

**REGIONAL SCHOOL DISTRICT NO. 16**  
**Special Board of Education Meeting**  
**June 21, 2012**

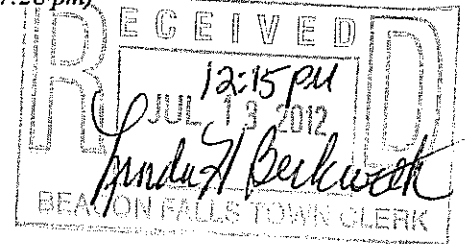
**EXHIBIT**

I

**BOARD MEMBERS PRESENT:**

*Beacon Falls...* Priscilla Cretella  
 Sheryl Feducia (*arrived 7:28:pm*)  
 William Fredericks

*Prospect...* Donna Cullen  
 Robert Hiscox  
 Nazih Noujaim  
 Robin Wright



**STAFF MEMBER PRESENT:**

Tim James, Interim Superintendent  
 Hugh Potter, Business Manager

**Other Attendees:** Fletcher Thompson: Daniel Davis, Joe Costa  
 Turner Construction: Phillip Mazzatti, Lynn Temple  
 Region 16 Building Committee: Dave Rybinski

**I. CALL TO ORDER**

The meeting was called to order by Chair Priscilla Cretella at 7:03 p.m. at Woodland Regional High School, Beacon Falls, CT.

**II. PLEDGE OF ALLEGIANCE TO THE FLAG**

**III. MISSION STATEMENT**

**IV. RECORD OF MEMBERS PRESENT**

Roll call was taken; a quorum was present.

Chair Priscilla Cretella opened the meeting with asking the building experts to explain to the Board what the issues are that pertain to additional costs in the project.

Mr. Lynn Temple of Turner Construction stated that the numbers are consistent and the scope of the project has changed which is typical of the delivery method. He detailed a scenario to try and explain the design process. The designers draw what the district relays to them, and the estimators estimate the project. He said the scope of the project has changed. Ms. Cretella asked what has changed.

Mr. Temple said the drawings that were originally estimated, particularly for Algonquin School, were very limited drawings when the building was viewed with former Superintendent, Jim Agostine. Now additional items have been added to the scope of the project.

Mr. Temple explained the process which he said is very important. They detail the drawings, estimate the drawings, and then go back to the budget. He said it is normal that the costs are higher. He said the designers do not know the costs until the estimators put in their numbers. Then they go back and make changes to find the best values. He said to look at what's best for the school when looking at each item. He said Algonquin is tricky.

Mr. Tim James said the current office space of the district is just under 5,000 square feet. He said a comfortable space could be about 4,000 square feet.

Mr. Temple said they are estimating but don't know what the bidding market will be. His recommendation is that they go close to the budget; it may go over, and then go back again and repeat which is the process.

Ms. Cretella said the public will have a difficult time in understanding demolition of Algonquin when it was going to be a renovation under the referendum. Mr. Temple said the discovery of PCBs has made the budget go higher and the extent of PCBs is still unknown before additional testing. He repeated that his job is to estimate the drawings they get from the design team which draw what they hear from staff. He said at the end of the jobs there may be contingencies left and then additional items may be done. Mr. Noujaim doesn't want to have additional maintenance two or three years down the road after the renovation of Algonquin. Mr. Temple reiterated that the drawings they have estimated are not what was originally budgeted for the referendum.

Mr. Hugh Potter said that interest rates on the money may stay low and additional funds may be available. Mr. Temple suggested waiting until the bids come in on the new school, but Ms. Cretella said, "No—this is a three-part project and these need to be done together". She understood that work was going to be done simultaneously. Mr. Temple said Algonquin will be last so that the students from that school can be moved into the new school first. Ms. Cretella is concerned with additional costs at Algonquin when that will be the last project She's worried the funds won't be there. Mr. Temple said he cannot predict savings—it is an unknown, but he is planning accordingly not to touch the contingency and that most of the towns they work with have additional money that comes back. Ms. Robin Wright asked about the amount of the contingency. Mr. Temple responded that the contingency is 10 percent for renovations and 5% on new construction.

Mr. James asked when the bid process will be started and is there a better time of the year than another. Mr. Temple said the bids will be in by the first of the year. Mr. James would like to look at the construction documents as soon as possible – possibly by November. Laurel Ledge starts first on the bidding and then the new school.

*Ms. Sheryl Feducia arrived at 7:28 p.m.*

Mr. James asked if the same contractors would be used for all three projects. Mr. Temple responded that he won't know until the bids come in.

Mr. Temple detailed his handout - *Schematic Estimate – Based on Docs Dated 4/6/2012 – 19 June-12.*

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*Mr. Potter had to leave the meeting.*

Mr. James asked about the engineering that was approved by the Building Committee. If there is additional money, can the Building Committee recall what has already been approved? Mr. Temple said "alternates" can be added and deducted after the bidding. Mr. James said his preference would be that add-ins go back in on the first two school buildings and leave the district office for later. The experts said that they make sure the materials are what are on the ed-specs before they are installed. Mr. Noujaim asked what the prevailing wages are for his own information. Mr. Temple said there is union work and non-union work out there. It is fifteen percent higher is for prevailing wage.

Sheryl Feducia said it would be cost effective for Algonquin to build a new building at New Haven Road. She feels that as long as they stay within the budget, they can build an efficient building. She said all renovations at Algonquin will not be efficient.

Donna Cullen asked what reimbursement rates would be. Mr. Joe Costa responded that if the district office is built at New Haven Road, the Algonquin site will no longer be a part of the project and will not be reimbursable.

Ms. Cretella asked why build a new building on New Haven Road. Mr. Temple responded that what's in play is 1) building a new building, or 2) renovating Algonquin which was originally thought to be necessary per the deed restrictions. Mr. Temple feels that either project will be doable. Ms. Cretella does not agree with having the district offices on a school site. Mr. Robert Hiscox asked if the New Haven Road site for the district office would be reimbursable for the land. Mr. Costa responded yes it would be. Mr. James stated the deed restrictions expired. Ms. Cullen said the whole project would have been different had they known that fact.

Donna Cullen asked to have a special study done for the new proposed district office with 4,000 square feet. Mr. Noujaim stated the water line will be slightly longer beyond the new school site on New Haven Road.

Mr. Temple said that is the overview. Ms. Cretella said they would have to give the experts clear direction to move forward. Mr. James said they have put in another contractor to do the hazmat testing who has already saved the district thousands of dollars. Mr. Temple stated that anyone asked to give information or prices before bidding will be precluded from the actual bidding process.

Ms. Cretella asked Mr. Temple what his opinion would be on Algonquin. He said it could be demolished down to the foundation and rebuilt for approximately \$1M. Ms. Cretella said she felt the more valuable land is New Haven Road to possibly split and sell off, and it is in the center of town. Mr. Noujaim said the annex could be used for storage which would remain. Mr. Hiscox said the land on New Haven Road has limited access only off of New Haven Road, and there are wetlands which would be difficult to sell.

Ms. Cretella said the board is also thinking down the road of an alternative school. Mr. James said he is working now on an online alternative program and researching it could be implemented as early as January.

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Mr. Costa said they need to know right away if a new district office will be built on New Haven Road because of the site plan. The site would be where the emergency access is now located for the new school. Mr. Hiscox asked where the Building Committee is leaning. Sheryl Feducia responded they are leaning toward demolition because the deed restriction is over and the square footage would be less. Bob Hiscox mentioned there was earlier discussion about putting district offices in Community School, and maybe that should be looked at now. Donna Cullen said her opinion is to stay with the original proposal and stay with renovating Algonquin. There was much discussion about being left with the Algonquin site if they build elsewhere within reimbursement from the state.

Mr. Dave Rybinski, from the Building Committee, said that when the project started he felt the Algonquin project was too much money. He brought up the fact that Bethany Fire Department built a new building of 17,000 square feet for \$3M. He said that as they go along there are more items that need upgrading. He also brought up that Thomaston Savings built a new building for \$150 per square foot. He said the costs have gone up and up. He said the renovation still leaves the old roof and old floor and is \$889,000 over budget. He took the square footage from the necessary district offices and added 1,000 square feet for storage and came up with 5,600 square feet. He said even after taking things out, they are still way over budget at Algonquin because of the upgrading. He said building at New Haven Road would be \$500,000 under budget. Ms. Cretella said the Algonquin site could be valuable after it's cleaned up, especially with considering the future of a possible alternative school.

Ms. Cretella said that a compromise must be found and that the experts must be completely honest with the Board. Mr. Temple said that the scope has changed since meeting with Jim Agostine originally.

Mr. William Fredericks stated that everything that's been done was based on the deed restriction and that the district had to keep Algonquin. Now that's changed. He said the problem is now that a decision needs to be made.

Mr. Temple suggested putting a pad on the site plan at New Haven Road so that the Board could take some time to make a decision.

Mr. Daniels distributed a *Draft – New Space Program dated June 22, 2012* which he detailed on the renovations of Algonquin with all the offices needed. It was brought up there is storage space at Long River. Mr. Hiscox said that storage space should be added onto this draft.

Mr. Rybinski said he knows that the demolition will come in less than has been estimated. The Building Committee is looking to the Board for direction.

The Board's recommendation is to demolish Algonquin, building new district offices on the site to be estimated at 5,600 square feet, and keep the annex for storage. Mr. Hiscox said an assumption is also being made that the existing foundation be used. Mr. Costa said it is an unknown and seismic analysis comes into play with modern codes. He can ask the

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structural team about the foundation tomorrow. Mr. Temple said \$10 a square foot would be added for a new foundation or about \$56,000. It was questioned whether there is a well or water line at Algonquin which Mr. James will confirm. Ms. Feducia questioned the existing septic system, and Mr. Costa said he would talk to the health department since there would be less usage after renovation than is currently being used.

Mr. James said the Board members should email him with any suggestions about the draft and space requirements which he will relay to the architects. Mr. Davis said he should have something by next week.

Mr. Rybinski said that the attendance of the Building Committee should be addressed by the Board. Ms. Cretella said it is being taken care of right away.

Mr. Rybinski asked if he should get another price from a demolition contractor that wouldn't be bidding. Ms. Cretella said it would be two years away. Mr. Temple would like the information on the contractor.

A MOTION was made by Nazih Noujaim and SECONDED by Sheryl Feducia to move forward with the recommendation to the Building Committee to demolish all of Algonquin excluding the annex and build new district offices at the site up to 5600 square feet and a new foundation. **ALL IN FAVOR** **12-158**

Mr. James said the EDO-49 will be sent in now, and then can be amended.

**V. ADJOURNMENT**

A MOTION was made by Sheryl Feducia and SECONDED by Robin Wright to adjourn the June 21, 2012, Special Board of Education meeting at 9:05 p.m. **ALL IN FAVOR** **12-159**

Wendy Oliveira,

Board Secretary

*These minutes are subject to Board Approval,  
Susan Vaill, Board Clerk*

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