

New Elementary School Building Committee

Tuesday, October 10, 2023 at 6:00 PM

HYBRID MEETING - ZOOM / HAMMO ROOM at Town Campus

[SBC Meeting Packets](#)

Public Participation Information:

[Webinar Link](#)

Webinar ID: 893 5929 2196 / Passcode: 138932

Call-in: 1 646 558 8656

MINUTES

VIRTUAL MEETING INFORMATION

REGULAR MEETING

1. Call to Order / Attendance

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

MEMBERS ABSENT: Diana Colcord

OTHERS PRESENT: Adam Levitus, Owner's Representative Project Manager (OPM) from Colliers Project Leader; William McMinn, Director of Facilities; Justin Hopkins from Tecton Architect; Nick Conti from Gilbane and Katie Stein & Seth Klaskin from the BOE.

Chairman Curtis called the meeting to order at 6:00pm.

2. Public comments

None.

3. Approval of minutes: August 31, 2023, September 18, 2023 and October 2, 2023

Building Committee member Woodie Weiss made the motion to approve the minutes of August 31, 2023 and September 18, 2023; seconded by building committee member Bob Blundon and unanimously approved.

Building committee member Amanda Mitchell made the motion to approve the minutes of October 2, 2023; seconded by Building committee member Sharon Shoemaker and unanimously approved.

4. Architect's / Construction Manager / OPM Update

Justin Hopkins from Tecton Architects states they've been working on their review comments in anticipation of issuing construction sets.

Nick Conti from Gilbane states the phase one early procurement package is being processed and will be advertised on 10/12/23.

Adam Levitus from Colliers went through the timeline of events for the project. He states the early procurement bids should be received in approximately 3 weeks from the date of issuance. Most of the OPM update was deferred to item 5.

5. Review of Phase 2 CD Estimate / Documents / VE

Based on the reconciled estimate, the base scope with VE decisions amounted to 54,354,145 dollars. With a current construction budget of 52,494,900, an additional 1,859,245 dollars is needed to align the budget with the estimate. Mr. Levitus states the log is the same format as what was shown at the last meeting and some of the values were updated. The idea is to review each item and for SBC members to decide on how to proceed.

The Committee proceeded to review each line item in the budget. Many were accepted without extensive discussion, with the general discussion revolving around the need to be mindful of the project budget. Highlighted discussions/decisions are summarized below:

- Simplified wall detailing at restrooms and corridors
- Reduced interior and exterior glass windows and provided more economical glazing/window functionality. Prior SBC discussion requested a reduction rather than elimination of glass to balance daylight at the interior against the cost.
- Reduced size of canopies and provided more economical materials at canopies
- Provided more economical ceiling and wall finishes / materials / detailing throughout the building
- Exchanged wall coverings and trim at classroom teaching walls in exchange for more standard whiteboards and tackboards
- Reduced extra insulation at roof due to the diminishing returns and low impact on Energy Use Intensity cited by the design team.
- Provided more economical finishes and materials for exterior site concrete
- Provided more economical seating at exterior
- Provided direction for reduced plantings and site features towards a targeted allowance. Gilbane indicated that plantings were an easier item to purchase later in construction.
- Deferred front Pre-K canopy to a separate solution to be provided later as funds/design allow
- Eliminated targeted card readers at interior utility spaces in favor of standard keys
- Provided more economical stormwater piping for targeted systems, where appropriate
- Provided simplified heating/air conditioning vents in classrooms
- Provided standard brick sizing at exterior walls
- Reaffirmed desire to eliminate EV chargers, which are not required for this project per State input, but kept infrastructure for future potential installation.

- In total, all VE items were accepted as submitted, with the exception of the interior graphic wall protection (50% of graphics maintained vs original VE item of 100% elimination).
 - Intent for the graphic wall protection generally discussed by SBC member Shoemaker was to maintain some elements of color and fun in light of the budget/estimate parity achieved via other VE items. The difficulty in providing graphic wall protection at a later date (due to long lead times) was also mentioned by Gilbane.
- The resulting accepted VE totaled a projected 1,866,048 dollars (including percentage markups). This eliminated the deficit between the budget and reconciled estimate, resulting in a projected 6,802 dollar surplus.
- Based on the VE actions, the project is on budget.

After accepting the items of the Value Engineering & Value Management Log, the following motion was made:

Building Committee Member Sharon Shoemaker made the motion to accept the value engineering and management log as reviewed on 10/10/23. Seconded by Building Committee member Woodie Weiss and unanimously approved.

The VE log with the SBC's decisions will be uploaded to the meeting packet after the meeting.

6. Discussion of Future Meeting Schedule

The regularly scheduled meeting for October 16th will be cancelled. The next school building committee will be targeted for a special meeting on October 30th to update the SBC and review the plans prior for approval. For the October 17th Board of Education meeting, the goal is to update the Board of Education on what the plans are so they can make a motion for approval of the Phase 2 package in November. Mr. Levitus further reviewed target dates for the remainder of the month and November which includes document updates and responses to building code officials. For November, the goal is to issue the phase 2 plans.

7. Public Comments

None.

REMARKS

Building Committee member Tina Szwejkowski suggested a bulleted list of all the things that were cut from the project. She further states to make it public in a succinct understandable way for the public so that they can see the work that was done here on value engineering and these reductions. Discussion among Committee members and Liaisons Klaskin and Stein suggested such a publication be made in Mid November.

ADJOURNMENT

Building Committee member Sharon Shoemaker made the motion to adjourn at 7:34pm; seconded by Building Committee member George Noewatne and unanimously approved.