

**TOWN OF HAMDEN SCHOOL BUILDING COMMITTEE
MINUTES OF MEETING JANUARY 11, 2023**

A meeting of the School Building Committee was held Wednesday, January 11, 2023, via Zoom. The meeting was called to order at 6:04 PM by the Chairman, Michael Mendick.

MEMBERS PRESENT: Mike Mendick, Chair; John DeRosa, Vice-Chair; Dominique Baez; Joe Baez; Jay Kaye; Walter Morton IV.; Steve Nero

ALSO IN ATTENDANCE: Michelle Miller, Silver Petrucelli, Jeff Anderson, Downes Construction; Michael Scott, TSKP; and Vincent Salines; STV.

PUBLIC INPUT: There was no Public Input

APPROVAL OF MINUTES

Mr. Mendick asked for a motion for approval of October 12, 2022 School Building Committee minutes. Moved by Mr. DeRosa and seconded by Mr. Kaye. Ms. Baez requested the minutes be updated for the requirements in state to include 10% resident workforce, 17% minority male workforce and 6.9% female workforce, 6.9% female workforce in the bid documents. In Favor: Ms. Baez, Mr. Baez, Mr. DeRosa, Mr. Kaye, Mr. Morton IV. and Mr. Nero. Abstain: Mr. Mendick. Motion Passes.

Mr. Mendick asked for a motion for approval of October 26, 2022 School Building Committee minutes. Moved by Mr. DeRosa and seconded by Mr. Kaye. The motion passes unanimously.

DUNBAR HILL SCHOOL PROJECT UPDATE

Mr. Mendick requested a motion for approval of Pay Application #5 in the amount of \$7,647.50. Moved by Mr. DeRosa and seconded by Mr. Kaye. Mr. Kaye asked Ms. Miller if the project was complete. Ms. Miller explained that there are a few things still left to complete and that Silktown is hoping to have everything finished very soon. Motion passes unanimously.

Mr. Mendick requested a motion for approval of Pay Application #6 in the amount of \$16,582.56. Moved by Mr. Morton IV. and seconded by Mr. DeRosa. Motion passes unanimously.

Ms. Miller stated there was one open item that Silktown was hoping to have completed over the Christmas Break but it was not possible due to an issue with one of the panels.

WEST WOODS SCHOOL PROJECT UPDATE

Mr. Mendick requested a motion for approval of Pay Application #5 in the amount of \$54,240.57. Moved by Mr. DeRosa and seconded by Mr. Baez. Motion passes unanimously.

Mr. Mendick requested a motion for approval of Pay Application #6 in the amount of \$144,904.77. Moved by Mr. DeRosa and seconded by Mr. Kaye. Ms. Miller gave a quick update on the close out checklist of this project. She mentioned that there is a credit needed to be given back to the project. She said this payment application should not have come through. Mr. DeRosa tabled the item with a second by Ms. Baez. Motion passes to table Pay Application #6 for West Woods, unanimously.

HAMDEN MIDDLE SCHOOL PROJECT UPDATE

Mr. Mendick stated there were three invoices from the Owner's Rep, STV that needed to be voted on to be paid this evening.

Mr. Mendick requested a motion for approval of STV Invoice #1 in the amount of \$4,622.50. Moved by Mr. DeRosa and seconded by Mr. Morton IV.. Motion passes unanimously.

Mr. Mendick requested a motion for approval of STV Invoice #2 in the amount of \$7,359.25. Moved by Mr. DeRosa and seconded by Mr. Morton IV.. Motion passes unanimously.

Mr. Mendick requested a motion for approval of STV Invoice #3 in the amount of \$5,856.50. Moved by Mr. DeRosa and seconded by Mr. Kaye. Motion passes unanimously.

It was mentioned that Mike Dupree reached out with delay to execute preconstruction, therefore a balance transfer in the amount of \$15,000 from construction to \$15,000 in pre-construction. Mr. Mendick stated he would sign that transfer seeing there is no impact on the overall budget at this time.

Mr. Scott discussed the memo put together by TSKP. Hamden Public Schools requested a summary of decision points that were necessary to go to bid. The PCR meeting with the State is schedule for February 15. But before then there needs to be approval from the Board of Education and this Committee to move forward with the plans and escalated budget. The budget is not escalated based on anything that this Committee has added, it is strictly based on time that has passed. His understanding is that the Legislative Council wants to certify that sufficient referendum funds exist to cover Hamden's percentage of that escalated budget. The bigger picture for the memo is that they would like to get through the State Review, and out to bid as soon as possible.

Mr. Anderson stated he just had a meeting and has been waiting for an understanding of the next steps. They were preparing for PCR that was roughly to be held mid December. They were probably about 90 to 95% complete with our bid documents. Just to stress what Mr. Scott has already spoken about is the path forward to get through the other approvals necessary and sign offs necessary prior to February 15 is the challenge ahead for this team and committee. They need to be able to start construction June 16 or as soon as the kids are out of school. They still need to deal with lead times and try for the project to be complete by August of 2024.

Mr. Mendick stated that the big question is, where are we with the Board of Ed and Legislative Council. Mr. Mendick stated what is the path to a vote or next step?

Ms. Baez stated she hears the question in there and states that Council is waiting on the Board of Ed to deliver the redistricting plan that names what the reason is for the change to the middle school. Ms. Baez stated the Council will not hear the need for extra bonding without having a plan for why the school needs to be part of the redistricting plan. Once they receive that, it can get on the docket.

Mr. Mendick welcomed Mr. Morton IV. and stated he is the liaison from this Committee to the Board of Ed and asked Mr. Morton IV. to go back to the Board leadership and see if some progress can be made. This Committee isn't responsible for if a project should be done or not, just how to get the projects done as quickly and cheaply as possible.

Mr. Morton IV. spoke of the plan that was developed, now with the change of administration and Board members there was meeting held recently about the redistricting plan. Mr. Morton IV. said one thing that did come out of that meeting that he can confirm is that the Board is still very much committed to the

wing at the middle school and they are looking and bringing in the demographers to get an idea of what racially balancing the schools look like. There is a meeting with the State of Connecticut, because, as the Council President stated, the State is also looking to see what the Board of Education's plan is.

Mr. Mendick stated he was re-reading what Mr. Scott wrote in the memo, and asked if anyone saw anything precluding both the Board of ED and this Committee at this time from approving the construction documents, specs, and escalated budget? He stated he didn't think so. He stated that it still needs to back to Legislative Council. Mr. Nero stated he feels like for a while the Committee's hands have been tied waiting for the town to make decisions. He asked if there was a set of drawing to review. Mr. Scott stated the drawings have those been distributed to the building committee to for review and he can make sure they are available again. Mr. Scott stated he believe when the revised Grant was filed for the Diversity Grant, the project was forecast as a 14 million dollar project, plus or minus. The State will look to you and to the Board of Ed and ask if Hamden can cover their portion of the project.

Mr. Morton IV. explained that the State gave Hamden an additional 10% of funding to make the reimbursement rate 80%. This is unusual but the State is under the impression that the Board is committed to the project because it's a big part of the racial balance plan. The State is looking for a commitment and some movement from the town as a whole. The Board of Ed has go to the Council with a full plan to cover that additional increase. He stated the Boad of Ed is looking to use a portion of the money that was set aside from the sale of the Wintergreen building, so they wouldn't be looking to ask the town to bond for anything more.

Ms. Baez stated that information was never been shared with the Council. She asked if that could be supplied in writing

Mr. Morton IV. asked if the town still committed to funding their portion of the bonding that is already being authorized.

Mr. Salines gave an update that he received approval and signatures by the town's building official, the town's Fire Marshall and also the ADA director of the town. He is now working on getting the Department of health signature.and that will finish a big portion of the signatures needed. After that is complete, he needs signatures from this committee, the Board of ED, the superintendent of the schools prior to the PCR meeting on February 15. He is concerned that if they have to cancel the February 15 PCR meeting he doesn't know how far the meeting will get pushed out and therefore jeopardize the construction end date.

Mr.Morton IV. and Mr. Mendick stated they would both be willing to hold special meetings if that was necessary to get everything approved.

Mr. Mendick asked Mr. Scott if he could provide language for the motion for both the Board of Ed and this Committee. Mr. Scott said he would send it to everyone for review.

Mr. Kaye stated that we weren't exactly ready for approval but are now seem to be in a better understanding.

Mr. Mendick asked Mr. Salines to coordinate distribution of both the Ed Specs, the contract plans and and specifications to this Committee, so that there is enough time to review and feel ready to sign off on them.

Ms. Baez wanted to give the Committee the dates of the upcoming meetings of the Council stating the sooner it was brought to Council, the better as she knows that Council will have a lot of questions.

Mr. Morton IV. stated whatever help was needed from the Board of Ed to make that happen, a phone call could be had.

Mr. Mendick is hopeful to have a vote at the next meeting, in two weeks. He asked Ms. Baez if she was able to look at his recommendation for the last seat on this Committee. Ms. Baez stated she knew there was a meeting that the town clerk and the Mayor's administration had scheduled to discuss how to form the boards and commissions. From there, they will start putting appointments back on the Council docket.

2023 MEETING SCHEDULE

Mr. Mendick requested a motion to approve the 2023 School Building Committee meeting schedule as presented. Moved by Mr. DeRosa and seconded by Mr. Morton IV.. Motion passes unanimously.

There being no further business Mr. Mendick asked for a motion to adjourn, made by Mr. Morton IV., seconded by Mr. Kaye and the meeting adjourned at 6:55 P.M.

Respectfully submitted,
Rissa Webb,
Clerk for School Building Committee