

# Stratford High School Building Renovations Subcommittee

## Meeting Minutes

November 16, 2015

### 1. CALL TO ORDER

The regular meeting of the Stratford High School Building Renovations Subcommittee was called to order at 5:31 pm, on November 16, 2015, in Stratford Town Hall Room 213, by Alan Llewelyn, Chairman.

#### ❖ PRESIDING

Alan Llewelyn, Building Subcommittee (BSC) Chairman/BNC

#### ❖ BUILDING SUBCOMMITTEE MEMBERS PRESENT

SHS Principal Jack Dellapiano, Mr. Alan Llewelyn Chairman/BNC, Mr. Len Petrucelli BOE/BNC, Town Councilwoman Ms. Stephanie Philips BNC, Town Councilman Mr. Ken Poisson, Town Councilman Mr. Jason Santi BNC, Mr. Dan Senft BNC, Mr. Clarence Zachery BOE COO

#### ❖ BUILDING SUBCOMMITTEE MEMBERS ABSENT

Mr. Bob Chaloux BOE, Mr. Eric Lazaro

#### ❖ OTHERS IN ATTENDANCE

Superintendent Janet Robinson, Town Engineer John Casey, Turner Project Executive Ty Tregellas, Turner Estimator Susan Scholler, Antinozzi Vice President George Perham, Antinozzi Project Manager Bill Mead, Antinozzi Senior Project Architect Lisa Yates, CREC Assistant Project Manager Elizabeth Craun, CREC Project Manager Richard Snedeker, CREC Project Controls Manager Brian Greenleaf

#### ❖ OPENING REMARKS

Alan Llewelyn opened the meeting by thanking everyone for their hard work.

### 2. APPROVAL OF AGENDA

**Alan Llewelyn:** Requested a motion to approve the agenda

**Len Petrucelli:** Motioned to approve the agenda

**Clarence Zachery:** Seconded, all were in favor

**3. APPROVAL OF OCTOBER 19, 2015 REGULAR MEETING MINUTES**

**Alan Llewelyn:** Requested a motion to approve the meeting minutes.

**Rich Snedeker:** Informed the BSC that the meeting minutes weren't completed in time for this meeting.

**Alan Llewelyn:** Tabled the approval of the October 19, 2015 Regular meeting minutes.

**4. DECEMBER MEETING SCHEDULE-ADJUSTMENTS FOR HAZ-MAT CONSULTANT (CREC)**

- **Change December Meeting to 2nd Monday (December 14th 5:30pm-6:30pm), This Will Hopefully Allow the Haz-Mat Consultant Decision to Move to the BNC and Town Council the Same Night (and Avoids Holiday Week Madness).**
- **Request the BNC to Hold a Special Meeting on December 14th 6:30pm-6:45pm to vote on Haz-Mat Consultant Recommendation from BSC to Town Council**
- **Agenda Item for Town Council December 14th-Haz-Mat Consultant Recommendation from the BNC to the Town Council**

**Alan Llewelyn:** To me this is a good clean breaking point in the project for the current Council, it brings Schematic Design to an end and starts Design Development. Alan requests a motion to move the December meeting date/time change.

**Jason Santi:** Motioned to approve the change

**Dan Senft:** Seconded, all were in favor

**Richard Snedeker:** Informs the BSC that we now need a motion to request the BNC to hold a special meeting to coincide with ours on December 14th.

**Alan Llewelyn:** Believes the motion that was just passed was all-inclusive of all the sub-items of this Agenda item No. 4.

**Richard Snedeker:** Confirmed with the BSC that they were in agreement of Alan's understanding, that it included all sub-items of No. 4. BSC agreed.

Note: The date of the December BSC meeting was subsequently changed to December 7<sup>th</sup> the day after this 11/16 meeting. The reason for this change was that the BNC scheduled a Special meeting on 12/7, and the Town Council was also scheduling a Special meeting on 12/7, to address SHS business that needed to be completed before the end of the year.

5. **JANUARY 2016 MEETING SCHEDULE-ADJUSTMENT FOR MARTIN LUTHER KING JR. HOLIDAY (CREC)**

- In 2015 it was Moved to the Thursday Before (which would be Jan. 14, 2016)

**Alan Llewelyn:** Items 5 and 6 follow the same reasoning as item No. 4. But the one caveat is that if the new Council changes the BNC schedule then the BSC will follow the schedule set by the Council, regardless of this decision today. The BSC meetings on the same night as, but before the BNC is working great and we'll keep that pattern going. Alan requests a motion to move the January meeting date/time change with the caveat that we will ultimately follow the schedule of the BNC regular meetings.

**Jason Santi:** Motioned to approve the change

**Dan Senft:** Seconded, all were in favor

6. **FEBRUARY 2016 MEETING SCHEDULE-ADJUSTMENT FOR PRESIDENTS DAY HOLIDAY (CREC)**

- In 2015 it was Moved to the Thursday After (which would be Feb. 18, 2016)

**Alan Llewelyn:** Once more, we are attempting to adjust the February schedule the same way as last year. Alan requests a motion to move the February meeting date/time change as noted in the Agenda.

**Len Petrucelli:** Motioned to approve the change

**Clarence Zachery:** Seconded, all were in favor

**Richard Snedeker:** Rich will send out invite's so everyone will have these changes on their calendars.

## **7. INVOICES AND BILLS (CREC)**

- **AA Invoice No. 7 – Closes Out Schematic Design Phase Payments**
- **AA Contract Amendment No. 8 – Independent Cost Estimator (Skips Over No. 7)**
- **Turner Payment Application No. 1 November 9, 2015**

**Rich Snedeker:** Asked George Perham to describe AA Invoice No. 7.

**George Perham:** This closes out AA billing for Schematic Design services.

**Rich Snedeker:** Explained that we've already passed the date that was scheduled for the completion of Schematic Design. CREC has reviewed it and it's accurate based upon the contract. This is a large payment request of \$483K, and the invoice is attached to the Agenda for your consideration.

**Ken Poisson:** Motioned to approve AA Invoice No. 7.

**Clarence Zachery:** Seconded, all were in favor.

**Rich Snedeker:** Explains AA Amendment No. 8, it has to do with the independent estimator that this Committee approved AA to go ahead and hire in the September meeting. Originally the cost estimate for this was \$75K, but it has gone up to approximately \$100K. Rich requested someone from AA to address this.

- George Perham:** The original estimate was AA's best guess at the time based upon similar projects. Since that time this project has changed significantly. The actual cost for the estimating work is approximately \$85K, but per the AA contract there is a permitted mark-up of 15%, so the estimate is really approximately \$10K different than our previous best guess. There were two bids for this work and AA went with the lower of the two.
- Rich Snedeker:** Discussed some concerns that John Casey relayed to him earlier that day. John wanted this Committee to know that the contract for this estimator is two parts, one half is for Schematic Design estimate, the other half is for 100% Design Development estimate. If this Committee felt comfortable continuing through DD without the independent estimator reconciling the Turner estimate, then this Committee could request the contract with the independent estimator be terminated at this point which would save roughly ½ of the \$100K.
- Jason Santi:** Prefers to keep an independent estimator as a check of the Turner estimates.
- Len Petrucelli:** Asked for and received clarification that the Town is responsible for 40% of the \$100K.
- Stephanie Philips:** Requested additional clarification about the alternative approach to continuing with the independent estimator through DD.
- Rich Snedeker:** Explains the AA contract with the estimator included the delivery of two estimates, we have received the first of the two. The question before this Committee is "do you want to receive another independent estimate when the 100% DD documents are completed?"
- George Perham:** The project scope has changed, the size of the project has changed since we gave our original estimate.
- Dan Senft:** Requests clarification as to why it's now \$98K instead of \$75K

- Lisa Yates:** Confirmed they received two independent proposals for this work.
- George Perham:** Confirmed that in proportion to the size of this project, AA felt this was reasonable
- Stephanie Philips:** Expresses concern about scope-creep.
- Lisa Yates:** Explained that the package that was sent to the two bidders was larger and more comprehensive than what was available at the time that AA estimated \$75K.
- Stephanie Philips:** Is there a possibility that this independent estimator will possibly help the project save money somewhere down the road?
- Bill Mead:** Explained the process involved in independent estimating reconciliation, where comparisons are made of assumed unit quantities, lessons learned from other projects are shared, and in general it allows the estimating experts to come to a consensus on the actual estimated project costs.
- Stephanie Philips:** What has been the historical accuracy of this estimator from other projects?
- George Perham:** Offered to provide the firms BIO.
- Clarence Zachery:** Believes that regardless, it is a good idea to have checks and balances for Turner's estimating.
- George Perham:** As mentioned earlier, if this Committee felt that the benefit isn't worth the expense for the 100% DD estimate, then this Committee can decide to forego that estimate.
- Stephanie Philips:** Would like to see the independent estimating continue through DD, but the price tag is higher than what she would like it to be. Without having another set of eyes on this process it would conceivably be very easy to waste \$100K somewhere in the project.

- Alan Llewelyn:** Requested a motion to approve AA amendment No. 8.
- Stephanie Philips:** Motioned to continue with the independent Estimator through the DD phase of the project, and forward to the BNC.
- Jason Santi:** Seconded, all were in favor.
- Rich Snedeker:** Handed the signed original AA Amendment No. 8 to John Casey for processing at the BNC level (and beyond).
- Rich Snedeker:** The next issue we need to deal with is the first payment application from Turner Construction. This is arriving at this Committee prior to the Turner contract being signed by the Town, but Alan asked me to include it on the agenda for this meeting.
- Alan Llewelyn:** Explained the Turner contract is set up to begin June 1, 2015, and to begin receiving monthly installments as of that date. This application is for approximately 5 months.
- Jason Santi:** Asked the status of the Turner contract.
- Rich Snedeker:** Explained it is in the Town Attorney's hands.
- Jason Santi:** Motioned to approve the Turner payment application No. 1, subject to the approval of the Town Attorney, and to forward it to the BNC.
- Alan Llewelyn:** Requests a Second.
- Len Petrucelli:** Seconded, all were in favor.

## 8. COMMISSIONING (CREC)

- **Owner's Project Requirements Meeting Held 10/23/2015**
- **Additional Owner Information Required. This is a "Living" Document, Adjustments can be Made Later, and Can Be Revised. (Distribute Printed Forms with Highlighted Questionable Areas to Owner's Team Members).**
- **Commissioning Agent Contract – Three Copies (Signed by SES) Delivered to John Casey to Get Final Town Sign-Off.**

**Rich Snedeker:** Handed out hard-copies of the OPR questionnaires to the Owner's team members in attendance: C. Zachery (Mr. Zachery was handed an additional copy to relay to R. Ruggiero) and; J. Casey. Various areas were highlighted by the CxA which require additional input or confirmation by the Owner's team. This document is a "living" document that can continuously be changed, so team members should not be afraid of providing "wrong" answers (take your best guess).

**Richard Snedeker:** Rich updates the Renovations Subcommittee that there was an OPR's meeting 10/23, and the next item on the Agenda is the CxA contract. We have three copies of the signed contract, signed by the CxA. This went very efficiently because this is the same company from the Soto School. John Casey was handed the three original copies of the contracts signed by the CxA for processing to Town signature.

## 9. REVIEW OF CURRENT BUILDING PLANS AND BUDGET

- **Special Meeting 11/23 or 11/30???**

**Brian Greenleaf:** Explains the process the design team has been going through since we received the official Turner estimate (approx. \$116M w/o soft costs, \$140M w/soft costs), which was significantly higher than the amount approved by the Town Council. We worked hard through the reconciliation process, and through design decisions to reduce the total cost estimate without sacrificing program spaces and aesthetics to approximately \$130M total (see attached SD Estimate dated 11/16/2015). This translates to \$54M for the Town's share (as opposed to \$45M a few months ago). This is still within the \$65M appropriated by the Town for their

share, and we know we still will need to go back to the Council for authorization to proceed at the higher top-end amount. I discussed this with the State and they gave me reasonably good news that as long as the Town's share is covered we have an opportunity to amend the total project budget on the grant request by December 1<sup>st</sup>. We're very sensitive to fact that every dollar that we're over the original estimate that this Committee approved to move forward (approx. \$109M), 40 cents of that dollar is the Town's share. We've put together a list of potential value engineering options for this Committee to evaluate and vote on.

- Alan Llewelyn:** Asks what the likelihood of OSCG approving this change to the project grant request? My understanding is their rule-of-thumb is that a 10% increase is reasonable.
- Brian Greenleaf:** Confirms that Alan's understanding was the same as CREC's, and that's how we were discussing it in the design meetings. Brian wasn't able to speak with OSCG until just a few days ago, and they seemed more open to a larger number, which frankly surprised me. Admittedly we only have this as a verbal over the phone, but they seem willing to work with our higher number. Also, if we get this revised estimate to them before 12/1 then we preserve our SCG 049R for future unforeseen problems.
- Dan Senft:** Is disappointed that this has resulted in an additional \$9M cost to the Town.
- Brian Greenleaf:** Didn't intend to minimize that, we are the Town's agent and we are also concerned with that fact. That's why we've come today with some concrete options to bring the costs down, but that ultimately rests with this Committee's decisions.
- Stephanie Philips:** Stephanie suggests that since the news is reporting that State bonding might be reduced as a result of State budget shortfalls, then we should get our request in sooner than later if additional bonding is required. But we really need to do our due diligence with these value engineering decisions to show the new Council, who will inherit this project, that we've done what we could to protect the Town's interests.

**Ty Tregellas:** Ty explains how the original conceptual cost estimate was developed from basically one drawing using certain assumptions. But as the plans were developing, and as more information became available such as the Geo-Technical report, some of those original assumptions turned out to be incorrect (see attached Variance Report dated 11/16/2015). Ty noted that the Hazardous Materials estimate is still a total guess, but we raised it a little based upon the independent estimator's higher estimate. Also of note is the Geo-Technical report's recommendation that the West Side of King Street be excavated six feet and the excavated soils be replaced with structural fill.

**Stephanie Philips:** Requests a further explanation about the structural fill replacing the West parcel's current fill.

**Ty Tregellas:** Ty explains the various components that are in the current fill that are unsuitable/unstable. The new fill will be more compactable, and won't contain components that could decompose and leave voids beneath the building.

Ty goes on to explain that another noteworthy exception to the original conceptual estimate is now the renovation work is far more extensive, because many of the walls are changing locations, whereas before most were being reused in their existing locations. There is also about \$1M worth of exterior design elements at the Auditorium entry area that wasn't included in the original conceptual estimate.

The Media Center had a premium cost associated with it as well, when it became an elevated element by itself.

Mechanically and electrically, the cost per square foot is higher now due to the complexity of the systems and the extent of air-conditioning.

**Jason Santi:** Asked several questions about items being in the scope or not. Examples included: All new wiring including switch-gear?; All new plumbing?; Repointing existing exterior masonry?; etc.

- Ty Tregellas:** Ty answered affirmatively to Jason’s questions and added that some exterior walls will actually need to be replaced instead of repointed.
- Jason Santi:** Made some statements that his understanding so far was that this doesn’t result in increased cost to the Town.
- Brian Greenleaf:** Explained that the Town will need to spend more Town money to allow the project to be built to the level of this current estimate, but the bonding ordinance will not need to be increased.
- Dan Senft:** Takes exception to the fact that the Committee was told one thing as far as cost when Option 17 was selected, but now the Committee is being told that the Town needs to come up with an additional \$9M or to make the cuts that the design team is offering to keep within budget.
- Len Petrucelli:** Asked what assurances there are that the project costs won’t increase yet again?
- Stephanie Philips:** Reminded the design team that the bonding ordinance level of \$65M was not there for the design team to believe that they could design up to that level, it was done to make sure the Town had a cushion should something go horribly wrong.
- Ken Poisson:** Asked Brian to report how much of the \$65M original bonding ordinance was being allocated to being spent on the original project grant?
- Brian Greenleaf:** The \$65M number dates back to February estimate where several things were working against the Town and the reimbursement was only 50%. Over time the design team and special legislation significantly reduced that to around \$45M which we presented in the conceptual estimate in July/August.
- Dan Senft:** We’ve known since the beginning that we were building on the West side of King Street in every Option 1 through Option 17, but we’re only hearing now that we have to replace the fill with structural fill?

- Clarence Zachery:** Noted that the Geo-Technical drilling hadn't been completed until after the Option 17 was selected.
- Ty Tregellas:** It's common to have to remove and replace one to two feet, but six feet is an unforeseen circumstance.
- Jason Santi:** Regarding your potential savings list, how do you think you can save \$2M on HVAC?
- Ty Tregellas:** Ty first explained that at this point in the process the estimates for things like HVAC are not developed using completed construction drawings, those estimates are developed using written narratives. In discussing the narrative with the mechanical engineer he felt that his narrative may have been a little conservative, and he may have some room in there to bring savings to the project.
- Jason Santi:** This doesn't mean that your reusing old equipment does it?
- Ty Tregellas:** No, it just means that we'll reexamine the narrative, and as the project plans develop we'll continue to refine things in the most efficient way possible construction-wise. Regarding the HVAC, this isn't even a decision that you need to make today, we'll be doing this regardless.
- Ty proceeds through the list item by item, with discussion and voting by the Committee members (see attached Potential Changes to Reduce Project Costs dated 11/16/2015, and the associated notations reflecting Committee voting).
- Stephanie Philips:** Motioned to increase the SHS project budget to \$126M, with the Value Engineering decisions that were made during this meeting and as recorded by Mr. Snedeker (Value Engineering decisions attached at the end of these minutes), and to forward it to the BNC.
- Alan Llewelyn:** Requests a Second.
- Jason Santi:** Seconded, all were in favor.

**Alan Llewelyn:** Any Opposed? (no one opposed)

**10. NEXT STEPS: DESIGN DECISIONS, DESIGN SCHEDULE, & SUB-COMMITTEE DELIVERABLES**

- **Inventory List of Existing Historical/Valuable/Sentimental Items Update**
- **Planning Commission 8-24 Review (Meeting 11/12, Continued to 12/15)**

This item was Tabled due to a lack of time.

**11. ENERGY AND ENVIRONMENTAL PROTECTION**

- **STV FEMA Re-mapping Update (Antinozzi and/or STV)**
- **Stantec/Antinozzi SCG-053 (formerly ED-053) Form Completion For Site**

This item was Tabled due to a lack of time.

**12. HAZARDOUS MATERIALS CONSULTANT SELECTION**

- **Haz-Mat RFQ/P Solicitation Dates: 10/29, 10/30, 10/31**
- **Proposals Due: 11/18 at 2:00 pm (CREC will do Initial Weeding-Out)**
- **Sub-Sub-Committee Review Period: 11/23 - 12/2 (Scores Due 12/2)**
- **Haz-Mat Consultant's Interview Date 12/9 (They will be Scheduled 12/7)**
- **Final Scoring Date: 12/11**
- **BSC, BNC, Vote: 12/14**
- **Town Council Recommendation: 12/14**

This item was Tabled due to a lack of time.

**13. TECHNOLOGY CONSULTANT (CREC REQUESTS THE BOE TO ARRANGE A MEETING W/ ED MALLOY)**

- **Researching Stratford's Needs Based on Victoria Soto Experience**
- **Infrastructure and equipment**
- **Document Compilation/Organization**
- **Technology PCT with Multiple Equipment Delivery Dates**
- **Bidding and Follow-up**
- **Training**

This item was Tabled due to a lack of time.

**14. MEETING WITH FIRE MARSHAL AND BUILDING OFFICIAL (ANTINOZZI)**

This item was Tabled due to a lack of time.

**15. TOUR OF DERBY AND CHOATE RECAP**

This item was Tabled due to a lack of time.

**16. ADJOURNMENT (APPROXIMATELY 7:00 PM)**

**Alan Llewelyn:** Requests a motion to adjourn

**Len Petrucelli:** Motioned to adjourn

**Dan Senft:** Seconded, all were in favor

**Adjournment:** The meeting was adjourned at 7:04 pm by Renovations Subcommittee Chairman, Alan Llewelyn.

**Minutes submitted by:**  
Richard Snedeker  
Project Manager  
CREC Construction Services

Attachments:

- SD Estimate 11/16/2015
- Variance Report 11/16/2015
- Potential Changes to Reduce Project Costs 11/16/2015 (w/Committee results notated)

# Stratford High School

SD Estimate

**Turner**

11/16/2015

		<b>Partial New / Partial Renovation</b>
	<b>School GSF</b>	<b>245,185</b>
Grant Path		Special Legislation
Design Scheme - State Code		Renovation / Alteration
Enrollment per grant application		1115
Allowable Square Footage (180.5/student + 1% for High Perf)		235,000
Gross Square Footage as Designed less 3%		233,250
Space Standard		100%
Scheme Selection and Town Approvals		4/30/2015
Projected Grant Approval Process Start		2/19/2015
Projected Grant Approval Process Finish		7/1/2015
Projected Design Start		5/1/2015
Projected Design Finish		6/29/2016
OSF Approval and Bidding Start		6/30/2016
OSF Approval and Bidding Finish		11/27/2016
Projected Construction Start Date		12/7/2016
Projected Completion Date		10/8/2019
Schedule Impact		
Projected Construction Cost (Including Escalation)		\$109,465,000
Estimated Soft Costs (per Master Budget June 2015)		4.0%
		\$21,160,000
<b>Total Project Cost</b>		<b>\$130,625,000</b>
Ineligible Costs due to loss of Renovation Status		
Other Ineligible Costs	-3%	(\$3,918,750)
<b>Total Eligible Project Cost</b>		<b>\$126,706,250</b>
Total Cost per eligible sf		\$555.85
Project Cost per GSF		\$532.76
Construction Cost per GSF		\$446.46
Baseline Reimbursement Rate		60.36%
Adjust Reimbursement based on eligible square footage		60.36%
<b>Costs Reimbursed by Grant</b>		<b>\$76,480,000</b>
<b>Cost Incurred to Date which may not be Reimbursable</b>		<b>\$0</b>
<b>Net Cost to Town</b>		<b>\$54,145,000</b>

**Stratford High School Renovations & Additions**  
**Stratford, CT**  
**Schematic Design Estimate**

**Turner**  
 11/16/2015

**Variance Report**

<b>Conceptual Estimate - Scheme 17 Project Cost</b>	
Project Cost	\$108,976,000
Less Soft Costs	\$21,795,000
Construction Cost	<u>\$87,181,000</u>
<b>Schematic Estimate dated 10/16/15</b>	
Project Cost	\$130,625,000
Less Soft Costs	\$21,160,000
Construction Cost	<u>\$109,465,000</u>
<b>Delta</b>	<b>\$22,284,000</b>

**Demolition Work**

Additional demolition work - 1925 Original High School	\$164,000
Remediation & Abatement Allowance added	\$2,500,000

**Sitework**

Overexcavation and Imported Fill per Geotechnical Report	\$1,560,000
Site Storm Retention System; Relocation of wetlands 60" RCP storm line	with above
Premium for 2 sites	with above
Percentage of hardscape to landscape	with above

**Renovation Work**

Interior renovation work more intense than anticipated	\$903,000
Increase in Interior Construction (Majority of interior partitions are new)	with above
Exterior wall repair work	\$1,035,000
Plumbing Work - All new piping in lieu of re-using mains; fixture count	\$428,000

**East Entry to East Building**

Added Peristyle Columns and Canopy	\$1,000,000
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**Media Center / Reading Room**

Premium Free-Standing Structure	\$630,000
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**Exterior Wall**

Increase in height of West Building & square footage of exterior wall (9,100 sf)	\$616,000
Increase in square footage of exterior wall for East Addition	\$1,143,000

**Auditorium**

Increase in square footage	\$978,000
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**East Addition**

Increase in Interior Construction	\$650,000
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**West Building**

Increase in Interior Construction	\$950,000
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**Mechanical**

Premium for VRF System	\$5,220,000
100% Air Conditioning	with above

**Electrical**

Premium 2 buildings	\$4,473,000
Premium for Tele/Data System	with above
Premium for Video Distribution System	with above
Premium for 2 Security Systems and 120 IP surveillance cameras	with above

\$22,250,000

Potential Changes to Reduce Project Cost

<b>Schematic Estimate dated 10/16/15</b>	
Original Schematic Estimate - Construction Costs	\$114,058,000
Cost / Scope Reconciliation	(\$4,593,000)
Adjusted Schematic Estimate- Construction Costs	\$109,465,000

Value Engineering:

		Accepted	Rejected
1	Target Savings in HVAC	✓	
2	Reduce size of Gymnasium seat from 1200 to 1000		✓
3	Reduce size of Gymnasium to seat approximately 1000 to 800		✓
4	Move Media Center to 2nd Floor of Renovated Area	✓	
5	Reduce seating capacity of Auditorium from 607 to 550	✓	
6	Delete Lecture Hall and Ticket Booth; Reduce Platform		✓
7	Reduce Scope of East Entry Canopy and Columns (___% of total)	✓	
8	Delete premium for pavers at East Entry Stairs	✓	
9	Delete Bump Up at Lecture Hall		✓
10	Delete Clerestory at Auditorium Lobby		✓
11	Eliminate Roof Screens (___% of total)	✓	
12	Reduce security scope by 10% (less cameras)		✓
13	Delete Video Distribution System		✓
14	Eliminate ALPHA classrooms; Reduce gross square footage of East Addition by 4,000 sf		✓
15	Re-use existing 60 security cameras and head end equipment		✓
16	Separate contract for security work; construction cost includes empty raceway only - savings on mark-up	✓	
17	Change brick façade to metal panel		✓

TABLED

\* - not additive

<b>Total Adjusted Schematic Estimate</b>	<b>\$109,465,000</b>
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Add Alternates

Turf Field	\$474,000	✓
Fire pump	\$268,000	
School Guard Glass at Entrances and First Floor Galss upto 6'-0	\$78,000 ✓	

ADD ALT.  
 ALT<sub>1</sub>

Solar Panels ALT<sub>1</sub> OR BASE BID

# AGENDA

## STRATFORD HIGH SCHOOL BUILDING RENOVATIONS SUB- COMMITTEE MEETING November 16, 2015

(All Items are Subject to Tabling at the Discretion of the Committee Chair Due to 7:00 pm end time)

4. Call to Order (5:30 pm)
5. Approval of Agenda
6. ~~Approval of October 19, 2015 Regular Meeting Minutes~~
7. December Meeting Schedule-Adjustments for Haz-Mat Consultant (CREC)
  - Change December Meeting to 2<sup>nd</sup> Monday (December 14<sup>th</sup> 5:30pm-6:30pm), This Will Hopefully Allow the Haz-Mat Consultant Decision to Move to the BNC and Town Council the Same Night (and Avoids Holiday Week Madness).
  - Request the BNC to Hold a Special Meeting on December 14<sup>th</sup> 6:30pm-6:45pm to vote on Haz-Mat Consultant Recommendation from BSC to Town Council
  - Agenda Item for Town Council December 14<sup>th</sup>-Haz-Mat Consultant Recommendation from the BNC to the Town Council
8. January 2016 Meeting Schedule-Adjustment for Martin Luther King Jr. Holiday (CREC)
  - In 2015 it was Moved to the Thursday Before (which would be Jan. 14, 2016).
9. February 2016 Meeting Schedule-Adjustment for Presidents Day Holiday (CREC)
  - In 2015 it was Moved to the Thursday After (which would be Feb. 18, 2016).
10. Invoices and Bills (CREC)
  - AA Invoice No. 7 – Closes Out Schematic Design Phase Payments.
  - AA Contract Amendment No. 8 – Independent Cost Estimator (Skips Over No. 7)
  - Turner Payment Application No. 1 November 9, 2015
11. Commissioning (CREC)
  - Owner's Project Requirements Meeting Held 10/23/2015

- Additional Owner Information Required. This is a “Living” Document, Adjustments can be Made Later, and Can Be Revised. (Distribute Printed Forms with **Highlighted** Questionable Areas to Owner’s Team Members).
  - Commissioning Agent Contract – Three Copies (Signed by SES) Delivered to John Casey to Get Final Town Sign-Off.
12. Review of Current Building Plans and Budget
- Special Meeting 11/23 or 11/30???
13. Next Steps: Design Decisions, Design Schedule, & Sub-Committee Deliverables
- Inventory List of Existing Historical/Valuable/Sentimental Items Update
  - Planning Commission 8-24 Review (Meeting 11/12, Continued to 12/15)
14. Energy and Environmental Protection
- STV FEMA Re-mapping Update (Antinozzi and/or STV)
  - Stantec/Antinozzi SCG-053 (formerly ED-053) Form Completion For Site
15. Hazardous Materials Consultant Selection
- Haz-Mat RFQ/P Solicitation Dates: 10/29, 10/30, 10/31
  - Proposals Due: 11/18 at 2:00 pm (CREC will do initial Weeding-Out)
  - Sub-Sub-Committee Review Period: 11/23 – 12/2 (Scores Due 12/2)
  - Haz-Mat Consultant’s Interview Date 12/9 (They will be Scheduled 12/7)
  - Final Scoring Date: 12/11
  - BSC, BNC, Vote: 12/14
  - Town Council Recommendation: 12/14
16. Technology Consultant (CREC Requests the BOE to Arrange a Meeting w/ Ed Malloy)
- Researching Stratford’s Needs Based on Victoria Soto Experience
  - Infrastructure and equipment
  - Document Compilation/Organization
  - Technology PCT with Multiple Equipment Delivery Dates
  - Bidding and Follow-up
  - Training
17. Meeting With Fire Marshal and Building Official (Antinozzi)
18. Tour of Derby and Choate Recap
19. Adjournment (Approximately 7:00 pm)



Attachments: AA Invoice No. 7  
AA Contract Amendment No. 8  
Turner Payment Application No. 1