

Academy Community Center Building Committee (Ad Hoc)

Tuesday, August 22, 2023 at 5:30 PM

Town Campus, Room A 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. Call to Order / Attendance

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

Others Present: Tom Arcari (QA+M), John Koplak (Colliers), Marc Sklenka (Colliers), Erin Mannix (Town Planner), Scott Cochran (Dir. MY&FS), Austin Hall (Dir. Beach & Rec), Al Goldberg (BOS), Bill Stableford (Academy Advisory)

2. Public comments

None.

3. Approval of minutes from [August 8, 2023](#)

Chair Joe Ballantine motions to approve the minutes as submitted; the motion passed unanimously with Joan Walker abstaining.

4. Chair's comments

Joe Ballantine will follow up with Bill McMinn regarding protecting the existing Academy gymnasium windows. Joan Walker noted that Dave Speerli had mentioned the possibility of using Madison Little League's large spare back stop netting. Austin Hall advised the committee that the windows are not being broken by errant baseballs. Joe Ballantine would also like the committee to make a decision tonight on whether to proceed with a GC or CM.

5. Liaison Reports

Scott Cochran stated that he and Austin had spoken and, while they could not make it to the last meeting, were aware of the value-engineering proposals presented and that their office spaces were on the list. He further noted that MY&FS and Beach and Rec spaces were part of the

referendum. They understand that VE is a process undergone by most all projects and appreciate the work Tom Arcari has done.

6. Review and approve invoice packet, if applicable.

None.

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

None.

8. Collier's update

Updates will be covered later in the meeting per new business agenda items.

9. QA+M update

Tom Arcari distributed architectural drawings incorporating proposed changes to the project after the 8/8 meeting as well as a Power Point presentation. Since the last meeting, his team has explored alternative options on how to construct the lobby in order to save money, and suggested a new entrance with stairs and ramp opening into the cafe space, placing the elevator in the courtyard (which will no longer be enclosed) and eliminating the double height ceiling - leaving the classroom space above as is.

He would also consider removal of the Penthouse, which would be a modest savings of around \$50,000. However, if the project requires a sprinkler system - and they are still awaiting the water pressure test results and input from the Fire Marshall and building inspector - under current code the penthouse is a 4th Floor and a fire pump and generator would need to be installed, which is a significant cost increase to the scope of the project of approximately \$250,000.

Placing the elevator in the courtyard eliminates all excavation except where a lower level hallway must be constructed to connect the two halves of the building. The cost estimator predicted the proposed changes would save \$350,000; the changes do not affect programming. Tom Arcari noted that this proposal also erases a fair share of unforeseen risks and potential future change orders for issues uncovered during demolition.

The committee discusses potential cost savings if the lower level is not occupied or if the project is constructed in phases. The Eversouce energy conservation subsidies max out at \$3/sq. ft. so at most the Town would receive \$150,000, but likely less because this is a renovation and not new construction.

The committee inquired about the town's need/use of programmable space and would like to meet with the Ad Hoc Advisory committee to assess how the primary concerns and needs of the community will be met in the space that is left after the value engineering process. Austin Hall responded that the majority of the public space is currently identified as flex space that can be used 8 a.m. - 10 p.m.

Joe Paradiso suggested that before meeting with the Advisory Committee, this committee break out the costs of the must haves such as the core & shell/base building, beach & rec, MY&FS, and

also include the cost by sq.ft. of the different programmable spaces, as well as identifying the alternative adds by cost.

Tom Arcari suggested that anything that can be value engineered to be done at a future date in a simpler way be considered. He encouraged the committee to move on to the design development phase once the VE is complete. The committee notes the importance of maintaining open lines of communication and keeping the public informed throughout the process. Al Goldberg notes that the public expects as much building as possible for the money. Likewise, the committee should not dismiss the idea of asking the town for more funds.

Tom Arcari goes through the VE list presented at the last meeting and offers his opinion on each item.

Chair Joe Ballantine requested that a revised design and cost estimate be prepared for the next meeting for: 1) the core of the building including demolition and MEP but with no finished spaces for both building configurations; 2) and estimate for a selection of finished options as additions to the core building estimate that can be chosen to complete the building at an estimated construction cost of about \$13 million. This may include optional adders to a basic design with a description and associated costs; and, 3) a list of external recommended enhancements (e.g. moving the ballfields) with any cost estimates available.

## **NEW BUSINESS**

10. Update on Phase II ESA award of bid and review of contract from Fuss and O'Neill.

Joe Paradiso requested that Fuss & O'Neill also include directional ground water flow determination during their boring activities, and if contaminant of concern are identified, it will be important to understand potential offsite impact (e.g., nearby gas stations, etc.).

11. Discussion, review, and possible vote on the proposed cost-savings measures to the schematic design.

See above minutes in QA+M update section.

12. Discussion of selected date to visit The Ivoryton Theater.

The date will be Tuesday, 8/29. Those who are interested in going can let Joe Ballantine know what time frame works for them.

13. Discussion on scheduling selection of Construction Manager or General Contractor during the first Committee meeting in September, 2023.

There is a brief review of GC vs. CM pros/cons. Joan Walker makes a motion to open the agenda and add item 13a deciding between an General Contractor or a Construction Manager, seconded by Anne Kelley. The motion passed unanimously. Joe Ballantine motioned to use a General Contractor method for delivery of the project, seconded by Anne Kelley. The motion passed unanimously.

14. Public Comments

None.

**ADJOURNMENT**