

October 21, 2014

DRAFT

Minutes of Meeting

Feasibility Committee Team Meeting #6

Project: New Lebanon Elementary School Feasibility Study

Meeting Location: BOE Business Office  
290 Greenwich Avenue

Meeting Date: September 19, 2014

Present:

Barbara O'Neil, BOE Chairman  
William McKersie, Superintendent  
Peter von Braun, BOE  
Ben Branyan, Managing Director of  
Operations  
Barbara Riccio, NL Principal  
William Drake, BET  
Barbara Riccio, NL Principal

Jeff Ramer, BET  
Clare Kilgallen, NL-PTA  
Mike Bocchino, NL-PTA  
Erin John, NL Teacher  
Carolyn Spence, NL Teacher  
Michael Tribe, Peter Gisolfi Associates (PGA)  
Peter Gisolfi, Peter Gisolfi Associates (PGA)  
Diane Abate, Peter Gisolfi Associates (PGA)

Not Present:

Ronen Wilk, Peter Gisolfi Associates (PGA)  
Ronald Matten, Director of Facilities  
Robert Tuthill, RTM

The following items were discussed at today's meeting:

1. Draft minutes from August 27<sup>th</sup> were emailed and hard copies were distributed.
2. After a cumulative review of information and estimates, today's meeting will conclude with a vote of a recommendation to the BOE of a conceptual diagrammatic building option (A or B) which will be included in the Educational Specification as part of the application process to the CT State School Construction for Diversity Schools 80% Reimbursement Grant funding.
3. PGA presented 3D conceptual building and site diagrams based on the space program requirements to help the committee conceptualize the mass and scale of a project on either site, with the understanding that the renderings are intended only as a visualization tool for the purpose of this study and are not building designs.
4. **Review of Ed Specifications**
  - a) The committee was emailed a draft of the Educational Specifications along with Budget costs for Schemes A & B earlier in the week for review and comments.
  - b) Committee members were asked to submit comments in writing to the architects by end of this session but not later than the early part of next week, in order to give PGA time to incorporate any changes prior to the October 9<sup>th</sup> BOE Work Session.

- c) As a follow-up to previous meeting notes, Michael Tribe and Diane Abate of PGA, met with Barbara Riccio, Principal, Klara Monaco, Assistant Principal and Erin John and Carolyn Spence (acting as NL teacher representatives) on September 3<sup>rd</sup> and September 10<sup>th</sup>, to generate a room by room description of furnishings, storage and other needs outlined in the Program of Space Requirements.
- d) NL teachers and staff also provided recommendations and feedback to the Principal and teacher representatives, which was shared with the architects for incorporation into the specifications during the course of the meetings noted above.
- e) The results of those meetings are represented in the Program of Space Requirements included in the Draft Ed Specification.

## 5. Review of Cost Estimates

- a) PGA used the cost consulting services of Daedalus Projects from Boston to prepare building and site estimates for each scheme.
- b) Scheme A total project cost came in at \$29,198,465 with a total fundable project cost of \$18,466,716. This would require local funding of \$10,731,749.
- c) Scheme B total project cost came in at \$37,818,551 with a total fundable project cost of \$24,458,949. This would require local funding of \$13,359,602 a differential of \$2,627,853.
- d) There was a concern raised regarding what would happen if diversity goals fall short over a period of time. Based on new policy changes the State no longer requires re-payment of grant funding if diversity goals are not met.
- e) PG would like to reduce the approx. 64,000 sf building of Scheme B by about 2,000 square feet, without impacting program areas. This would lower the cost of Scheme B.
- f) A preliminary operating costs analysis was done that looked at a four year span. The preliminary results show that 'Scheme A' operating costs would be greater than 'Scheme B' by roughly 25% - 30% even though building sizes are approximately equal. MT stressed that the findings are very preliminary and more data and analysis would need to be done.
- g) In order to make Scheme A's operational costs more efficient (closer to the efficiency of a new building) upgrades to the exterior envelope would need to be factored into the estimates. This would increase the cost of Scheme A and minimize the differential between the two schemes.
- h) PG pointed out that new buildings are better for energy conservation than retro-fitting existing buildings, adding 'it can be done; but it is more disruptive to occupants and will add cost and time to the schedule'.
- i) PGA will revise estimates and update the committee prior to presenting to the BOE on October 23.

## 6. A committee vote resulted in the following:

### In favor of recommending Scheme A (Renovation/ Addition)

- 1. Ben Branyan
- 2. William Drake
- 3. Jeff Ramer
- 4. Robert Tuthill (absentee vote)

### In favor of recommending Scheme B (New Construction)

- 1. William McKersie
- 2. Peter von Braun

3. Mike Bocchino
4. Erin John
5. Carolyn Spence
6. Clare Kilgallen
7. Barbara Riccio

The committee motioned that 'Scheme B' be recommended to the BOE for inclusion in the Educational Specification.

### **3. Next Steps**

- a) PGA will revise estimates for both schemes based on today's discussion.
- b) PGA will prepare a power point presentation that presents both schemes to the BOE Work Session on October 9<sup>th</sup> .
- c) PGA will finalize the Draft Educational Specifications with Scheme B for email distribution to Board members several days prior to the October 9<sup>th</sup> work session.

Prepared by: DA/da