

**TOWN OF EAST HADDAM
MIDDLE SCHOOL CONVERSION COMMITTEE
December 6, 2010
SPECIAL MEETING**

Adopted December 13, 2010

Reviewed during December 27, 2010 Meeting/Motion on page 3 was changed

Call to Order

The special meeting of the East Haddam Middle School Conversion Committee was called to order by Mrs. Malavasi on Monday, December 6, 2010 at 7:04 p.m. at the Town Grange.

Present: Mary Jane Malavasi, Craig Mansfield, Sharon Wheeler, David Nelson-seated for Jim Ventres, Chuck Smith, Patricia Stricker, Elizabeth Dillon, Melissa Ziobron, Ed Blaschik and Alan Hanks.

Others Present: David Stein-Silver/Petrucelli and Associates, Tom DiMauro-Newfield Construction, Al Howat-Newfield Construction, Paul Maxwell, First Selectman Mark Walter, Selectman Emmett Lyman, Bryan Perry, Dick Everett and Ruth Ziobron.

Absent: Jim Ventres.

Public Comment

There was none.

Presentation from Newfield Construction Value Engineering Recommendation

Mr. DiMauro and Mr. Howat presented a revised Value Engineering Estimate dated 12/6/10 (Option #5).

The completion date on the revised estimate was reduced from 13 to 11 months. This was a conservative estimate however the start date could change the estimate. There would be no window replacement or geothermal heat. The heating and cooling system would be internal heat pumps with outside units which would be ground mounted condensing units. The landscaping estimate was reduced by ½. The garage foundation and Ray Building work is not included in the estimate. The estimate assumes future demolition of the Ray Building. Switching from a geothermal system to a conventional heating and cooling system saves \$700,000 to the mechanical line item and \$500,000 for the wells and does not take into consideration long term operating costs.

Discussion on Committees Recommendation to BOS

Committee members thanked Newfield Construction for their value engineering recommendations. Mrs. Malavasi voiced concern that the option did not incorporate programming. It was noted shifting of the space and consolidation could accommodate services such as the BOE, EOC and Food Bank. Mrs. Ziobron suggested adding the Geothermal System and garage as a possible 2nd or 3rd referendum question.

Mr. Stein stated the recommendations would require a new schematic phase and additional design fees. Mr. Stein cautioned the figures presented were not based on design documents. Mrs. Dillon questioned if 7 ½ % was a fair contingency amount without design documents. Mr. DiMauro and Mr. Stein replied yes.

Mrs. Ziobron suggested the committee make a recommendation this evening. Mrs. Ziobron noted the committee had no more money in their budget, funds for additional design or a contract with Newfield Construction. Mrs. Ziobron requested clarification of the process. Ziobron stated regardless of what happened to the project, the BOS would still be responsible for the PCB contamination and suggested the BOS further investigate this issue. Mrs. Stricker noted the PCB contamination was in the Ray section which would not be demolished by the committee. Selectman Lyman stated he was convinced that something would need to be done to the structure and that he was more comfortable with the figures presented this evening.

Mr. DiMauro stated the figures were not confirmed numbers until there were design documents and new estimates. Mr. DiMauro stated there would be additional fees necessary for the design documents and construction managers. Mrs. Malavasi stated of the importance of having these figures available to present to the BOS and BOF. Mr. Hanks suggested presenting Option #1 and asking the BOS and BOF for direction. Mrs. Ziobron stated she had confidence in the figures presented this evening to which Mr. Howat agreed; but that there could be discrepancy with unknown variables such as the asbestos removal. Mrs. Malavasi questioned the additional fees for the Construction Manager and Architect for Option #5. Mr. Stein replied \$50,000 in design and suggested spending an additional \$8,000 for PCB testing. Newfield Construction would cost an additional \$20,000. These figures can be made available for the next meeting. Mr. Stein reiterated Option #5 required a new design.

Mr. Nelson suggested adding the demolition of the Ray Building as a separate referendum question.

Mrs. Ziobron questioned the First Selectman Walter and Mr. Maxwell the process for the committee to make a recommendation. First Selectman Walter stated the Financial Needs Committee would have their first meeting on December 21st to review the needs assessment of the whole town. It is comprised of the First Selectman, members of the BOF, BOE and Planning and Zoning Commission. First Selectman Walter questioned the cost of the project if the façade of the Hale section was kept and a new interior was built. Mr. Stein replied there was a premium involved with keeping the façade and the costs would need to include the original demolition estimates.

Mrs. Malavasi asked First Selectman Walter for an answer to Mrs. Ziobron's question. First Selectman Walter replied no, until he knew what the needs of the town was he would not recommend this project forward. Mrs. Ziobron stated she wanted to know the process, not if he was in favor of the project. First Selectman Walter stated the committee would need to make a presentation with a recommendation. It would need to be approved at the BOF, BOS and town vote to get more money.

Mrs. Malavasi stated the committee would need to know all costs when making a recommendation to the BOS. Mr. Blaschik stated he could not vote for Option #5 because it was a totally new option which had never been presented to the public and had no schematic plans. Mrs. Ziobron questioned Mr. Blaschik what he would recommend being presented to the BOS. Mrs. Ziobron stated this would be the committee's last meeting unless they voted on a recommendation tonight to be presented to the BOS. Mrs. Stricker suggested offering the public a choice of Option #1 and Option #5. Mr. Hanks agreed. Mrs. Ziobron stated it would take months for the proposed Financial Needs Committee to make a recommendation. Mr. Nelson recommended Option #1 because it had already been presented to the public, noting of the importance of not confusing the public with new options. Mrs. Ziobron stated the public survey indicated the need for other options. Mrs. Malavasi stated at the last meeting, First Selectman Walter and Mr. Maxwell stated they would not support any dollar figure. Mrs. Malavasi stated trying to bring the dollar amount down probably wouldn't make a difference. Mr. Nelson stated 80% of the audience at the Public Hearing wanted the project to be brought to a referendum.

Motion by Mrs. Malavasi to recommend Option 1, Full Scope with Value Engineering (67,000SF Facility, 6240SF Garage) in the amount of \$12,821.214 to the BOS and BOF. Second by Mr. Mansfield.

Mr. Mansfield stated Option #1 was the only project which had final plans. Mrs. Ziobron stated although Option #5 did not have schematic design, the town could not afford Option #1 and that she could not support it. Mrs. Stricker stated she did not think the town would approve Option #1 and could not vote for it. Mr. Smith stated the committee only had Option #1 to bring forth to the BOS and BOF and had no more funds available to support design and construction services for another project. Mrs. Ziobron stated she believed the town would not support Option #1 at referendum and she believed support from the committee would jeopardize the future of a town office complex at the old middle school. She further stated that she was concerned that this may be their only shot in the near future of reuse of this building, supporting significantly less expensive alternatives would have a much better chance of passing at referendum.

**Favor: Blaschik, Nelson, Mansfield, Wheeler, Smith, Malavasi.
Oppose: Ziobron, Stricker, Dillon.**

Motion passed.

Public Comment

Mr. Everett stated he was opposed to the project because the town could not afford it.

Next Meeting Date-December 13, 2010 7:00 PM Town Annex and Selectman's Meeting – December 15, 2010 7:00 PM Town Annex

Adjournment

Motion by Mrs. Ziobron to adjourn at 8:33 p.m. Second by Mr. Blaschik and unanimously passed.

Newfield

Hale / Ray Middle School Conversion					
East Haddam, CT					
C D Estimate 9/27/2010					
Construction Document					
Estimate					
Cost Item	Quantity	Unit	Unit Cost	Total	
General Requirements			341,200\$		
TEMPORARY POWER ALLOWANCE	1	Ea	10,000.00\$	10,000\$	
TEMPORARY HEAT / WINTER CONDITIONS	1	Ea	50,000.00\$	50,000\$	
GENERAL REQUIREMENTS - TRADES	1	Ea	235,700.00\$	235,700\$	
TEMPORARY BARRIERS	1	Ea	45,500.00\$	45,500\$	
Site Construction			2,078,126\$		
SITEWORK	1	Ea	731,148.50\$	731,149\$	
SITE LIGHTING		In Electrical	- \$		
1000 GAL SEPTIC SYSTEM		See Alternate	- \$		
SEPTIC SYSTEM 1500gal	1	Ea	12,500.00\$	12,500\$	
GEO THERMAL WELLS	1	Allowance	500,000.00\$	500,000\$	
LANDSCAPING	1	Ea	44,895.00\$	44,895\$	
ASBESTOS ABATEMENT	1	Est.	425,512.00\$	425,512\$	
PORTABLE CLASSROOM REMOVAL		By Others			
REMOVE (1) UST	1	Ea	10,000.00\$	10,000\$	
CONTAMINATED SOIL REMOVAL - OIL TANK	1	Est.	10,000.00\$	10,000\$	
DEMOLITION	1	Ea	298,910.75\$	298,911\$	
CUT / PATCH - M E P	1	Ea	45,160.00\$	45,160\$	
STRUCTURAL DEMOLITION		N A	- \$		
Concrete			316,515\$		
CONCRETE	1	Ea	316,515.00\$	316,515\$	
Masonry			326,730\$		
MASONRY RESTORATION - ALLOWANCE	1	Ea	35,000.00\$	35,000\$	
MISCELLANEOUS PATCHING	1	Ea	2,300.00\$	2,300\$	
MASONRY - brick, block, precast	1	Ea	289,430.00\$	289,430\$	
Metals			159,800\$		
STRUCTURAL / MISCELLANEOUS	1	Ea	159,800.00\$	159,800\$	
EXPANSION JOINTS	1	Ea	3,600.00\$	3,600\$	
Wood & Plastics			150,953\$		
MISCELLANEOUS PATCHING	1	Ea	2,300.00\$	2,300\$	
ROUGH CARPENTRY	1	Ea	35,085.00\$	35,085\$	
ROOF BLOCKING	1	Ea	37,518.00\$	37,518\$	
FINISH CARPENTRY / TRIM	1	Ea	17,450.00\$	17,450\$	
MILLWORK	1	Ea	58,600.00\$	58,600\$	
Thermal & Moisture Protection			488,494\$		
FASCIA / SOFFITS	1	Ea	15,000.00\$	15,000\$	
INSULATION	1	Ea	71,334.00\$	71,334\$	
FIRESTOPPING	1	Ea	16,000.00\$	16,000\$	
FIREPROOFING	1	Est.	5,000.00\$	5,000\$	
SEAL TOP OF WALL - CORRIDORS	1	Ea	20,000.00\$	20,000\$	
BITUMINOUS DAMPPROOFING	1	Ea	3,969.00\$	3,969\$	
ROOFING	1	Ea	336,191.25\$	336,191\$	
CAULKING	1	Est.	21,000.00\$	21,000\$	
Doors & Windows			558,884\$		
DOORS, FRAMES, HARDWARE	1	Ea	158,250.00\$	158,250\$	
VAULT DOOR	1	Ea	7,500.00\$	7,500\$	
ALUMINUM CLAD WINDOWS	1	Ea	249,684.00\$	249,684\$	
ALUMINUM ENTRANCES, STOREFRONTS	1	Ea	143,450.00\$	143,450\$	
INTERIOR GLAZING		Included Above	- \$		
Finishes			674,012\$		
DRYWALL - FRAMING	1	Ea	168,900.00\$	168,900\$	
PLASTER PATCH	1	Est.	24,000.00\$	24,000\$	
ACOUSTICAL CEILINGS	1	Ea	170,390.36\$	170,390\$	
FLOOR PREP / LEVEL	1	Est.	45,000.00\$	45,000\$	
FLOORING	1	Ea	110,722.00\$	110,722\$	
PAINT	1	Ea	155,000.00\$	155,000\$	
Specialties			66,500\$		

TOILET ACCESSORIES	1	Ea	19,025.00\$	19,025\$
TOILET PARTITIONS cast plastic	1	Ea	31,050.00\$	31,050\$
VISUAL DISPLAY BOARDS	1	Ea	1,500.00\$	1,500\$
FIRE EXTINGUISHERS, CABINETS	1	Lot	1,000.00\$	1,000\$
SIGNAGE	1	Ea	10,125.00\$	10,125\$
CLOCK	1	Ea	3,800.00\$	3,800\$
Newfield Hale / Ray Middle School Conversion				
East Haddam, CT				
C D Estimate 9/27/2010				
Construction Document				
Estimate				
Cost Item	Quantity	Unit	Unit Cost	Total
Equipment				
PROJECTION SCREEN		N A	- \$	
FOOD SERVICE EQUIPMENT		N A	- \$	
RESIDENTIAL APPLIANCES		N A	- \$	
Furnishings			5,000\$	
MANUAL WINDOW TREATMENT		In Soft Costs	- \$	
FLOOR MATS	1	Est.	5,000.00\$	5,000\$
Special Construction			310,435\$	
Pre-Engineered Metal Building	1	Est.	282,000.00\$	282,000\$
Foundation	1	Est.	28,435.00\$	28,435\$
Holisting			15,000\$	
ELEVATOR UPGRADES	1	Est.	15,000.00\$	15,000\$
Mechanical			2,107,500\$	
HVAC	1	Ea	1,750,000.00\$	1,750,000\$
- \$				
PLUMBING	1	Ea	357,500.00\$	357,500\$
FIRE PROTECTION		N A	- \$	
Electrical			1,200,000\$	
ELECTRIC	1	Ea	1,200,000.00\$	1,200,000\$
TOTAL			8,802,750\$	
ESTIMATE CONTINGENCY	5.00%			440,137\$
ESCALATION CONTINGENCY	0.50%			46,214\$
C M REIMBURSABLES			488,510\$	
C M A R CONTINGENCY	3.00%			293,328\$
C M BOND			83,570\$	
C M FEE	1.60%			161,135\$
PRECONSTRUCTION FEE		In Soft Cost		
TOTAL CONSTRUCTION COST			10,315,645\$	
PROJECT SOFT COSTS			2,622,250\$	
TOTAL PROJECT BUDGET			12,937,895\$	
Deduct Alternate 1: Eliminate Interior Work at Ray Building			664,755\$	
Deduct Alternate 2: Delete Pre Engineered Metal Building			430,435\$	
Deduct Alternate 3: Sitework - Eliminate Turf Pavers Plains Road			26,760\$	
OUR BUDGET IS BASED ON THE FOLLOWING:				
Contaminated / Hazardous Soil Material Removal		Excluded		
Rock Removal, Irrigation System		Excluded		
Lightning Protection		Excluded		
Asbestos Monitoring		In Soft Cost		
Well water treatment equipment		In Soft Cost		
Security/Phone Systems		Excluded		
Local Building Permit Fee		Waived		
Repoint Entire Ray Building		Excluded		
Prevailing Wage Rates		Included		
Plans By: Silver / Petrucelli and Associates Dated August 13, 2010 95% Construction Documents				
Project Manual By: Silver / Petrucelli and Associates Dated August 13, 2010 95% Construction Documents				

Respectfully Submitted;

E. Ruth Ziobron
Recording Secretary