Nelson for Melissa Zibron.

A. Discussion on Final Report of the Financial Needs Round Table:

1. Recommendations of the Financial Needs Round Table:

Mr. Walter thanked the MSCC members for their hard work and noted that the Board of Selectmen had voted unanimously to put the project on hold so that a Financial Needs Round Table could be created and review all of the Town's capital projects. He apologized for any hard feelings caused by tabling the MSCC's recommendation.

Mr. Walter reported that the Financial Needs Round Table created a 10-year plan which addresses four major projects: Fire Company 1, Fire Company 2, renovations to the Elementary School, and the conversion of the old Middle School to municipal offices. He stated that the financial Needs Round Table is charged with bringing the four projects to referendum and he would prefer to have one referendum on a combined plan rather than four individual referendums.

Mr. Walter advised that O&G had been retained by the Town to act as a construction consultant on the projects and introduced Mr. Wiley. Mr. Wiley reviewed the four projects and stated that the cost of renovations to Fire Company 2 would be roughly equivalent to incorporating a new emergency facility into the conversion of the old Middle School project.

Mr. Wiley introduced Mr. Stein of Silver & Petrucelli & Associates who reviewed the work done by the MSCC and stated that the plan that came out of their work would have to be re-evaluated to accommodate the emergency services. Mr. Wiley further noted that it is their recommendation that, rather than working with existing office space in the facility, it is their recommendation to gut the space and create new offices.

The timeline for bringing the projects to referendum was reviewed by the group. Mr. Walter noted that it was the Town Attorney's recommendation to create two advisory

groups for the projects, one for the elementary school renovations and another for the fire companies and the middle school conversion.

In response to a statement made by Selectmen Blaschik, Mr. Walter stated he would consult bond counsel regarding the Town's proposed plan.

Mr. Wiley stated that conceptual drawings could be used for the referendum and final architectural drawings would not be required. He noted that realistic estimates and contingencies would be available for the referendum. Ms. Stricker noted that the MSCC's plan was to get firm bids before bringing the project to referendum and expressed concern about repeating the Town's past negative experiences of going to referendum with estimates for large projects rather than bids. Mr. Wiley provided information about O&G's estimating department and assured the attendees that realistic estimates and contingency amounts could be developed.

There was a general discussion regarding the overall cost for all four projects. Ms. Malavasi noted that it had not been assured that a referendum for the middle school conversion project would have passed two years ago and asked Mr. Walter why he felt a referendum combining four projects would pass. Mr. Walter stated that the Board of Selectmen support the combined projects; however, Ms. Link was non-committal regarding the Board of Finance's or her personal support.

Mr. Smith noted that the current cost of bonding is as good as it will ever be. There was a general discussion about the capital funds available for the Middle School Conversion project remaining in the budget.

## 2. Elementary School Facility:

The attendees discussed proposed renovations to the Elementary School. Mr. Mansfield advised that the renovations would be done "renovate as new" so a 47.5% state reimbursement would apply. He noted, however, that he did not expect any additional state funding would be available for the project towards safety and security updates. The group discussed additional security measures that may be required for the building. Ms. Stricker expressed reservations about coupling the MSCC project with the school renovations.

## 3. Old Middle School Facility:

Selectman Blaschik voiced several concerns about the new plan's impact on the creation of municipal office space in the old Middle School. He also questioned the suitability of O&G bidding on the construction manager role after acting as a construction consultant. O&G explained that their interest is not to bid on the construction; they will bid on representing the Town as the construction administrator if the project passes referendum.

## 4. Emergency Services Facilities

In response to a question raised by Selectmen Blaschik, Mr. Mansfield stated that the Town needs to reapply with the state to reallocate the grant back to the old Middle School before we could begin to draw on the grant, once approved, to construct and equip an emergency center at the new municipal office space.

In response to several questions from the MSCC members, Mr. Walter discussed his expectations for the advisory group, how the cost of the projects would be represented at referendum, and the timeline for the projects. He noted that the renovations to the Elementary School would be the first priority; however, he expected that work on the four projects would overlap.

Mr. Walter advised that his goal is to have seven members on each advisory committee and asked if the eligible members of the MSCC would be interested in acting on the committee. He noted that he would like to form the charges and nominate the advisory committees at the June 5th Board of Selectmen's meeting.

3. Adjournment: There being no additional business to discuss, a motion was made by Mr. Walter, seconded by Mr. Blaschik, to adjourn the Selectmen's meeting at 8:04 p.m. Unanimous aye.
4. Adjournment: There being no additional business to discuss, a motion was made by Mr. Mansfield, seconded by Ms. Stricker, to adjourn the Middle School Conversation meeting at 8:05 p.m. Unanimous aye.

Respectfully submitted,  
Emmett Lyman, Secretary

Tape: 667 A & B