

Minutes

**Permanent Project Building Committee
Special Meeting
Town Council Chambers
Monday, March 19, 2007
North Branford Town Hall**

Members Present: Chairman Jack Krasko, Robert Rose, Al DeRosa, Stephen Whalen, Robert Fitch, III, Ron Haskins (BOE) and John Bozzuto (BOE).

Members Absent: None.

Others Present: Dr. Wolfe, Superintendent of Schools and Karl Kilduff, Town Manager, Mary Bigelow, Town Council and Joanne Wentworth, Deputy Mayor.

1. Call to Order:

Jack Krasko called the meeting to order at 7:07 pm

2. Introduction of Project Team:

Richard Munday, Michael Scott and Vyouna Park, representing Herbert S. Newman and Parker Architects, who have done work for the Town previously and Ty Tregellas representing Turner Construction as Construction Management, as approved by the Town Council, instead of a Clerk of the Works.

3. Discussion Re: Phasing of North Branford Middle School Renovation and Expansion Project:

Mr. Scott presented the plans showing the proposed demolition of one-story structures, replacing them with renovating the two story areas and adding a third story to a portion that would house the eighth grade. Also, changing the entryway to the building to house the administration and offer more security while re-locating the media center and library for better access by students. The decision to replace and renovate was necessary due to the fact that most rooms have exceeded capacity. This presents an opportunity to take advantage of the setting and bring identity to the site by taking advantage of the work on the auditorium that united the two schools into a campus setting. The new entry off of Rt. 80 would give identity to the Intermediate School with a clear designated entry.

The plans call for the demolition of the two one story areas that would be set for renovation and a third story would be added to give balance to the building. There would be a new media center, library, gymnasium, athletic space, cafeteria, etc. The second floor space would be renovated into a special ed suite, the sixth grade with a Team Area to be shared for co-circular activities. The third story would be the only area of all new space after demolition of the one story structure. The existing facility is about 7200 SF. Chairman Krasko was concerned as to whether the new additions would exceed what would qualify as reimbursable, however Mr. Scott explained that there was no clear way of knowing how the State would figure into the mix the previous work done on the Auditorium that incorporated some classroom space and it would depend upon how they figured that into the percentage, but he thought most of it would be reimbursable but could not predict at what rate. Kurt Kilduff explained that the Town Council was aware when they voted on this project that the percentage of reimbursement might change depending upon what the State considered as to square footage. Mr. Fitch asked if reimbursement was based on student population and Mr. Scott explained that it was providing that the classrooms didn't exceed the allowable size. Mr. Kilduff also explained that much of what was approved by the Town Council was based upon the estimates of DeCarlo and Doll, however that was some time ago and the cost has gone up since then. The percentage would change depending upon how the State treats the previous work done on the Auditorium and what they consider new or renovated as new construction. Mr. Scott said that they were currently looking for 57% of eligible cost reimbursement. The DeCarlo and Doll estimate was set at 128 SF and the present is down to 115 SF. Dr. Wolfe explained that they had worked toward making the project very tight and the percentage of reimbursement by the State would depend upon how they treated the Auditorium project. In order to gain necessary seating, the Intermediate School population was taken into the mix at the time. Mr. Krasko explained that it may now come back to haunt us because they added five classrooms to replace portable classrooms which was a waste of money since they were expensive to move around and he recollected that they eventually were used at Stanley T.

Mr. Tregellas of Turner Construction Presented that the terms of cost depend upon design that at this stage went from twenty drawings to seventy drawings and based upon those designs was at twenty six million two hundred and eight dollars that includes renovations and additions. Site work is set at one million two hundred and thirty five thousand for a total of twenty seven million four hundred and forty three. Soft costs that include: abatement cost, design cost, inspection cost, technology, equipment, etc. that go beyond hard construction but are necessary to build the project. Also, includes moving, portable classrooms necessary since they will be taking down the sixth grade wing and need a place to put those students while those classrooms are unavailable and provides a project contingency of seven and a half percent, which is eight million seven hundred and ninety two thousand. So the total estimate would be thirty six million two hundred and thirty five dollars.

In answer to questions by Mr. Fitch the cost has gone up due to time passed since the DeCarlo Doll report while the Town Council weighed the differences between all new and renovated as new, etc. Their estimate of twenty eight million is no longer valid. Turner Construction has a contract with the Town to act as Construction Manager as advisor. It is just professional services, there are not building the project. All previous building was done with Clerk of the Works with no pre-construction services. The man who was Clerk of the Works has since passed away and the Town Council decided that due to the complexity of the work it wanted to go with Construction Manager. Previous work was done with Service Contracts and change orders and the Town held all the contracts.

4. Discussion and Action Re: Approval of Final Plans and Professional Cost Estimating for Phase 1, Hazardous Materials Abatement of Project 099-0049RNV/E North Branford Middle/High School as submitted.

Mr. Krasko explained that this Approval was required prior to submitting it to the State for consideration. This approval is required before the State will consider what percentage of the cost they would cover of the project. Mr. Fitch questioned estimated cost and was told four hundred thousand plus for the work and Mr. Turner estimated five hundred thousand with soft costs which the State will also cover, but no one will know final costs until bids go out.

The motion was made by Mr. Krasko; moved by Ron Haskins and seconded by Stephen Whalen. During discussion it was explained that this motion was only for the removal of asbestos and other hazardous waste, however there was no firm estimate as to what it would cost. The study done was only to see what type of materials had to be removed and once this was compiled it has to be submitted to the State for review and there is a time constraint inasmuch as the project cannot proceed until the State receives this information and acts on it. Mr. Haskins moved the motion and Mr. DeRosa seconded. The vote was five in favor, however Mr. Bozzuto was uncomfortable with the word *final* in the motion and Robert Fitch concurred so they abstained.

5. Discussion & Action Re: Approval of Final Plans and Professional Cost Estimating for Phase 2, Construction of Project 099-0049RNV/E North Branford Middle/High School as submitted.

Mr. Krasko explained that this does not commit them but is only to submit it to the State for review. All costs are at the mercy of the Town Council. The Permanent Project Building Committee does not control cost estimating, only spending. Reimbursement for the State approved renovations would be at fifty seven percent.

Mr. Fitch questioned the time schedule for the project and Mr. Turner explained that he was looking at September '07 as a start and working on the gym during the summer of '08 with the completion hoped for by the end of '08. There would be need for two portable classrooms at first and as many as ten the second year. There would be costs also for connecting those class rooms to water, electricity, sprinklers, etc.

Motion moved by Mr. Bozzuto, seconded by Mr. Rose and voted five in favor with Mr. Bozzuto and Mr. Fitch abstaining because they were not comfortable with the word *final* in the motion.

6: Adjournment:

The meeting adjourned at 8:00 pm and no date has been set for the Special Session until possibly the end of April when more definite plans can be presented. After that, regular meetings will be scheduled on a Monday each month.

Respectfully submitted,

Mary Leigh Bianchi

Secretary

C: Town Clerk; Members; Mayor Andrew Esposito, III; Town Manager Karl Kilduff; Ass't. Purchasing Officer Michael Betz and Superintendent of Schools Dr. Robert Wolfe.