

# **WEST STREET SCHOOL BUILDING COMMITTEE MEETING MINUTES**

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Meeting Date: November 10, 2015

Location: Town of Granby Senior Center

Members Present: Mark Bail, Chair of the West Street School Building Committee  
Joe Rokowski, Vice Chair, West Street Building Committee  
Deborah Barthelette, Principal, West Street Elementary School  
Jennifer Fraser-Champagne, Principal East Meadow School  
Emre Evren, Granby School Committee Member  
Judith Houle, Interim Superintendent of Schools  
Andrea Kennedy, West Street Building Committee Member  
John Libera, Chair of the Granby Finance Committee  
Chris Martin, Town Administrator  
Jim Morrissey, West Street Building Committee Member  
Jim Pietras, Granby School Committee Member  
Lynn Snopek-Mercier, West Street Building Committee Member

Absent: None

Also in attendance: Alan Minkus, Colliers International  
Kristian Whitsett, Jones Whitsett Architects (JWA)  
Margo Jones, Jones Whitsett Architects  
Helen Fantini, Jones Whitsett Architects (JWA)  
Lillian Camus

Mark Bail called the meeting to order at 6:35 p.m. and read an introductory document for those who will be viewing the video of this meeting.

## Approval of October 28, 2015 minutes

Mark Bail noted changes were made to the October 28 minutes.

Motion was made by Lynn Snopek-Mercier and seconded by Emre Evren to approve the October 28, 2015 minutes as amended. The September 24, 2015 minutes were approved 11-0-1 as amended with Jim Pietras abstaining.

## Colliers - Budget Development

Alan Minkus reviewed three options of the budget. The budgets are Option 5 Addition/Remodel, a Modified Option 5 Addition/Remodel with all deduct alternates, and a New Pre-K thru 3. The total project budget for Option 5 is now at \$39,179,650. When you take into account the items the MSBA does not participate in, the District's (Granby's) portion is \$20,816,441.

Alan further explained after getting the estimators together again the Design Team came up with a Modified Option 5. Total project budget in this scenario is \$33,957,099. The District's portion for this would be \$16,605,842.

A third option has been developed by the Design Team that would include just Pre-K thru 3. This does not include any remodel of East Meadow and not connecting it to the new building. The square footage was 52,315 gross sq. ft. in the Pre-K thru 3 option, compared to 72,400 gross sq. ft. in option 5, and 68,700 gross sq. ft. in the modified option 5.

#### JWA – Schematic Design – Value Engineering

Kristian Whitsett gave an update on the schematic design which included the new budget options.

John Libera asked Kristian Whitsett if they went through the exercise to strip some options out of the Pre-K thru 3 option as they did with the others. Kristian responded that they did not go through the exercise as thoroughly as they did in the other options due to the limitation of time to get these project budget numbers to the Committee.

Kristian noted if the Committee chose to go with the Pre-K thru 3 option it would set us back in time dramatically as we would have to update the MSBA with new schematics, etc. and get their approval.

Kristian reported that the DEP has notified the Design Team that Granby does not have to install a new septic system as a result of adding the Pre-K thru 6 portion to East Meadow.

Kristian then reviewed the reconciled cost estimate, factors in district share increase from feasibility study, the tax impact of the options.

Floor plan changes for the Modified Option 5 included retaining the existing library area, removing one Pre-K classroom, removal of shared spaces between classrooms, removal of teacher planning from addition, reduced the size of the stage, and changed roof form to a flat roof.

Kristian next reviewed a Space Summary Comparison between the original space listing and the revised one.

Emre Evren questioned the reduction in size for the music room and stage area. Helen Fantini explained that as a result of meeting with Judith Houle and the two music teachers, it was decided a separate music room would work better than a shared space.

Kristian Whitsett reviewed each item that was deducted along with the cost of each. Kristian stressed that the numbers are approximate as their estimator did not have sufficient time to get the final line item numbers before the meeting tonight.

Kristian reviewed a list of large site items that must remain with a recommendation that the well could be bid out separately to save additional costs.

Taking all the deductions into account Granby's share would be approximately \$16.6 million. The total gross square footage would be 68,710.

Kristian then reviewed the Pre-K thru 3 Option which does not have a connection to East Meadow. Kristian reviewed approximate costs which included very rough estimates. Gross square footage for this option is 52,315.

John Libera noted in the Pre-K thru 6 (Modified Option 5) a lot of square footage was removed. He asked if Kristian had taken out comparable spaces in the Pre-K thru 3 option. Kristian responded they have not. John asked if there is some way Kristian can figure out the costs per square foot. Alan Minkus responded the Total Project Costs are running at \$554 per square foot for the Pre-K thru 3 Option.

Mark Bail noted if we were talking a \$1 million difference between a Pre-K thru 3 Option and a Pre-K thru 6 Option that would be a significant impact.

Andrea Kennedy said people might also be unhappy about just a Pre-K thru 3 given what the Committee has conveyed to the public already.

Jim Morrissey noted people would be upset because most of the Pre-K thru 3 kids are not even here. Also, we need to consider lost opportunity costs.

John Libera reviewed what this Committee and the previous committee were charged with and how it has changed from the original charge.

Emre Evren asked what does this mean as a tax increase. Chris Martin responded he will need to do further research. John Libera responded it would be approximately a 13% increase.

Jim Pietras noted Granby residents are not used to having their taxes raised. Our job is to put the best project out and this is the best project.

Emre Evren inquired about a \$700,000 decrease in costs and what the tax increase would be. John Libera responded if we borrowed \$15.5 million for 30 years we could have a 10% tax increase.

A motion was made by Chris Martin and seconded by Jim Morrissey that the Committee go forward with the Modified Option 5 Addition/Remodel with all deduct alternatives. Motion carried 11-0-1 with John Libera abstaining.

The Committee next discussed what to add to Modified Option 5.

Judith Houle noted that people need to understand we see an uptick on medically fragile students. If you deny students the ability to attend a class because there isn't any air conditioning and the student needs it per a doctor's order you have a large liability.

Kristian Whitsett listed items to thoroughly consider from the list for deductions which are: air conditioning, a full kitchen and playground equipment. Margo Jones suggested the town could possibly dig the well to save some money.

Jim Morrissey expressed concern about adding a high maintenance item such as air conditioning.

A motion was made by Judith Houle and seconded by Andrea Kennedy to include air conditioning in the overall budget. Motion carried 9-2-1 with Jim Morrissey and Chris Martin dissenting and Mark Bail abstaining.

Alan Minkus reminded the committee he will need to review the Modified Option 5 with the MSBA to make sure they are in agreement that it can be submitted for the December 1<sup>st</sup> Schematic Design. He won't know until this coming Thursday. The MSBA will need to have notification by Wednesday, November 18<sup>th</sup> that the Schematic Design along with an approved Total Project Budget has been voted upon by the School Building Committee.

#### Public Outreach Update

No updates.

#### Any other business to come before the Committee

Mark Bail brought up the topic of appointing a Finance Subcommittee. The Subcommittee would consist of Mark, Chris Martin, John Libera, Joe Rokowski and Emre Evren. The Committee discussed forming the new Subcommittee.

A motion was made by Mark Bail and seconded by Chris Martin to create a Finance Subcommittee. Motion carried unanimously.

Jim Pietras reported that a question came up in the Lions Club outreach meeting that the deed for the land for East Meadow was limited to how close to the road it could be built. Jim asked if that is an issue with the addition. Kristian Whitsett will check into this and report back.

#### Next Meeting Date

Tuesday, November 17, 2015 at 7:30 p.m. in the Media Library at the Jr. Sr. High School.

#### Adjournment

Motion made to adjourn by Jim Morrissey and seconded by Judith Houle. Approved unanimously and adjourned at 8:20 p.m.

Respectfully submitted,

Lillian Camus  
Recording Secretary