

**Regional School District 12**  
**Board of Education**  
**Facility Committee Meeting**

Date: Thursday, August 27, 2015

Place: Central Offices, Washington Depot, CT

**Committee Members Present:** Gregory Cava, Chairman, Rebecca Devine

**Staff Members Present:** Patricia Cosentino, Ed.D., Superintendent, Robert Giesen, Director of Finance and Operations, Donald O'Leary, Director of Facilities, Kim Gallo, SVS Principal.

**Consultants Present:** Mr. Charles Boos, Kaestle Boos

The Chairman called the meeting to order at 4:35 PM. Lacking a quorum, the approval of the minutes of the meetings of June 15 and July 13, 2015 was passed.

The Chairman recognized Mr. Charles Boos who made a presentation on the revised Conceptual Design Cost Estimate for the Shepaug Valley School Regional Agriscience STEM Academy and Science Lab renovation. Attached to these minutes is a comparison of the original \$45.8 Million estimate and the current \$39.5 Million estimate detailing which numbers changed. Mr. Boos summarized the reasons for the changes as follows:

**Site Work:** The cost of site work was reduced by \$2,681,020. At the time of the initial estimate, the estimating team was working on the assumption that the athletic fields shown on the plan, particularly those in the northwest corner of the site were being constructed from scratch. In actuality those are receiving significantly less work in order to maximize existing utility. This resulted in a reduction of the portion of the site disturbed (impacted) from 37.6 acres to 34.0 acres and hence the reduction in cost.

**Equine Facility:** After additional research by Mr. Boos, including site visits to vo-ag programs in Connecticut and Massachusetts and in particular the program in Norfolk, Connecticut which hosts a significantly larger equine program than anticipated for Shepaug, it was determined that our riding ring was oversized at 15,000 square feet (SF). The Norfolk facility in particular was only 10,000 SF. Ours was accordingly reduced to 12,000 SF, larger than the larger program thus providing significant room for expansion. This reduced costs by \$300,000 without a reduction in program.

**Construction Management Fees, Reimbursables, Insurance & Bonds.** The reductions in site work and the equine facility resulted in a concomitant reduction in these costs of \$252,286.00.

**Soft Costs.** The reductions in site work and the equine facility resulted in a concomitant reduction in soft costs of \$357,962.00. Soft costs are determined by a formula applied to the hard costs of construction. A reduction in the latter, results in a reduction in the former.

**Contingencies and Escalations.** Because of the reduced scope of construction reflected in the above cost reductions, the contingency and escalation factor could be safely reduced by \$2,723,404.00.

In response to Committee questions, Mr. Boos and Ms. Gallo assured the Committee that the cost reductions from further study and analysis of the needs of the project and existing site conditions were achieved without any reduction or diminution of the proposed program.

The Committee next turned to discussion of the data points and questions requested by the STEM Academy Steering Committee:

**Agri-Science STEM Academy Project.** Now that the Design and Cost Estimate has been completed, there remain the issues of Student Capacity, which is still under study, and the Reimbursement Estimate, which Mr. Boos indicated is in process and should be completed before he returns from vacation on September 10, and finally a Construction Timeline, also in process at Kaestle Boos.

**Science Lab Renovations.** The Design and Cost Estimate are complete and only the Reimbursement Estimate remains. This is under study by O&G, the estimators. The estimators consider approximately half of the extent of this project is the result of the addition of the Agri-Science STEM Academy in order to accommodate the increase in student population caused by the addition of the Agri-science STEM program and it expects some portion of the Science Lab Renovations to be eligible for the 80% state reimbursement. The cost for the science labs as part of the renovations reflected on the attached comparison reflects cost savings from the original estimate achieved by combining these two projects into a single construction project and thus achieving an economy of scale, e.g., avoiding the duplication of such things as mobilization costs.

**SVS Capital Plan.** The Committee discussed briefly the necessity of revisiting the Kaestle Boos Capital Plan, now approximately four years old as a number of the items in it have been implemented in intervening budgets, and a number of items have been rendered unnecessary as a result of the proposed Agri-Science and Science Lab combined project. For example, any windows, doors, apertures, etc in the renovated portions of the existing building will be replaced as part of the combined project. In addition, some Capital Plan items will no longer be needed due to program changes, and for other intervening reasons and circumstances. Revisiting the Capital Plan will occur at a future time to be determined by the Committee.

Mr. Cava discussed the need for critical path analysis for getting to referendum owing to the complexity of the process and the need to marshal the critical information necessary for public consideration of the projects.

**SENSE OF THE COMMITTEE.** Ms. Devine moved to recommend that the Facilities Committee endorse and recommend to the Board of Education the adoption of the proposed conceptual design and cost estimate attached to the minutes of this meeting. Second by Mr. Cava. There being no quorum, the Committee could not take a formal vote, but unanimously agreed that it was the sense of the meeting that this recommendation should be made.

There being no further business to come before the Committee, the meeting was adjourned at 5:30 PM.