

TOWN OF SOUTHTON
PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE
Minutes of Meeting of January 30, 2008

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, January 30, 2008, at the John V. Pyne Center, 240 Main Street, Southington, Connecticut

Attendance:

Present: Chairman Roger C. Jones, Sr., Severino Bovino, David Derynoski (left at 5:30)

Also Present: Fred Cox, BOE; Tom DiMauro & Chuck Grabowski, Newfield

Construction; Curt Krushinsky, Fletcher Thompson, Loren Grabinsky, CES

Absent/excused: Jerry Belanger, John Moise, Gary Saucier and Ralph Warner, Jr.

Call to Order: Chairman Jones called the meeting to order at 5:04 pm, no quorum

Architect's report/Fletcher Thompson:

Mr. Krushinsky explained work done recently on schematic estimate. He then addressed the questions Mr. Belanger emailed regarding inclusion of carpet in the music room, number and location of smart boards (a technology meeting was held earlier today regarding the layout of computer room and smart boards), cubbies and lockers as per the ed specs, wireless access, clocks, and the BMS printer location.

Mr. Bovino inquired about the site plan. Mr. Krushinsky reported no progress on the grading of the site. He is waiting for the results of tonight's meeting. Mr. Bovino addressed the width of the driveways and the paving of the play area. Discussion followed. Mr. Derynoski noted we could mandate in the spec we want to make use of the state bid for asphalt. Mr. Jones agrees it is a good idea, but recommends waiting. Bituminous curbing was discussed. F/T would like to do all concrete, but it will most likely prove cost prohibitive. Mr. Bovino recommends using concrete on the turns and entrances at a minimum.

Construction Manager's report:

Mr. DiMauro introduced Mr. Grabowski as the chief estimator for the project. He also distributed the schematic estimate (file). Mr. DiMauro noted the updated IH&S work is almost done and it is recommended we do additional testing on the fill for contaminants – the Committee will address this at the next meeting. Drawings should be available in the next 2 weeks. The preliminary elementary pre-construction asbestos inspections results were distributed. The meeting with the town officials is at 11 am on Friday.

Explanation of the schematic estimate followed. For the drawings given to Newfield, the estimated cost is \$17,354,526 (\$1,595,996 over). As a result of the meeting with F/T, Newfield has suggested value-engineering items to cut out \$858,760. Another drastic measure thrown out for consideration was to reduce square footage by taking off two classrooms on the end. Discussion of the extra footage took place. Explanation of the Friar budget used at referendum took place – there were square footage differences and

the site work number is low. A quick review of the Friar plan shows it does not meet the Ed specs and the numbers from the referendum are inappropriate. Discussion followed on options of how to handle the problem of square footage and cost. Mr. Grabowski noted an estimated \$280 a square foot for construction costs only.

It was decided to go through the numbers. Mr. DiMauro began by reviewing the owner's soft costs. Discussion took place on the FF&E/technology amounts and the overall budget already being tight.

Mr. DiMauro and Mr. Krushinsky explained the ten suggested value-engineering items (file). Discussion took place on reducing the remaining \$275,433 overage with other options such as moving the art room and swing room underneath, and taking off the two upstairs classrooms. F/T will work with Newfield to put a number on the change. Other places for cuts were discussed. Mr. Grabowski suggested looking at next generation of site drawings because the site cost is such a large part of the overall number. Friar's site work number was discussed again. Site work drainage was discussed – the designer needs to know the budget constraints. Heavy-duty base is shown on the pavement and Newfield plans to review this with the designer. The driveway pavement to W. Main Street is in good shape according to Mr. Bovino who suggests trying to maintain that.

Mr. Jones noted the project has to find \$300,000 minimum. Mr. Krushinsky responded there are \$2.4 million in contingencies sitting on the table – he wonders if that is an amount of money that is top-loaded at this point. Mr. Grabowski explained the 9% schematic design contingency is low. He stated we should be at 12% at schematic estimate and are taking a leap going under 10%. Discussion followed. Mr. Grabowski understands Mr. Krushinsky's concern, but explained he does not see much fat. Mr. Grabowski added the contingency would get reduced at next generation of drawings.

Mr. Krushinsky noted that site development has stopped because the building keeps changing. And, at this point the project is not going to make a 2/14/08 filing with the town because we don't have a site plan with a solid building. F/T needs a release to go forward. F/T and Newfield will investigate tucking two rooms underneath. Mr. Cox relayed his concerns with this scenario.

Knocking down the building and starting over new was discussed. For the state we have to go through the exercise of pricing the comparison of knocking the building down vs. starting over. This was discussed. Mr. Grabowski commented it would be a minimum of \$300 per square foot for construction cost, probably over or \$15 million plus the soft costs. Penalties for the square footage overage were discussed. Mr. Cox indicated the situation was explained to the BOE and the town. The extra square footage is non-reimbursable – this was built into the formulas and the town is aware.

Mr. Jones questioned what to do about being over budget. Mr. Cox explained we go back and look for any wasted space. With the bottom line being cut backs, options were considered. The timetable was also discussed. Mr. Krushinsky stated the March DD completion is in jeopardy. F/T and Newfield will continue to look for places to cut back

and will have some numbers for Monday morning. Value engineering items #1-10 were accepted, so F/T will proceed with those. Options for cutting back media center discussed, F/T will investigate.

Public Comment or Communications: none

Other Business: none

Executive Session: none

Adjournment: There being no further business, the meeting was adjourned at 6:12 p.m.

Respectfully submitted,

Aimee Cotton Bogush
Recording Secretary

**Next regular meeting:
February 6, 2008**

Attachments on file:

1. Preliminary results PES pre-construction asbestos inspections
2. Newfield Construction Schematic Design Estimate