

**TOWN OF EAST HADDAM
MIDDLE SCHOOL CONVERSION COMMITTEE
November 22, 2010
REGULAR MEETING
Adopted December 13, 2010**

Call to Order

The regular meeting of the East Haddam Middle School Conversion Committee was called to order by Mrs. Malavasi on Monday, November 22, 2010 at 7:02 p.m. at the Town Annex.

Present: Mary Jane Malavasi, Craig Mansfield, Jim Ventres, Sharon Wheeler, Chuck Smith, Patricia Stricker, Elizabeth Dillon, Melissa Ziobron and Ed Blaschik.

Others Present: Tom DiMauro-Newfield Construction, Al Howat-Newfield Construction, Paul Maxwell, First Selectman Mark Walter, Bryan Perry, Selectman Emmett Lyman and Ruth Ziobron.

Absent: David Nelson and Alan Hanks.

Minutes – Approval of minutes

Motion by Mr. Blaschik to approve the regular meeting minutes of October 18, 2010 as amended. Second by Mrs. Malavasi.

-Page 2, 3rd paragraph, 2nd line, after “option.” strike “that the town had been through a demolition of many buildings in Moodus and didn’t think that was an option to demolish the Old Middle School to save \$3,000,000 and end up with 25-30% of the space” and replace with “The town has been through a demolition of many buildings in Moodus center in the 1970’s and look at what we have. Demolishing the Ray section which would save \$3,000,000 and end up with 25-30% less of the space was also not a viable option.”

-Spelling and grammatical errors.

-Page 4, 1st paragraph, 4th line, replace “Stricker’s” with “Malavasi’s”

-Page 5, 4th paragraph, strike “Mrs. Ziobron stated the old middle school conditions were dangerous for students.”

-Page 5, 6th paragraph, 3rd line, strike “Mrs. Ziobron stated the committee needed to make a vote and make a recommendation with or without public input” and replace with “Mrs. Ziobron stated the committee needed to decide whether to make a vote with or without public input.”

-Page 6, 2nd paragraph after motion, the Recording Secretary was directed to listen to meeting to determine the question asked of Mr. DiMauro and insert it. Strike “Responsive to a question, Mr. DiMauro replied that Newfield had agreed to defer billing” and replace with “Mrs. Ziobron asked Mr. Stein if a presentation at a Public Hearing would cost the committee additional money. Mr. Stein replied no.”

-Page 2, 4th paragraph, 1st line, after “did” strike “not”.

Favor: Ventres, Wheeler, Smith, Stricker, Blaschik, Mansfield, Dillon
Oppose: None
Abstain: Malavasi

Motion passed.

Motion by Mrs. Ziobron to approve the regular meeting minutes of October 25, 2010 as amended. Second by Mr. Blaschik and unanimously passed.

- Spelling and grammatical errors.
- Page 5, 5th paragraph, 1st line, strike “program” and replace with “project” throughout paragraph
- Page 5, 4th paragraph, last line, strike “Mr. Blaschik added it included the River House as being a restaurant” and replace with “Mr. Blaschik added it included the River House as being a restaurant so those offices and meeting rooms in that building would need to be relocated.”
- Page 6, 2nd paragraph 4th line, strike “that the committee would like to recommend it” and replace with “she felt the committee would recommend the full project if price was not an issue.”
- Page 7, 2nd paragraph, last line, strike “October” and replace with “November”.
- Page 6, 5th paragraph, 2nd line, after “made” insert “by the committee”.

Motion by Mrs. Ziobron to approve the special meeting minutes of November 1, 2010 as amended. Second by Ms. Wheeler.

- 1st paragraph, strike “Annex” and replace with “Grange”.
- Page 3, insert as 2nd to last paragraph, insert “Mr. Blaschik questioned Mrs. Varricchio if he was reading the bar chart correctly that the peak was in 2014 and that it would be \$225 for the average tax payer to which she replied affirmatively.”
- Page 3, 6th line, strike “included” and replace with “including”.
- Page 3, 3rd paragraph, strike “Mrs. Ziobron questioned the purpose of the public hearing and if the committee should request the Board of Selectman to amend the MSCC’s charge.”
- Page 4, 1st paragraph, after “interest” insert “and were not begging us to do so”.

Favor: Malavasi, Wheeler, Smith, Stricker, Blaschik, Mansfield, Dillon
Oppose: None
Abstain: Ventres

Motion passed.

Motion by Mrs. Ziobron to table approval of the November 10, 2010 meeting minutes. Second by Mrs. Dillon and unanimously passed.

Correspondence

Mrs. Malavasi distributed and discussed:

- Town of East Haddam 2009-2010 Annual Report Submission Form for the East Haddam Middle School Conversion Committee.

Invoice Approval

Committee members reviewed:

-Invoice #10-1334 in the amount of \$2,008.60 dated 12/1/10.

This is the last payment to Silver Petrucelli & Associates for Phase 2. Mrs. Ziobron reviewed additional funds available in the Add-Alternate portion of the budget. Mrs. Malavasi questioned if the unused Add-Alternate budgeted amounts could be used for work needed to get the project out to bid. This will need to be researched.

Mrs. Stricker stated the FF & E had never been completely finished in Phase 2 and questioned the Facilities Subcommittee if all the changes they had requested were complete. Mr. Ventres replied no. It was decided to withhold the final payment until this issue was resolved. Mrs. Malavasi will contact Silver Petrucelli & Associates.

Motion by Mrs. Ziobron to table invoice #10-1334 dated 12/1/10 in the amount of \$2,008.60. Second by Mr. Mansfield and unanimously passed.

Public Comment

Mrs. Malavasi encouraged the BOS, BOF and BOE Liaisons to comment prior to committee discussion of Project Determination.

Mr. Peckham reviewed the current negative economic conditions effect to senior citizens. Mr. Peckham stated the town could not afford any of the options proposed by the committee.

First Selectman Walter stated he had been contacted by committee members voicing disappointment with him expressing his opinion during the public hearing and the timing of it. First Selectman Walter apologized. First Selectman Walter stated he had thought that the committee was clear on where he stood on the project. First Selectman Walter stated in the future, he would wait until the end of a Public Hearing to voice his opinion. First Selectman Walter expressed appreciation for the committee's hard work.

Chairman's Report

Mrs. Malavasi had nothing new to report.

Selectmen's Report

First Selectman Walter had nothing new to report.

Engineers' Report

Mr. Stein was unavailable to report.

Construction Manager

There was nothing new to report.

Review of Public Hearing Surveys

Committee members reviewed the EHMSCC Survey for Town Residents from the Public Hearing. There were 74 respondents.

Option 1, Full Scope with Value Engineering (67,000SF Facility, 6240SF Garage) in the amount of \$12,821,214. Yes 32 No 27

Option 2A, Demolish Ray Wing, Delete Garage (48,000 SF Facility) in the amount of \$11,250,464. Yes 3 No 35

Option 2B, Demolish Ray Wing, Delete Garage, Relocate Main Entry and Vault (48,000SF Facility) in the amount of \$10,938,620. Yes 7 No 34

Option 3, Demolish Entire Building, Build New Facility (17,014 SF Facility, 6,240SF Garage) in the amount of \$9,924,628. Yes 6 No 37

Option 4, Demolish entire Building, Grade and Seed Site in the amount of \$2,067,576. Yes 9 No 39

Option 1 had the most yes support. Option 4 had the most no support.

Mrs. Stricker stated Option 2A and 2B were not popular. Mrs. Stricker stated people either wanted Option 1 or something completely different than what was offered. Mr. Smith stated the results indicated the committee had not come up with the right project yet and questioned if it would be possible to reduce the size of the project. Mrs. Malavasi stated people did not object to demolishing the Ray portion but did not like the idea of not including the garage and Ambulance Association, noting this may have influenced the no votes. The garage was removed to reduce the cost of the project. Mrs. Dillon questioned if the results were a true representation; noting it was difficult to develop a survey to give solid data. Mrs. Ziobron stated the results clearly indicated that attendees did not want to demolish the Hale building. A summary of the survey results will be posted on the MSCC website.

Project Determination

Mr. Blaschik stated the handicap ramp entrance was negatively mentioned several times during the Public Hearing. Mr. Blaschik suggested making the handicap access without ramps by placing parking and using the former main entrance to the building on the Plains Road side of the building. Mr. Ventres reviewed a site plan which he had developed using option 2B with various additions from other options. Mrs. Malavasi stated she agreed to the need for the garage. Mrs. Malavasi stated it would be a huge value to the town to have the BOE in the town offices. Mrs. Dillon suggested phasing in a garage, landscaping etc. to cut costs. Mrs. Dillon stated there were no estimates for plans besides Options 1, 2A, 2B, 3 or 4. Mr. Ventres disagreed, stating items from each

option could be used. Mrs. Malavasi stated any option besides Option 1 would require a new design, costing more in design fees.

Mr. Howat suggested designing to the dollar amount. Mr. Howat stated the project could be designed to \$8,000,000 and questioned if it would be approved by the BOS and BOF. Committee members questioned how this could be accomplished. Mr. Howat replied by renovating the Hale building, doing nothing to the Ray building (moth balling), moving the new entrance and leaving the tennis courts. Mrs. Ziobron stated she had asked if the project could be brought down to \$8,000,000 and that the Architect said no. Mr. Howat replied the abatement and demolition of the Ray building cost over \$1,000,000, plus contingency money. Mrs. Ziobron noted there were no more design funds available. It was noted mothballing the Ray building would also reduce the cost for the geothermal system because less wells would be required.

Mrs. Ziobron stated Newfield Construction had done all this work without a contract and hadn't been paid. Mrs. Ziobron stated the committee could not expect Newfield Construction to give advice and not get paid. Mrs. Ziobron questioned if Newfield was willing to continue to work with the committee without a contract and if they were willing to work with the committee until they got approval. Mr. DiMauro replied yes. Mrs. Malavasi questioned First Selectman Walter if the town attorney had reviewed Newfield Construction's contract. First Selectman Walter replied they were ready to move forward if they were ready to go with one of the options. Mrs. Malavasi stated the committee would need to move forward anyway because Newfield Construction had already performed work. First Selectman Walter stated he had instructed Newfield Construction to request additional funds by a purchase order for approval. Mrs. Malavasi questioned if the town was going to sign a contract for pre-construction services. First Selectman Walter replied he personally would not.

Mr. DiMauro suggested bringing forth a dollar figure to the BOF and BOS for approval, go to bid for firm dollar amounts and have the town vote at a referendum.

First Selectman Walter noted \$8,000,000 would still require bonding. Mrs. Ziobron questioned if he would support an \$8,000,000 project. First Selectman Walter replied personally, he would not, but that he could not speak for the BOS. Mrs. Ziobron questioned how much money was currently allocated for special projects in the reserve fund. Mr. Maxwell replied there was \$4,000,000 in the Capital Reserve account. The Capital Reserve account was established five years ago to help flatten out the mill rate impact of capital projects. Mr. Maxwell stated there had been no money put into the Capital Reserve account for the past two years and that money had been taken out of it to cover the added expenses the town had incurred as a result of the new middle school project. Mr. Maxwell stated no money was specifically put aside for the middle school conversion project. There had been an estimate about 5 years ago of \$5,000,000 to calculate approximately what the mill rate impact of the project over a period of time would be.

Mrs. Malavasi stated the committee's charge was to bring forward a project.

Motion by Mr. Mansfield to have Newfield Construction provide a quote for the following to Option 1A: no new front entrance or ramping, putting the public entrance in the front and employee entrance in the back of the building, mothball the Ray building and just do what would be absolutely necessary to protect it, bring in as many services as possible, keep the geothermal system (would be reduced because Ray building would not be used), garage and value engineering. Second by Ms. Wheeler and unanimously passed.

Public Comment

Mr. Perry informed the Committee that members of the Board of Education felt the project would be competition for future funding and would like to stay in their current facility. Mrs. Malavasi questioned if that was competition for operating or capital funding. Mr. Perry replied both.

Mr. Maxwell stated he appreciated the time committee members had put into the project. Mr. Maxwell suggested saving the Hale building and gymnasium. Mr. Maxwell stressed the importance of presenting the minimum dollar amount to make those structures habitable for the people in the town. Mr. Maxwell stated he agreed there was no support for Option 4. Mr. Maxwell stated the town could not afford the full project as presented at the Public Hearing.

First Selectman Walter stated for 1 ½ years he had been asking the committee to cut the project in half (when there was still architectural budgets to redesign) so that they wouldn't be at this point in the project. Mrs. Malavasi stated that was why the committee had asked in November for the RFQ for the Construction Manager. The RFQ was ready June 2010.

Next Meeting Date – Special meeting – December 6, 2010 7:00 PM-Grange

A special meeting will be scheduled for Monday, December 6th at 7 p.m. at the Grange.

Adjournment

Motion by Mr. Mansfield to adjourn at 9:05 p.m. Second by Mrs. Stricker and unanimously passed.

Respectfully Submitted;

E. Ruth Ziobron
Recording Secretary