

Minutes of the Building Committee
GHS Music Instructional Space and Auditorium Project
SPECIAL MEETING

Date: March 12, 2003.

Location: Board Room, Havemeyer Building

Attendees: Committee Voting Members – Bob Brady, Leslie Cooper, Adriana Ospina, Joe Ross, Leslie Tarkington, Jackie Welsh, Aris Crist, Sandy Waters.

Ex-Officio – Bob Kavee, Leslie Moriarty.

Other – Ty Tregellas and Bruce Hoff from Turner; Federico Del Priore and Dave Evans from Perkins and Will; John Frangione, Ron Matten, Jeff Spector, Ben Branyan, Kim Eves from BOE; Lisa Beth Savitz, Lisa Chamoff from the Greenwich Time; Jennifer Dayton and Nancy Kail, BOE; Genny Krob.

Joe Ross convened the meeting at 7:39.

Ty gave an overview of the bids as opened on March 7. Total estimates come in \$7.125 million over Turner's estimate and \$6.4 million over the Building Committee estimate. Notable issues include:

1. Marketplace is significantly different now from 12-18 months ago. The factor that Turner used for escalation doesn't reflect current conditions, which explains some of the differences between the bids and Turner's estimate.
2. The biggest discrepancies between Turner's estimate and actual low bids occurred in Sitework, Concrete, Masonry, Roofing, Structural Steel, Drywall.
3. The project received fewer bidders than anticipated, notably in site work (only 4 bids received from 10 expected), concrete (which received only 1 bid), and masonry (which received only 2 bids) but also in 9 other trades. In part this is due to competitive projects that subcontractors prefer to accept closer to home. The New York and Boston markets are currently active, putting pressure on subcontractors that service either or both markets. Connecticut has a number of significant projects currently out for bid as well (Meriden School District, UConn, eg.). Some potential bidders have bonding issues.
4. Significant differences between the estimates of low bidders and others, raising questions about the accuracy of low bidders' estimates.

Of the Add Alternates, one for the drainage system is not discretionary and will add another \$187,421 to the project cost.

Removing the aesthetic Deduct Alternates will produce modest savings of roughly \$400k. Joe believes that only \$1.3m must be reserved for Soft Costs, instead of the projected \$1.7. Savings can be found, in total, as follows:

\$400k	Soft Costs
\$400k	Deduct Alternates

Questions were raised about whether potential savings exist in FFE. Potential duplication between the base bid and FFE in the area of theatrical (stage) lighting and the orchestra shell require investigation, but savings would be modest, even if so.

Altogether these savings cannot close the significant remaining \$5.4m gap between Building Committee estimates and actual bids for the project. The committee then discussed what aspects of project design would need to change to keep the project within the original estimate.

Bob noted that potential savings are in one of three areas: size, quality of materials, and functionality. Current program (ed specs) cannot be accommodated within the estimated budget. The following alternatives were discussed:

1. Using existing footprint of the existing auditorium to reconfigure teaching space, without current demolition and new construction.
2. Reducing size proportionally of instructional space – square footage and ceiling height.
3. Eliminating the orchestra pit.
4. Rebidding a few trades: concrete, plumbing, exterior concrete work.
5. Redesigning completely the auditorium and instructional space to create a smaller facility.

A number of questions were raised:

1. There is an overall 8% contingency on this project. What is the contingency on the Witherell project? Ty will investigate.
2. What is the cost of the auditorium alone in the overall project cost? Knowing this fact, the committee would know how much is left and available for renovating the existing space for instructional purposes.
3. Should private fund raising be used to close the gap?

An additional Building Committee meeting to discuss project design has been scheduled for Thursday, March 14 at 7:30 am in the Staff Development Room in the Havemeyer Building.

MOTION: Leslie Cooper moved, and Joe seconded, that the meeting be adjourned at adjourned at 10:20 am.

VOTE: 6-0

MOTION PASSED

The next regular meeting is scheduled for Tuesday, March 19, at 7:30 a.m. in the Staff Development Room at the Havemeyer Building.

Respectfully submitted,

Sandy Waters
Clerk

Joe Ross
Chairman