

**TOWN OF HAMDEN SCHOOL BUILDING COMMITTEE  
MINUTES OF MEETING MAY 26, 2021**

A meeting of the School Building Committee was held Wednesday, May 26, 2021, via Zoom. The meeting was called to order at 6:01 PM by the Chairman, Mike Mendick.

**MEMBERS PRESENT:** Mike Mendick, Chair; John DeRosa, Vice-Chair, Chris Daur; George Donnarummo, Jay Kaye and Steve Nero

**MEMBERS ABSENT:** Dominique Baez; Joe Baez and Austin Cesare

**ALSO IN ATTENDANCE:** Julie Smith, Town of Hamden Community Development Manager; Bill Silver, Silver Petrucelli; Michelle Miller, Silver Petrucelli; Jody Goeler, Superintendent of Schools; Tom Ariola, Chief Operating Officer; Michael Scott, TSKP, Ryszard Szczypek, TSKP; and Jeff Anderson, Downes Construction.

**PUBLIC INPUT:** There was no Public Input

**WESTWOOD SCHOOL/DUNBAR HILL SCHOOL**

Ms. Miller stated there are numbers now for the project.

Mr. Silver explained the process that before going out to bid, the State SCG needs the School Building Committee and Board of Education approval of specs, plans and budget. Also needed is the Fire Marshal reviewing the documents.

Mr. DeRosa requested that the numbers for the project be presented.

Mr. Silver stated that the motions tonight needed to be made as four separate motions because the State needs each project voted on separately.

Mr. Kaye requested that the estimate be shared on the screen with the committee. Ms. Miller gave an overview of the costs for Dunbar Hill School Window Replacement Project, Dunbar Hill School Roof Replacement, West Woods School Roof Replacement Project, and West Woods School Window Replacement Project. Mr. Kaye asked about the confidence in the pricing as listed for these projects. Mr. Nero asked how many windows were included in the quote. Mr. Kaye asked if there was a need for the inspection of the roof itself before the roof gets demolished. After some more discussion on the budget for these four projects, there was discussion on the procedure for approval of minutes from the School Building Committee and the Board of Education.

**Approval and recommendation of the Plan/Specs to the Legislative Council for Dunbar Hill and West Woods Project.**

Mr. Mendick moved related to Dunbar Hill School Window Replacement Project - CT STATE PROJECT # 062-0103 EC that these final plans and project manual(s) as prepared for bidding and dated May 25, 2021, and the professional cost estimate, completed in accordance with Level 3 of ASTM International Standard E1557, Standard Classification of Building Elements and Related Sitework- UNIFORMAT II for this project, dated May 25, 2021, have been reviewed and approved for this project on the dates shown above. The motion was seconded by John DeRosa and passed unanimously.

Mr. Mendick moved related to Dunbar Hill School Roof Replacement Project - CT STATE PROJECT # 062-0102 RR that these final plans and project manual(s) as prepared for bidding and dated May 25,

2021, and the professional cost estimate, completed in accordance with Level 3 of ASTM International Standard E1557, Standard Classification of Building Elements and Related Sitework-UNIFORMAT II for this project, dated May 25, 2021, have been reviewed and approved for this project on the dates shown above. The motion was seconded by John DeRosa and passed unanimously.

Mr. Mendick moved related to West Hill School Roof Replacement Project - CT STATE PROJECT # 062-0100 RR that these final plans and project manual(s) as prepared for bidding and dated May 25, 2021, and the professional cost estimate, completed in accordance with Level 3 of ASTM International Standard E1557, Standard Classification of Building Elements and Related Sitework-UNIFORMAT II for this project, dated May 25, 2021, have been reviewed and approved for this project on the dates shown above. The motion was seconded by John DeRosa and passed unanimously.

Mr. Mendick moved related to West Woods School Windows Replacement Project - CT STATE PROJECT # 062-0101 EC in the amount of \$1,090,363 these final plans and project manual(s) as prepared for bidding and dated May 25, 2021, and the professional cost estimate, completed in accordance with Level 3 of ASTM International Standard E1557, Standard Classification of Building Elements and Related Sitework-UNIFORMAT II for this project, dated May 25, 2021, have been reviewed and approved for this project on the dates shown above. The motion was seconded by George Donnarummo and passed unanimously.

### **HAMDEN MIDDLE SCHOOL**

Mr. Scott mentioned that the last time the committee met there was a larger budget than originally thought and going back to the State with the updated plans and budget was necessary. Mr. Scott stated that the meeting with the State went well. The State recommendation was to apply for a new grant with the project currently perceived with the new Ed Spec. Also discussed was how the project went from initial grant request to now. Mr. Daur asked for the documentation about the timeline and narrative on the middle school project. Mr. Nero asked if the documents were sent prior to the meeting to review so that they didn't need to review on the fly. The consensus of the committee is that the documentation needs to be received for review prior to each meeting.

Mr. Scott presented the increase in cost as a function of time and contributing factors. The contributing factors were trade cost, change in scope of the lower level addition, escalation and additional soft costs. Mr. Scott presented a narrative on the trade cost increase of \$3,400,000. Mr. Nero asked about the savings from HVAC. Mr. Nero asked about the original budget number in 2019. The soft costs also increased by \$1,200,000. The scope change added \$500,000 more as well as \$700,000 increase in escalation between today and when the project will be started. The total budget for this project is now just over \$17,000,000.

Mr. Daur asked if Mr. Scott could go over the new grant for desegregation. Mr. Scott talked about the procedure needed to apply for recommendation from the State. Mr. Nero asked about the major discrepancy in pricing/estimating in one year. Mr. Scott stated some of the discrepancy is purely time, escalation, bidding the project next summer versus this summer and change in scope. Then reevaluating soft costs for IT, furniture, etc. is where an additional \$1,200,000. Mr. Szczypek stated that in the original grant application there was no money set aside for technology, furniture, and moving expenses. Mr. Kaye asked what the town's cost would have been in the original grant, as now we are at a town's cost of \$5,000,000+. The cost would have been \$3,700,000 prior. Mr. Mendick stated that the information is generally here, but not necessarily in the best format to explain the entire increase. Mr. Mendick stated that missing the bonding was actually a mistake. The wording in the narrative does need to change a bit to be more clear and concise. More discussion was had about the entire process of the

original grant and how things were missed. Mr. Ariola mentioned that the Board . Mr. Goeler stated that the capital project was significantly different with adding magnet schools, West Wood School replacement, etc.,. Mr. Ariola stated the Mr. Kaye asked about retrofitting classrooms for Pre-K at the elementary schools. Mr. Ariola stated that the Pre-K program has significantly changed from the original plan as well. Mr. Mendick asked why Pre-School was included here for a reimbursement of 67%. Mr. Daur stated that it is 100% reimbursable through capital projects. Mr. Daur explained Mrs. Smith stated that it was imperative to be upfront with the Council that this came in higher than we thought it would and also say that we are still within the footprint of the money that was bonded for and we will not be asking for more money overall. Mr. Mendick asked who was the actual owner of the document as this isn't the usual role of the CM or Architect. Mr. Mendick stated he believes that it is the role of the Committee to still recommend the revised budget for the next council meeting. Ms. Smith stated when those meetings will be taking place. Mr. DeRosa suggested making the motion and simply explain to Council what happened. Mr. Kaye is not confident in the numbers shown tonight with an appropriate explanation. Mr. Daur explained more about what happened with the architect's first design/budget.

**Approval and recommendation of the Revised Project Budget to the Legislative Council for Hamden Middle School Project.**

Mr. Mendick moved to recommend the approval of the \$17,032,356 budget on the renovation of the Middle School. The motion was seconded by Mr. DeRosa and passed unanimously.

Mr. Mendick will put together a draft document, and circulate it, to help explain what happened with this project.

There being no further business Mr. Mendick requested a motion to adjourn. Moved by Mr. DeRosa, seconded by Mr. Daur and the meeting adjourned at 7:32 P.M.

Respectfully submitted,

Rissa Webb,  
Clerk for School Building Committee