

Subject to Approval

New Elementary School Building Committee

Monday, May 8, 2023 at 5:30 PM

5:30 - VIRTUAL MEETING - ZOOM

[SBC Meeting Packets](#)

[Webinar Link](#)

Webinar ID: 893 5929 2196

Passcode: 138932

Call-in: 1 646 558 8656

MINUTES

Virtual Meeting Information

SPECIAL MEETING

1. Attendance

MEMBERS PRESENT: Chairman Graham Curtis, Sharon Shoemaker, Amanda Mitchell, Tina Szwejkowski, Bob Blundon, Woodie Weiss, George Noewatne

MEMBERS ABSENT: Diana Colcord

OTHERS PRESENT: Adam Levitus and Chuck Warrington, Owner's Representative Project Manager (OPM) from Colliers Project Leader; William McMinn, Director of Facilities; Justin Hopkins from Tecton Architect; Nick Conti from Gilbane

2. Call to Order

Chairman Curtis called the meeting to order at 5:33pm.

3. Public Comments

None.

4. Approval of Minutes

Building Committee member Woodie Weiss made the motion to approve the April 24, 2023 minutes as submitted. Seconded by Building Committee member George Noewatne and unanimously approved.

5. Architect's Update

Per Mr. Hopkins, they are working with Gilbane and Colliers to develop the value management list and are coordinating specific meetings for some of those items. Upcoming is a follow-up meeting with ACCA as well as the application review with the Planning & Zoning Commission and Inland Wetland Agency. A reconciled design development set will also be issued.

6. Construction Manager's Update

Per Mr. Conti, a report was received based on specific units that were specified in the switch gear DD set and it's about 52 weeks for the switch gear, depending on manufacturers.

In terms of availability of materials, systems and equipment, all other items are in good shape. Lastly, Mr. Conti reviewed the construction schedule, which would be about a 15-16-month duration.

7. OPM's Update

a. Discussion of DD Estimate / Value Engineering

Mr. Levitus focused on the DD estimate value engineering / value management log for any feedback / questions the commission may have. He states the intent is not to make a vote or any decisions tonight, as some items still need some resolution and clarification. Potentially, at the next meeting on May 15th value engineering decisions and votes can be made.

The reconciled estimate is approximately 55.5 million, which is 8.9 million over the original construction budget. Developed is the value engineering management log that identifies potential cost reductions (approximately 3 million). The goal is to review the items and have the school building committee vote to incorporate them into the project or remove them; and anything as an alternate would still be in the design documents, but would not be in the base scope/cost of the project, so that if the bids came in favorably, the town can elect to incorporate them.

Currently, the estimates have a 5% estimation contingency baked in and also contained in the estimate is escalation to the midpoint of construction. The estimation contingency is intended to cover unknowns in the project until the final construction documents are complete.

It was noted, if all the value engineering and bid alternates were accepted, additional funds will still be needed for construction. The amount of the additional funds will depend on the amount of value engineering taken.

After review of the value engineering log and alternates, Mr. Levitus reviewed the upcoming schedule / calendar which is mostly focused on hearings – P&Z and wetlands.

There was also a brief discussion about the demolition of Ryerson as to whether it should be included in the construction project. The project team will discuss further with Town leadership to confirm direction.

8. Public Comments

None.

Remarks

None.

Adjournment

Building Committee member Sharon Shoemaker made the motion to adjourn at 6:53pm; seconded by Building Committee member Woodie Weiss and unanimously approved.