

# October 2, 2007

## Washington Primary School Building Committee-2007

**Present:** Dick Sears Chair, Mark Lyon, Peter Bowman, John Quist, Phil Markert, Roxanne Kraft, Walter Whitney, John Boyer

**Guests:** Valerie Friedman, Bon Lombardi

Chairman Dick Sears called the meeting to order at 7:10pm.

**Motion: John Boyer made a motion to accept the minutes of the September 11, 2007 meeting of the Washington Primary School Building Committee as submitted; Phil Markert seconded the motion, which passed unanimously.**

Peter Bowman had a set of updated plans for the proposed first floor of the Washington Primary School (WPS), which he stated were very similar to what was discussed at the last meeting. He has spoken with the WPS principal and the superintendent who were very happy with the plan. The administrative reception area and principal's offices have visual access to the new main entrance; there is a resource room near the first grade classrooms and a new access door to the outside just past the ramp in view of the administrative area. Peter has used existing masonry openings. He has added outdoor storage in the playground area, which existed as cafeteria storage. In the new library media center there is a proposal for a PTO meeting room with storage, which would have secure access to the outside. The Spanish/literacy area was combined with the staff room. Mr. Bowman asked members to think about installing a second elevator for access to the second floor over the proposed media center in the "old high school building". Valerie Friedman asked about planning ahead for possible mandated pre-kindergarten. Dick Sears answered that nobody is dealing with that issue at the present time.

At this time Peter Bowman passed out a 23-page document produced by Turner Construction with construction costs. The estimated start date was April 2009 with a 17-month construction period, construction ending in September 2010. There is a 7% escalation cost figured into the \$12,807,000.00 project. Mr. Bowman explained the \$1,040,000.00 contingency costs as follows: construction contingencies are unexpected work at \$430,000.00 and owner project contingencies are changes in mind and space at \$610,000.00. Phil Markert commented that a lot of the work appears to be deferred maintenance issues. Dick Sears clarified that the column entitled Delta shows the difference between the total costs now and those from the 11/07/05 proposal. Peter noted that the "soft costs" for the project were 29%. Mr. Bowman confirmed that he did a side-by-side comparison of this proposal and the education specifications from the Board of Education. Walter Whitney asked if the sitework included repaving all surfaces, Peter answered that he thought reclaiming would be done. Peter went on to say the costs include new HVAC, mechanical, electrical and plumbing, no new septic and possibly adding a well. The boilers will not be replaced. Peter added that the plan includes sprinklers through out the building; he will look into other options to save costs. This plan was designed to get state reimbursement that Peter felt was unlikely because of the flood plain issue. In the past the percentage of state reimbursement was minimal (15-16%) because of the student population vs. square footage of the school building. This plan includes replacing the roof, which leads members to discussion on the comparison between doing extra work to qualify for state reimbursement and not seeking state reimbursement. Bon Lombardi felt that not replacing the roof would be detrimental down the road. Phil Markert asked about the need for work on the drainage system around the school grounds, he feels that water is running down the sides of the building and needs to be dispersed. Walter Whitney felt that with the price (\$1,571,000.00) of the sitework, drainage was probably included. Valerie Friedman asked about the flood

plain issue. Dick Sears answered that in the past he had received an estimate of \$95,000.00 to conduct a study of the current flood plain data, take those findings to FEMA to challenge their data if in fact it was different. He went on to say that there is no guarantee that anything would change. Dick went on to thank Paul Symanski of Arthur Howland for the free gratis work they did creating the flood plain map.

**Questions to be answered:**

What does the 1/3 of previous estimate mean under "Soft Costs".

Check other options to replace sprinklers.

Check the need for replacing the roof.

Check into septic work if new or upgrade.

Check into second well.

Do a state reimbursement analysis.

Members had a brief discussion on LEED certification requirements and recommendations, which was not part of this package.

Members went on to talk about the second floor of the "old high school building". It was decided that there should be a break out of the costs for this space, which is a regional project. There was mention of the gymnasium and work done for locker rooms, which are used by the Shepaug regional middle schoolers as well.

Dick Sears wrapped up the meeting by stating that an up coming step in this process is to present the proposed plan to the public with Peter Bowman's help. The next committee meeting was set for October 16th with a representative from Turner Construction present.

In closing members were asked to read through the packet from Turner and get comments to Peter.

Adjourned at 8:35pm.

Submitted subject to approval,

Pamela L. Osborne