

October Building Committee Minutes
10/27/21

Attendees: D. Ryan, D. Greenwood, D. Mahoney, C. McGee, K. Corey, A. King, J. Grover, J. Gould, T. Bressette, B. Sands, B. Beauchesne, D. Mermelstein, S. Maghakian

- Chip reviewed the agenda
- Chip recognized Abby and others for the great groundbreaking ceremony
- Deb reiterated and applauded the efforts of all
- Darlene shared that the SAU office has older pictures from the original groundbreaking, and thanked Erin for her assistance
- Chip referred to the agenda and shared some updates:
 - building phasing went from 5 phases to 7
 - Bus route paved on cemetery side
 - Office trailer installed
 - New leach field complete, loomed, and seeded
- Budget update challenges:
 - Pricing challenges due to construction material increases
 - Product availability due to supply chain
 - Labor shortage
- Phasing changed from Sept 2023 to December 23 or January 2024
- Dave M reviewed challenges and need for lead times on materials; buying ahead and on site as soon as we can; ahead of sequence
- Chip stated that contractors are working hard; pre-cast concrete deliveries
- Jen Grover and Abby were asked about good ways to share with colleagues and community
 - Jen shared that people might expect it; home improvements - things like this happen
 - Chip shared that staff will be in a construction site for longer
 - Abby shared that her kitchen is one year into renovations and still not complete; people likely expect it
- Chip expressed that this weighs heavy on this team regarding communication of questions and concerns; grateful to be upfront
- Dave expressed that the entire team is looking to compress as much as possible; changing market and subcontractors aren't holding pricing more than 30 days
- Deb Mahoney expressed that they were nervous about the high school getting done on time, and that was not in the middle of a pandemic.
- Chip shared that the board doesn't yet of the future impacts
- Stacy reviewed the impacts of students and scheduling; internal renovations are set to begin in May 2023, and thus will have little impact on the students and staff throughout the year
- Chip shared that the board still plans on the 2 positions transitions; the board budget has FACS and STEAM in it
- Stacy shared that this is confidential information until the board meeting

- John G is concerned about making an announcement now versus down the road; i.e., hurt once vs. 5 more announcements down the line
- Chip appreciates the question; can't guarantee there may be more
- John shares that he understands that drawings are finalized and we have gone out to bid; he is concerned about a smaller pool of people. Does BP&S have concerns on pricing, maintaining and continuity of education?
- Dave M - BP&S has a contract with structural steel, it was delayed, and that is good news; he reported that there is a larger pool of subs on the MEP side; architectural and design team has fallen down and a disappointment, MEP is lagging - Harriman missed a deadline yesterday
- John G- that's where I get concerned for drawings and timelines
- Dave - using forecasting models to track escalation and labor; we use the info as a tool to this built
- John expressed that this significantly impacts us in moving forward. What is the problem?
- Dave - like all business operations: short handed and over promised
- Chip - it's clear that this is your industry. We have a huge level of frustration. The MEP plans are more important than punishment. On 8/2, we were told that the portables were not going to be available, and they were ready by the first day of school. Timelines for BP&S is a high priority. We spent time talking about cost items a great deal. As a public entity, we landed on the side of transparency.
- John G would like it to be considered for the future to compartmentalize issues
- Chip shares that we are addressing cost reductions. List linked in agenda.
- Darlene asked about the elevator
- Chip shared that ideas were being discussed; if there is a cost savings, then there will be a change; if there is no cost savings, then no change.
- Darlene asked about the connector hallway from UA wing to classrooms and expressed that it should not be taken out.
- Troy also shared that removing the connector hallway was a hard no and a key feature that was promoted to the public
- John G expressed a hard no
- Deb Ryan - hard no
- John also expressed that it is hard to decide out of context - what does this mean? Would like an informed recommendation.
- Dave - it would come down to financials and the cost associated with the connector
- John G - structurally, decisions could change
- Dave - we have significant savings to explore
- John G - where are we looking to save it from? Where are we seeing the overrun that justifies the change - where is the hit?
- Dave it's about \$5M
- John G - that is a significant overage
- Dave - hard decisions to be made
- John G - that's 17% reduction in budget
- Chip relayed \$26M hard cost

- Darlene - could portions be done at a later time?
- Dave - contractors are looking at independent contractors
- Darlene - walking around the inside of the building is not the end of the world
- John G - it does create our courtyard
- Chip - it was clear that the connection is a big deal; we need to find ways to keep our programming in place. We are frustrated with the architect, though it's not all on them - price escalation for construction as well. We have a good list to look at and be practical. We don't want to go back to the well - I don't think we can - and we never know the future; trident and BP&S know that. It's clear that this group wants the connector
- John G - we are seeing escalations
- Chip - received good feedback in what the building committee feels. What do people foresee as useful items to plan on? We can't take you all to our weekly meetings, though we need this community group to help with guidance
- Billy expressed that he understands through his father that if they underbid the job, then they would "eat" hundreds of dollars. What lies with the company?
- Dave - architects provide concept drawings to specifications; we do price checking along the way, it is our job to keep architects in line with the budget and the contractor has to deliver a building
- Stacy shares with regard to concept, we as the "owners" decide
- Dave discussed custom millwork for over \$300,000 that is unnecessary
- Chip - we will get the building that was specified. Specifications have to be met - we might have to make decisions.
- John \$5M off \$26M
- Dave - it is more like \$4M and some change, and we are working a plan to stay within budget
- Chip - We are looking at architecture or programmatic impact. We need to think through how to get info to the committee. \$5M is not a solid number to be public with. What advice might you have to regroup with us to know where we are and weigh-in collectively? We are in a difficult place, and sorry to be a downer. This is where we are in our struggle right now, and it is pretty ugly. We are now 5 minutes over. Does anyone wish to meet before next month? <no response>
- John - motion to approve minutes
- Troy seconded the motion
- All in favor
- Deb Ryan motioned to adjourn
- Darlene seconded the motion
- All in favor - meeting adjourned