

SUBJECT TO APPROVAL

MEETING DATE: MONDAY, OCTOBER 3 AT 5:30P.M.

MEETING PLACE: ZOOM

NEW ELEMENTARY SCHOOL BUILDING COMMITTEE REGULAR MEETING
MINUTES

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

MEMBERS ABSENT: Diana Colcord

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

1. Call to Order

Chairman Curtis called the meeting to order at 5:32pm.

2. Public Comments

Lisa Nee - Board of Directors for disability Rights in Connecticut, and also a longtime Madison resident emphasized the need for buildings to be accessible – which includes adding electronic push buttons at doors. She also states to take away signs that use the derogatory term handicap which are all over the schools.

Jeff Wyszynski states the State has very high standards for accessibility, particularly on new buildings, and they will comply with those standards.

3. Approval of Minutes: September 19, 2022

Building Committee member Woodie Weiss made the motion to approve September 19, 2022 minutes, subject to discussions. Seconded by Building Committee member Sharon Shoemaker and unanimously approved.

IN FAVOR: Chairman Graham Curtis, Bob Blundon, Sharon Shoemaker, Woodie Weiss, George Noewatne, Amanda Mitchell and Tina Szwejkowski

OPPOSED: None

ABSTAINED: None

4. Architects Update

Jeff Wyszynski from Tecton Architects gave a project update via power point presentation. He recapped critical aspects of the project and also included feedback from their working group workshops – what was presented and the priorities. He further reviewed the conceptual site plan / floor plans that were developed for the new building and the building system infrastructure.

Building Committee Member Sharon Shoemaker asked if a traffic study was done primarily because of the traffic at the intersection of route 1 and Mungertown Road and whether or not the state will get involved to possibly get a traffic light or flashing light at that intersection.

Mr. Wyszynski states a traffic study was conducted prior to their firm coming on board and their civil engineers used that as a source for some of the site design. He further states he will reach out to his team and get back with an answer about the traffic light.

Building Committee member Tina Szwejkowski inquired about community outreach and reaching out to more parents. It was suggested that flyers should be distributed to local day cares and preschool. Mr. Wyszynski states they will review their public outreach and community engagement.

5. **Public Comments**

None

Chairman Curtis asked if Colliers had any information to add to tonight's meeting. Adam Levitus states Gilbane was brought on board as the Construction Manager and there were some developments with regard to the fee negotiations. Mr. Levitus further reviewed the fee reduction negotiations.

After discussions, the following motion was made.

Building Committee member Sharon Shoemaker made the motion to finalize the preconstruction contract with Gilbane for a total of \$185,342.00 (inclusive of the \$34,673.00 previously authorized for the Schematic Design phase) subject to final contract review with Town counsel. Seconded by Building Committee member George Noewatne and unanimously approved.

This approval includes cost savings and other negotiation provisions to be part of a potential future GMP amendment, including a CM fee reduction (1.75% to 1.7%), the reduction of the of the second project engineer's time (13.5 months to 6.5 months), the elimination of summer intern costs, an additional month of general conditions without a cost increase (14 to 15 months for building substantial completion), the reduction of proposed CM contingency (3% to 2.5%), and the provision of a supplemental superintendent with recent geoexchange experience to consult the project regarding logistics, oversight, installation, and QA/QC of a potential geothermal system.

Mr. Levitus also provided an update on the SBC schedule and target topics and action items that are needed for the month.

6. **Remarks**

None

7. **Adjournment**

Building Committee member George Noewatne made the motion to adjourn at 6:44pm; seconded by Building Committee member Sharon Shoemaker and unanimously approved.

Respectfully submitted,
Racquel Stubbs