

SCHOOL BUILDING COMMITTEE SPECIAL MEETING

MAY 18, 2017

**Present: Raymond O'Connor
Gene Carini
Abraham Fisher
Gerry Fortier
John Rhodes**

**Also Present: Jeff Newton, Superintendent of Schools
Timothy Hagen, Chairman of the Board of Education
William Derry, member of the Board of Education
Mark Salerno, Ex officio of the Board of Selectmen**

1. CALL TO ORDER

Chairman O'Connor called the School Building Committee Special Meeting of May 18, 2017 to order at 7 p.m.

2. APPROVAL OF MINUTES

Approval of the previous minutes were tabled until the next meeting of this Committee.

3. PUBLIC COMMENTS

There were no public comments.

4. CORRESPONDENCE

There was no correspondence.

FILED

May 23 2017 AT 12:15 AM/PM

Karen Galbraith
EAST LYME TOWN CLERK

5. OLD BUSINESS

**MOTION (1): Mr. Fortier moved to change Payment of Bills,
to item 8 of this evening's Agenda. Seconded
by Mr. Fisher. (5-0) Unanimous**

6. NEW BUSINESS

a. Project Schedule. Timothy Hagen stated he and Jeff Newton had discussions with Town Attorney about the mechanics necessary to do what is proposed. The Board of Selectmen passed three resolutions and approved going forward with establishing a

Town Building Committee and discussed the necessary paperwork for the Superintendent to send to the state in order to obtain reimbursement.

The Board of Education is in discussion with the Town Attorney about changes to the Charter for the Building Committee. The Board of Education would like to add two voting members from the Board of Education recommended by the Board of Selectmen to the Building Committee. The Superintendent and the three principals would be non-voting members.

Mr. Salerno felt a Town Ordinance would be needed and the Board of Selectmen would need to take action on it and hold a Public Hearing.

Timothy Hagen stated we are waiting to hear the language the attorneys feel is needed. Town Building Committee members were asked to review and discuss at its next meeting the suggested Elementary Schools Alteration Projects Building Committee Bylaws.

Mr. Salerno suggested an Ad Hoc Committee with two members of the Board of Education.

7. NEW BUSINESS

a. Project Schedule. Mr. O'Connor reported the architect is proceeding with the design of the project. The goal is to solicit bids in February and begin construction in June. Jeffrey Newton felt the total project is expected to take fourteen months.

Mr. O'Connor stated the paperwork should be sent to the state by June 30. Jeffrey Newton informed the Committee we have a checklist for the grant application submission, and we will have it submitted by June 30.

b. Project Approach. Construction Manager? Committee members recommended a Construction Manager at risk. The Town Building Committee has had success with a Construction Manager at risk in the past. Mr. Rhodes felt a Construction Manager can have discussions with the schools. The architect will do inspections. Mr. Rhodes felt a general contractor would not be interested because of the size of the project. This project will take two summers. Good subcontractors are important. Mr. O'Connor asked what projects can be done during the school year? Mr. Rhodes suggested the classroom windows and Mr. Fortier suggested the second gym. Jeffrey Newton stated he would like to have the least amount of disruption in classrooms. Mr. Rhodes stated the Construction Manager will help us work through this. Mr. Derry asked how is a Construction Manager selected? Mr. O'Conner replied first we have a RFQ. We would select four to interview. Then we would need an RFP. Mr. Rhodes added then we would be able to establish the cost for the Construction Manager's services. We would then establish an Ad Hoc Committee. Mr. Derry asked where does their costs come from? Mr. Rhodes replied it is in soft costs. They would receive a standard percentage.

Mr. Hagen suggested a walk through the schools for members of this Committee after the next meeting of this Committee.

c. Owner's Project Manager. This matter was tabled until the next meeting of this Committee.

d. Location and time of future meetings. The next meeting of this Committee will be held on May 25 at 4 p.m. in the Board of Education Building in the Upper Meeting Room.

8. ITEMS FOR FUTURE AGENDAS.

The following items will be on the May 25, 2017 Agenda: Project Design Review, Construction Manager at Risk RFQ, Location and time of future meetings and Owner's Project Manager.

Mr. O'Connor reported we have a contract with Jacunski Humes Architects, LLC. There was a consensus to invite the Architect to the next meeting of this Committee prior to paying his invoice.

9. ADJOURNMENT.

**MOTION (2):Mr. Fisher moved to adjourn the May 18, 2017
Special Meeting of the School Building Committee
at 8:15 p.m. Seconded by Mr. Carini. (5-0)
Unanimous.**

Respectfully submitted,

Frances Gheri, Recording Secretary