

Elementary School Building Advisory Group
Special Meeting Minutes
Location: Grange Hall
December 11, 2013
7:00 p.m.

Attendees:

Bob Weronik – Committee Member, Chairman (BW)
Jason Guernon – Committee Member (JG)
Melissa Munster – Committee Member, Secretary (MM)
Brian Ouellette – Committee Member (BO)
Craig Mansfield- Director of Facilities (CM)
Raymond Wiley – O&G Industries (RW)
Ken Biega – O&G Industries (KB)

Absent:

John Crovo – Committee Member (JC)
Nicholas Bonadies – Alternate Committee Member (NB)
Tracey Gionta – Board of Education Representative (TG)
Jim Ventres – Land Use Administrator (JV)
Cindy Varricchio – Finance Director (CV)

- **BOLDED NAMES ARE VOTING MEMBERS**

I. Call to Order

BW called the meeting to order at 7:02 p.m.

II. Review of Cost Estimates

KB reviewed the handout title “East Haddam Elementary School, Conceptual Design Estimate, Renovate as New.” He reviewed construction costs, escalation and contingency costs, C.M/G.C. fees, and “soft” costs. The total project cost of \$19,675,659 equals a cost of \$260 per square foot. KB stated that, while this was a conservative estimate for the project, he believed that the job could be done for this amount.

CM stated that, while a conservative estimate is fine, it is our job to go to the town with a total cost estimate that are comfortable will be enough and will not require us to return to the town at a future date to request more funds. He stated that, while we cannot budget for the unforeseen, it would not be acceptable for us to go back to the town and say that our budget was off by \$10 million.

The group discussed potential state reimbursement of \$5.5 million and the USDA

grant and financing options.

KB stated that we need to try for special legislation, so that we get full state reimbursement (i.e., the state will waive the square footage overage). It was discussed that we will need to approach our state representative to tag this onto a bill in the future.

III. Audience of Citizens

Todd Moss was present. Mr. Moss and the group discussed in detail the cost estimates presented by KB. Mr. Moss stated that he believed a \$216 per square foot cost for total construction was too low. CM explained that there will be no need to replace wells as they were replaced two years ago at a cost of \$375,000, and that site work will be minimal. Mr. Moss also stated that he thought the cost estimate of \$147 per square foot for construction was too low and thought that \$170 would be a safer estimate; he explained that he was concerned about the need for a heavier renovation which would raise the cost per sf.

The group discussed other aspects of the project with Mr. Moss, including work to the exterior walls (at a cost of \$12 per sf), and a 7.25% escalation figure (3% per year for 29 months). Mr. Moss explained that he thought escalation of 7-10% would be more accurate for a project like this.

IV. Action on 10/30/13 Meeting Minutes

BO, JG; motion to approve the 10/30/13 public hearing minutes. All present in favor.

V. Adjournment

MM, BO; motion to adjourn at 7:49 p.m. All present in favor.

Respectfully Submitted,

Melissa Munster
Secretary