

Academy Community Center Building Committee (Ad Hoc)
Tuesday, August 8, 2023 at 5:30 PM
8 Campus Drive, Hammonasset Room and Remote via Zoom

MINUTES

VIRTUAL MEETING INFORMATION

Join on Zoom
Phone: 1-646-558-8656 Webinar ID: 835 9416 0102 Passcode: 916168

REGULAR MEETING

1. Attendance

Members Present: Joe Ballantine, Dave Speerli, Joan Walker, Anne Kelley, Joe Paradiso, AJ Miller, John Lamirande

Others Present: Al Goldberg, John Koplak, Tom Arcari, Sharon Clarke (MY&FS), Lisa Nee, Bill Stableford

2. Public comments

None.

3. Approval of minutes from [July 25, 2023](#).

Motion by Joe Ballantine, seconded by Joan Walker. Motion passed unanimously.

4. Chair's comments

Joe Ballantine reviews the agenda and provides examples of things to keep in mind when considering the value engineering options presented by QA+M.

5. Liaison Reports

None.

6. Review and approve invoice packet, if applicable.

There is one invoice for Collier's monthly fee.

Motion by Anne Kelley, seconded by Joan Walker. Motion passed unanimously.

7. Review and approve budget line item transfers, if applicable.

None.

8. Collier's update.

Update will be included in discussion of Agenda Item 10.

9. QA+M update.

Tom Arcari reviews his suggestions for value engineering the approximate \$2.7 million shortfall. Value Engineering is a normal process for all projects to go through. QA+M had a professional cost estimator project rough costs for his team's value engineering suggestions; this process took into account associated costs of what must be done to replace something pulled from the project. Collier's also reviewed the document. In reviewing each VE option, Tom Arcari notes whether there is a programmatic impact. An example is the Clarestory Light - if removed it would not affect the intended programming of the space, but there would still be roofing costs for the project. Removal of the geothermal well system provides the biggest cost-savings impact. However, a cost benefit analysis (regarding energy savings) over the life of the project has not been undertaken. Geothermal systems are extremely efficient. Some items such as the operable partitions in the recital hall can be removed and added back at a future date. Likewise, removing the equipment fit/out of the kitchen would provide a savings, but the infrastructure for the kitchen would still be put in place. QA+M identified removal of Beach and Rec and MY&FS fit/outs which he notes will require debate as removal would affect the programmatic goal of the facility and cause those departments to remain in their current spaces. QA+M has identified approximately \$1.5 million in VE savings. QA+M then reviewed suggested MEP (mechanical, electrical, plumbing) VE savings.

QA+M would like to revisit the design of the core of the building (cafe, entrance, elevator tower) to identify further savings. Drawback would be need to use existing stairwells; still maintains accessibility of space. Tom Arcari will draw up this revision and present it at the next meeting.

John Lamirande suggests that the alternate items that were included in the schematic development estimate also be considered as VE options to avoid a second round of VE. John Koplas states that construction cost increases in the industry have been @12-15% over the past few years and are predicted as being 6% for this year. The current estimate is in today's dollars.

QA+M suggests, and the committee agrees, not moving forward to the next phase until VE maxed. Joan Walker and Anne Kelley will meet with the Finance Department to discuss grant options and fundraising/donations for the project. They will also look to other departments in Town - for example, Public Works - to see what their budgets and schedules for milling/paving are and if they can address the paving of School Street.

Joe Paradiso suggests looking at the possibility of removing the penthouse, re-roofing, and providing roof access for facilities as potential cost savings. John Lamirande would like the committee to prioritize VE non-programmatic items first before cutting things that affect programmatic activities. JoeParadiso suggests they check in with the Academy Advisory group before looking at programmatic cuts.

In keeping with the need to preserve the shell and core of the building, Joan Walker asks Al Goldberg to follow up with Facilities to protect the Academy gym windows - either with netting or to board them up.

NEW BUSINESS

10. Discussion and setting of deadline for Committee's decision on selection between a Construction Manager and General Contractor.

The committee will need to make a decision before the design phase starts, especially if the committee decides to go with a construction manager. Committee agrees to put this on the agenda for the first meeting in September, 2023.

11. Discussion and possible selection of vendor for "MADISON REQUEST FOR QUALIFICATIONS AND PROPOSALS for Environmental Assessment of 4 School Street, Madison, CT".

Four proposals were received and all were within a few thousand dollars of each other; all applicants were qualified and capable of undertaking the assessment. Fuss & O'Neill was the lowest bid. They also did the original assessment. The committee agrees to base its decision on the phase II scope as it is not anticipated that phase III will be entered. The committee agrees to go with Fuss & O'Neill. The cost for this will be borne by the Brownfields grant.

Motion by Joe Ballantine, seconded by Joan Walker, to recommend to the Town the hiring of Fuss & O'Neill for the environmental assessment. Motion passed unanimously.

12. Propose dates and approve tour of Ivoryton Theater.

The date must be between 8/22 and 8/30. The committee will look at their calendars and choose a date that works for the majority. John Lamirande will join via FaceTime. Joan Walker will also inquire with The Kate in Old Saybrook about touring their facility.

13. Public comments.

None.

ADJOURNMENT