

**SUBJECT TO APPROVAL**

MEETING DATE: MONDAY, JANUARY 23, 2023, AT 5:30P.M.

MEETING PLACE: ZOOM

NEW ELEMENTARY SCHOOL BUILDING COMMITTEE REGULAR MEETING  
MINUTES

**MEMBERS PRESENT:** Chairman Graham Curtis, Sharon Shoemaker, Woodie Weiss, George Noewatne, Amanda Mitchell, Bob Blundon, Tina Szwejkowski

**MEMBERS ABSENT:** Diana Colcord

**OTHERS PRESENT:** Adam Levitus, Owner's Representative Project Manager (OPM) from Colliers Project Leader; William McMinn, Director of Facilities; Justin Hopkins and Jeff Wyszynski from Tecton Architect, Nick Conti from Gilbane.

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**1. Call to Order**

Chairman Curtis called the meeting to order at 5:31pm.

**2. Public Comments**

None.

**3. Approval of Minutes: January 9, 2023**

Building Committee member Tina Szwejkowski states the SBC should be more detailed about the additional 5 million dollars and clarify where the funds are coming from – she states it's not to ask taxpayers for more money.

The correction in red was added to the minutes.

*Included in the SBC packet were the value engineering and value management log as approved by the committee and the unofficial revised project budget as the committee waits on authorization by the Board of Selectmen **for a re-allocation of an** additional 5 million dollars to the construction budget.*

**Building Committee member Woodie Weiss made the motion to approve the January 9, 2023 minutes as amended. Seconded by Building Committee member Sharon Shoemaker and unanimously approved.**

**4. Architect's Update**

Justin Hopkins from Tecton provided an update regarding some of the meetings that were held. At the recent public forum (virtual meeting) Tecton reviewed some of the interior design, development of the details including arrangement of curriculum space, storage, and finishes etc. Mr. Hopkins states the schematic design review meeting with the State Office of School Construction Grants will be held 01/24/23 and they have been working with Colliers to develop an SDR checklist. Target dates have been set for the application meeting / submission with the Inland Wetlands Agency and Planning and Zoning Commission. A redeveloped site plan would be reviewed in detail with the committee at a future meeting before any applications are submitted. Lastly, concept and design development plans as well as floor plans layout and changes were reviewed with the SBC.

## 5. OPM Update

Mr. Levitus stated the committee should review communications / public outreach to see if there's a different way to convey some of the information being discussed at the meetings. He then gave a recap of the project to further clarify the decisions made, project status, and moving forward:

- The schematic design estimates for construction came in at 56.5mil and the budget for this portion of the project was at 46.6mil, which is a 9.9-million-dollar overage.
- Nothing has been spent or bought for construction. The overage was based on a projected estimate
- There have been approximately 3 million dollars in value engineering and value management cuts that have been made by the School Building Committee (SBC).
  - The only cut that impacted the education specifications was the size of some of the perimeter programming and classrooms. Those changes to the education specifications were approved by the Board of Education.
  - The kitchen equipment reductions, the elimination of the radiant flooring, and the combination of the first & second grade bathrooms were not approved by the SBC (those scope items are still in the project) and are not part of the 3 million in cuts
- In addition to the 3 million in cuts, the project budget is anticipated to be increased by 5 million dollars in order to further reduce the schematic design estimate overage
  - The 5 million is anticipated as part of a town budgetary reallocation. There's no current plan for a referendum to get additional money from the taxpayers.
  - The point of some of that reallocation was to look at available grants, rebates and monies that may filter back to the town. Mainly, the increased cost of the geothermal scope where there's substantial potential IRS rebates that would come back to the town if geothermal is installed.
- Lastly, part of the design evolution process is understanding what the building needs and getting all the details revised such that future estimates are better defined. In this process, you go from schematic design to design development to construction phase, to help ensure that the budget is in general alignment with the estimates.
  - In light of the market and procurement challenges, the town of Madison can address major cost issues now within the design phase, and not have to solely react at construction bid time.

## 6. Review and Approval of Invoice Packet

**Building Committee member Woodie Weiss made the motion to approve invoice packet dated 01/23/2023 including invoices from BVH, Colliers Project Leaders and Moody's for a total Approval of \$17,605.52. Seconded by Building Committee member George Noewatne and unanimously approved.**

**Building Committee member Woodie Weiss made the motion to allocate \$1000 of the printing budget to a purchase order for Colliers Project Leaders for reimbursement for facilitating Town requests for printed drawings for drawing reviews. Seconded by Building Committee member George Noewatne and unanimously approved.**

## 7. Public Comments

None

8. **Remarks**

Chairman Curtis states the Planning & Zoning Commission approved the 8-24 Referral; land transfer from the Town of Madison to the Madison Land Conservation Trust.

Nick Conti from Gilbane reviewed procurement issues and states in a number of their projects they are experiencing delays with switch gear and generators, primarily switch gears. And will continue to provide lead times and feedback.

9. **Adjournment**

**Building Committee member Sharon Shoemaker made the motion to adjourn at 6:12pm; seconded by Building Committee member Bob Blundon and unanimously approved.**

Respectfully submitted,  
Racquel Stubbs