

**TOWN OF MADISON**

**CONNECTICUT 06443-2563**

**MEETING DATE:** Thursday, September 27, 2018

**MEETING PLACE:** Town Campus, Room A, 8 Campus Drive, Madison, CT

**SUBJECT TO APPROVAL**

**Ad Hoc Academy Building Guidance Committee**

Members Present: Sarah Barrett, Rob Card, Jerry Davis, Henry Griggs, Bob Hale, Kathryn Hunter.

Members Absent: Tom Scarpati.

Others Present: Al Goldberg, Board of Selectmen

I. Call to Order

The meeting was called to order at 6:36 p.m.

II. Public Comment

There was no initial public comment.

III. September 13 minutes

The September 13 minutes were approved without objection.

IV. Report of Developers Subcommittee

A revised proposal has been received from the Horton Group. Jerry Davis summarized the key points, which include changes to the layout of the ball fields and the addition of an automated teller machine. The changes will be incorporated into the public education effort, including the existing one-page table summarizing the four developer proposals.

The Committee turned to the topic of presenting cost/benefit analysis in connection with the developer proposals. It was the sense of the Committee that expressing the economic impact as it affects the median priced home would be a useful metric. Al Goldberg suggested that, rather than making its own calculations, the Committee go through the Town Assessor's Office for an independent, third-party calculation of the median price house and the per-household impacts.

## V. Report on Meeting with Colliers International

On September 26th, Kathryn Hunter, Sarah Barrett and Bob Hale met with Marc Sklenka of Colliers. Ms. Hunter said the meeting was informative and instructive as Mr. Sklenka walked the Committee members through the range of assumptions involved in the budget/cost estimates that Colliers has prepared for various public-use scenarios. Among the topics they covered is the range of assumptions made about the cost of construction on a sf basis, septic, price of finishes and installation of new MEP systems.

Ms. Hunter said the discussion at Colliers centered on the Plan B model first presented to the Committee (which model applies to all municipal options), in which the exterior of the Academy building remains intact (although roof is replaced) and the interior walls and hallways, ceiling heights and windows are all kept as is. Using that example, Mr. Sklenka illustrated how the construction factor, design choices and budget contingencies can reduce a budget of \$17 million to approximately \$13 million. Mr. Sklenka agreed to provide a detailed itemization of the same Plan B model, with adjusted factors, to achieve a responsible target budget closer to that presented by the developers in their proposals.

Henry Griggs remarked that based on his recent experience with the library renovation, “in the last weeks before going out to bid, contingencies are your friend.”

Ms. Barrett mentioned cost escalation over time is a constant in all projections, while the range of fees that architects ask for can range from 4% to 15% of project costs.

Mr. Hale mentioned some details concerning the difference in costs between public and private projects, notably in the area of code compliance (such as the number of sprinklers needed).

Other topics that Colliers will be addressing include an inventory of public meeting space available in Madison, and the broadly estimated annual operating costs of the public options. Mr. Hale said he hoped Colliers can prepare an interactive Excel spreadsheet whereby the Committee could plug-in its own variations on public uses and generate a defensible cost estimate for other possible configurations of the building.

The issue of other funding sources aside from historic preservation tax credits came up. Mr. Griggs mentioned that Eversource may have funds available for energy-efficiency measure and that he would consult with Woodie Weiss of the Town’s Energy Efficiency Committee for advice.

## VI. Discussion of Paper Questionnaire to Supplement Phone Poll and Online Survey

Ms. Hunter noted that the signed contract with GBR does not include the paper questionnaire to supplement the phone poll and the online survey, although the BOS has appropriated an additional \$5,000 to cover possible additional costs. At the last AGC meeting the Committee discussed possibly utilizing the Town Clerk to print, collect and tally the paper questionnaires so that GBR need only incorporate the results into its

summary/reporting. Ms. Hunter asked if there is some action required by the Committee to advance the ball on the paper questionnaire. Selectman Goldberg suggested that the Chair speak with the Town Clerk about providing services for the paper questionnaire and then confirm the proposed process with the First Selectman or BOS. Mr. Griggs said he would follow-up as suggested and report back.

#### VII. Update on GreatBlue Research Inc.

Mr. Griggs reported that he has received a draft survey/questionnaire from GreatBlue, and that he would begin distribution the following day. Among the questions that were discussed was the kind of safeguards for the on-line component of the research that would prevent any individual from filling out the form more than once. Mr. Griggs will also inquire about getting help from GreatBlue in drafting talking points and other public outreach.

Mr. Griggs added that for the time being, GreatBlue recommends that the Committee keep the draft questionnaire close to the vest so that it won't become public before being implemented.

The Committee turned to the question of the public education campaign and the proposed timing of the poll/survey. Due to the Thanksgiving holiday, it was proposed that GreatBlue start the phone poll on December 3<sup>rd</sup> rather than November 26<sup>th</sup>. It was agreed that there will be a month's worth of public outreach through the newspaper, the Town website and e-mail lists, and social media. There will also be two in-person public information sessions, possibly on the same date: November 26<sup>th</sup>. It was proposed that one take place in the afternoon at the Senior Center, and one at Polson School that evening.

Rob Card suggested five main topics that the Committee needs to be able to discuss in depth: history of the Academy to date, activities of the AGC Committee per its Charge, the rationale behind the public poll/survey, what will be done with the results of the poll/survey and what will come of the Committee's work. Paragraph-long drafts were assigned for delivery to the Committee no later than October 10<sup>th</sup>.

#### VIII. Public Comment

Catherine Ferrante remarked that the Town website is out of date regarding the Academy discussion. It was suggested that the link to "Academy" on the town website refer all to the AGC link and that the AGC link be updated to include all 2018 proposals, supporting materials and all public education/information prepared by the Committee. Mr. Griggs said he would follow up on same.

#### IX. Adjournment

Mr. Davis moved to adjourn, and Mr. Hale seconded the motion, which was approved unanimously. The Committee adjourned at 8:40 p.m.

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