

East Lyme Board of Education  
**East Lyme Elementary Schools Design Steering Committee Meeting**  
 October 26, 2015  
 4:00 p.m.

Revised 11/11/15

**REVISED MINUTES**

**Members Present:** Dr. Tim Hagen, Mr. Jeffrey Newton, Linda Anania, John Arnold, Melissa DeLoreto, Gil Gallant, Dr. David Miko, John Rhodes, Marc Salerno, Al Jacunski from Jacunski Humes Architects, LLC

**Members Absent:** Candice Carlson, Linda Johansen, Rob Kupis, Ray O'Connor, Maria Whalen, Dr. John Whritner

**Guests Presents:** First Selectman Mark Nickerson, Ken Biega (O & G Construction), Michael Saenza (CREC), and Brian Greenleaf (CREC)

The meeting began at 4:00 p.m.

**Review Cost Estimates**

Tim Hagen, Jeffrey Newton, and Ray O'Connor met prior to the Design Committee Meeting to review the Conceptual Budget Costs Estimates and Site Plans that were distributed to the committee members. Al Jacunski reviewed the proposed lower and upper level floor plans, site plans, building renderings and conceptual budget cost estimates for both Flanders and Niantic Center Schools.

Conceptual Budget Cost Estimates:

	<b>Niantic Center School</b>	<b>Flanders School</b>
Projected Building Cost:	\$39,657,961.00	\$49,778,945.00
Projected State Reimbursement:	<u>(11,806,845.00)</u>	<u>(14,174,749.00)</u>
<b>Total Cost to Town of East Lyme:</b>	<b>\$27,851,116.00</b>	<b>\$35,604,196.00</b>

The reduction in square footage from the June 2015 site plans to the present site plans has realized the following savings:

	September 2015	June 2015	<b>Net Savings</b>
Project Totals	\$89,436,906.00	\$97,472,298.00	<b>\$8,025,392.00</b>
Total Costs to Town	\$63,455,312.00	\$69,127,807.00	<b>\$5,672,495.00</b>

Al Jacunski reported that the total square footage for both buildings is currently 159,465 square feet and that the State of Connecticut's space standards are not a requirement for building square footage, but is used to determine the 65.9% reimbursement eligibility from the State. The estimated cost per square foot is \$413.00 for Flanders School and \$327.82 for Niantic Center School. Flanders square footage is higher than Niantic Center due to extensive site work required and demolition of the old building. First Selectman Mark Nickerson asked if there is a possibility of reducing the project costs by \$10,000,000 which could be presented to the community for the referendum. It was noted that square footage reductions from June to September has already reduced the project totals by \$8,025,293.00. The only additional areas where a possible reduction could be made is in the purchase of furniture and technology. A reduction in contingency costs is not recommended because individual line items would be increased

without contingency fees. Al Jacunski reported that his projected buildings costs are on the high side and he has always been able to return the contingency fees back to the town. It was recommended that a value engineering exercise be completed with a construction manager to make sure the budget costs and site plans are in line with what is currently being built within the State of Connecticut. This information, along with an operational budget, would be beneficial to present at the community forums.

The following items were discussed:

- A 4% increase in construction costs is expected if delayed a year.
- The student enrollment will be declining every year which will adversely affect the State reimbursement amount.
- The before and after school care programs will be held in existing rooms that are not being used during their time of operation.
- The payback period for using geothermal heating and air conditioning is approximately seven years. Electricity bills will be higher, but no fossil fuels will be used other than propane for the kitchen area. Areas within each school will be zoned with individual heat pumps.
- The windows will not be sealed and can be opened when necessary to adjust the temperature.
- \$21.00 per square foot for hazardous material abatement is based on historical data of passed projects.
- Traffic flow concerns at Niantic Center School were discussed. After reviewing the landscape rendering for Niantic Center School, Dr. Miko expressed safety and efficiency concerns regarding the proposed East Pattagansett Road traffic entrance and exit. It was noted that Niantic Center School functioned with a much larger capacity of students in the past. The State of Connecticut will not permit entrances and exits close to street lights on state roads. There is a possibility of installing a light near the staff parking lot entrance if needed on East Pattagansett which is a town Road. There is a separate bus and parent drop off and a separate mechanical access road next to the cemetery.
- Flanders School will also have a separate bus and parent drop off and will have an additional 100 parking spaces than what is currently available.
- The same construction materials will be used at both schools ensuring a similar look. A “wave” design on the buildings will create an ocean theme which is consistent with the town.

### Next Steps

- Al Jacunski will present the conceptual budget costs estimates and site plans to the Board of Education during the October 26, 2017 BOE meeting.
- Dates for the community forums need to be scheduled and publicized.
- The next Elementary Schools Design Committee meeting will be schedule for sometime in November.

Respectfully Submitted,

*Dr. Timothy Hagen*  
Timothy Hagen, Ph.D.  
Steering Committee Chair

*Mr. Jeffrey Newton*  
Mr. Jeffrey R. Newton  
Superintendent of Schools