

SUBJECT TO APPROVAL

Academy Community Center Building Committee
Monday, March 13, 2023, 5:30 p.m.
Remote via Zoom - Only
Regular Meeting Minutes

Chair Joe Ballantine called the Regular Meeting of Monday, March 13, 2023 to order at 5:34 p.m. Board members present: Eileen Davis, Anne Kelley, Selectman Al Goldberg, AJ Miller, Vice Chair David Speerli, and Joe Paradiso

Others present: Bill McMinn (Director of Facilities), Marc Sklenka (Colliers),

1. Public Comment.
None.

2. Approval of Minutes: February 28, 2023
Motion by Eileen Davis seconded by Anne Kelley
Vote: this motion passed unanimously.

3. Review of Project Budget
Marc Sklenka (Colliers) presented an overview of the project budget to date. He provided an estimate for different renovation options (heavy, light, core and shell only) and the cost per square foot associated with each. He reviewed cost estimates for sitework, furniture, fixtures and equipment (FFE), fees and expenses based on concept designs. The project budget stands at \$12.1 million for estimated construction costs. The board inquired about how the escalation costs were calculated and Marc Sklenka explained they escalated 5% from 2018 till 2023. The architectural team has \$12.1 million to complete construction. FFE lower because a lot of furniture is to be relocated from the old spaces.

Anne Kelley asked if the materials that supported the referendum referenced a “commercial kitchen” and they did not.

The board requests that \$9,100 difference between \$15.8 million estimate here and \$15.9 million approved be put back into the budget and Marc Sklenka added it to the projects contingency fund.

4. Discuss and take action to decide how the Academy building project will be delivered - via a construction manager or a general contractor.

Continuation of discussion from last meeting. Marc Sklenka provides a brief review of the two options. With a CM Town would get CM costs upfront during design phase and have better control over trades and impacts to the market. With a GC the Town would put drawings out for bids and afterwards GC runs the project – choosing trades, etc. This particular project, where the building is not occupied and is not as complicated so that Town can choose either method.

Marc Sklenka notes that there will be “change orders” regardless of whether the Town hires a CM or GC.

Bill McMinn, the Town's Director of Facilities notes that the Town has used both in the past and has no preference. Marc Sklenka recommends that if the board elects to go with a CM, they should be brought on board before finished with design. Sklenka recommends getting thru schematic design and getting two estimators and return to question in May-June; this gives time to put out an RFQ in July, and make a decision in August-September when the next round of estimations is due. Marc Sklenka reviews how budget reconciliation happens if using a CM. The plan is to go to bid in 2/2024 with full plans.

Motion by Joe Ballantine to defer decision until the latest June 27, 2023 meeting, seconded by Anne Kelley

Vote: this motion passes unanimously.

5. Discuss and take action to move ACCBC meetings from Remote via Zoom Only to Hybrid: In-person and remote via zoom format.

Having an option to meet in person allows for better discussion of design elements and drawings. Will happen in future; meeting rooms will be reserved

Motion by Joe Ballantine to switch meetings to a hybrid format, seconded by Eileen Davis

Vote: this motion passed unanimously.

6. Schedule visits to nearby town Community Centers

Eileen Davis will visit Branford and Middletown Community Centers. Joe Ballantine will visit Windham and Rocky Hill.

7. Liaison/Committee Members Remarks.

None.

8. Public Comment.

None.

9. Adjourn.

There being no objection, the meeting adjourned at 6:56 p.m.

Respectfully submitted,
Jeanne Stevens