

MANCHESTER BOARD OF EDUCATION

**Special Meeting
December 20, 2021
Lincoln/Virtual**

PRESENT: Eisenthal, Kohls, Meggers, Orsene, Pattacini, Patterson, Stefanovicz

ALSO PRESENT: Superintendent of Schools Geary, Deputy Superintendent Curriculum & Special Services Radikas, Director of Finance & Management Clancy, Director of Human Resources Sone-Moyano

ABSENT: Mix, Thames

1. Meeting Called to Order

Chairperson Pattacini called the special meeting to order at 6:03 p.m.

2. Approval of Plans and Specifications for Additions and Renovations to Bowers Elementary School

Mr. Geary stated we are on the cusp of sending the educational specifications for Bowers to the State Department for approval and we need to sign off on them to do so. Architect, Randall Luther, is here this evening to answer any questions the Board may have.

Mr. Luther gave a brief presentation to bring new members of the Board up to date on the project. He reviewed the proposed Bowers site plan, floor plans, and other construction documents. He explained that the completed construction documents include some 254 drawings of 30x40" each as well as about 1500 pages of specifications. The drawings explain how much of something is needed and where it goes, while the specifications say what comprises the materials and how does it get assembled. Mr. Luther reminded the Board that this is a net zero building.

Currently, we are about \$120,000 under budget estimates. We are concerned about the impact of COVID on prices. There is a \$1.4million contingency fund. Mr. Luther feels we are in good shape and noted that the project totals about \$32.8 million and has about \$30million in construction costs eligible for reimbursement. Some costs are not reimbursable.

Mr. Pattacini asked to talk about the process for new members. He noted that the Board defines what they want and works with the Superintendent to achieve the goal. The Building Committee for the Town also approves. Basically tonight we need to say yes, we still want this project. We are still early in the process.

Mr. Luther noted this is a busy month for the project. TSKP Partners prepared a set of construction documents for O & G to give their estimate, along with one to local officials to sign off, such as the fire department, health department, etc. The Town hired a code consultant to also review the plans. A commissioning agent reviews the electricals to be sure all mechanicals will work. All comments are considered and rolled into the plans. The Building Committee gave their approval to this set of plans about two weeks ago. Tomorrow the state will review the plans. In the past this was very in-depth, but now it is more a "page turner". They may ask questions about items that were issues in other projects. The State will make comments/suggestions and we will revise the documents. They will review them again and issue a letter of approval to go to bid. We cannot big the project without this letter. The Construction Manager has already divided the work by trades and will bid all projects separately. We hope to break ground by the end of June 2022.

Ms. Stefanovicz wondered if any changes will require a change request. Mr. Luther stated that before bids come in, no, but after the bid any changes do require a form. Ms. Stefanovicz asked if there was a process for stakeholders to "sign off" on things they want to see (such as Food Services, teachers, administration, etc). Mr. Geary chimed in that we should be careful about asking stakeholders to sign off, though we do want to get their input. This is a net zero project, and to that end, there may be things that need to happen, or not happen, due to that. Those are not negotiable. We have gotten feedback on other projects and do take those things into consideration.

Ms. Patterson wondered what types of things the state might not reimburse. Mr. Luther stated there are many items and we may not know what they all are right now. One example of uncovered costs is anything off site, such as a utility crossing the sidewalk to the road. The costs have to be separated so the unreimbursable costs are known. Another cost is the roof warranty. The state only covers a 20 year warranty while Manchester wants a 30 year warranty. So the difference in those costs needs to

be determined. The contingency will cover many of these items as they are currently unknown.

Mr. Meggers was confused about the budget and contingency amount. Mr. Luther clarified that the project is currently about \$120,000 under budget. That amount is simply added to the contingency fund, for future unexpected expenses. Mr. Meggers asked about previous building projects and Mr. Geary noted that the last three projects came in about \$5million under budget overall. Mr. Geary also reminded us that we have last year's rollover account available as well, so we are in good shape.

Mr. Eisenthal wondered when we go to bid for the project. Mr. Luther reviewed the goal is to go to bid in January for ground breaking in June.

Secretary Patterson moved for the Board of Education to approve the plans and specifications for Additions and Renovations to the Bowers Elementary School dated December 10, 2021 prepared by TSKP Studio, and the associated cost estimate dated December 13, 2021 prepared by O&G Industries, for submission to the Department of Administrative Services, Office of School Construction Grants for review of final plans for construction authorization. Mr. Meggers seconded the motion.

7/0 - Voted in favor.

Mr. Pattacini thanked everyone for their work and he looks forward to another successful school renovation.

3. ADJOURNMENT

Mr. Pattacini called for a motion to adjourn.

Secretary Patterson moved and Ms. Stefanovicz seconded the motion to adjourn the meeting.

7/0 - Voted in favor.

Adjournment 6:42 p.m.

Respectfully submitted,

Tracy Patterson
Board Secretary