

**SUBJECT TO APPROVAL**

MEETING DATE: MONDAY, DECEMBER 5, 2022 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, Bob Blundon, Tina Szwejkowski

**MEMBERS ABSENT:** Diana Colcord, Amanda Mitchell

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

---

**1. Call to Order**

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

**2. Public Comments**

None.

**3. Approval of Minutes: November 21, 2022**

**Building Committee member Woodie Weiss made the motion to approve the November 21, 2022 minutes as submitted. Seconded by Building Committee member George Noewatne and unanimously approved.**

**4. Review and Approval of 2023 Meeting Schedule**

**Building Committee member Woodie Weiss made the motion to approve the 2023 meeting schedule as submitted. Seconded by Building Committee member George Noewatne and unanimously approved.**

**5. Architects Update**

Justin Hopkins from Tecton states the working group met last week and focused on interior designs. Also, Tecton has been working with Colliers and Gilbane in order to develop some analysis for the reconciled schematic design cost estimate, and to look at some of the potential value engineering and value management items.

**6. OPM Update**

**a. Discussion of Schematic Design Estimate and Value Management**

Mr. Levitus reviewed the estimate analysis and reconciliation form that were included in the Commission's meeting packet. He states the initial independent estimations had a wide gap and after the reconciliation process the numbers were tighter. He further states gross square

footage of the building is a key component for driving cost. The referendum budget estimate was 87,500 square feet and since then the enrollment number increased from 601 students to 640 students before the development of the Schematic Design. The square footage is now around 93,100 square feet as the addition of classrooms added more to the buildings than what was anticipated at referendum. The estimate for construction came in at 56.5mil and the budget for this portion of the project was at 46.5mil, which is a 9.9-million-dollar overage. So, there will be value engineering and value management that needs to be incorporated (the form was shared and reviewed) where the commission will either consider, accept or reject possible alternates to reduce the 9.9 mil overage.

Building Committee Member Sharon Shoemaker asked is there any way to go back to the town to get more money? Mr. Levitus states that needs to be confirmed with town Council, and the director of finance. He further states the commission needs to get through value management, and value engineering before identifying that and that may not be necessary at this stage of design.

## **7. Public Comments**

Randy Ruotolo asked about the rationale to tear down Ryerson School and could there be other uses for it?

Mr. McMinn states it would be very costly to modify the building to comply with ADA compliance today. He states, if we wanted to retrofit it to meet today's standards, and if we did a major restoration, we would have to meet 100% of today's standard, so basically tearing down the building except for maybe one section and the cost benefit analysis was not worth it. Furthermore, the Facilities Department has done renovations to keep up and maintain all equipment but other than that it's the original building.

Building Committee member Sharon Shoemaker asked if there is any value inside the building? Mr. McMinn states not really, and in the past, furniture items have been donated to an approved organization through the BOE.

## **8. Remarks**

Building committee member Tina Szwejkowski states she received an email inquiry from the Health and Physical education Department about space for health and different Gym Items. Mr. McMinn recommends forwarding the inquiry to the two teachers that are on the working group committee that meets every other week.

## **9. Adjournment**

**Building Committee member Woodie Weiss made the motion to adjourn at 6:21 pm; seconded by Building Committee member Sharon Shoemaker and unanimously approved.**

Respectfully submitted,  
Racquel Stubbs