

Northeast Middle School Building Project Committee
Regular Meeting
Tuesday, April 19, 2022

Present: Orlando Calfe, Eric Carlson, John Freimuth, Jolene Lusitani, Kelly Roberts, Daniel Sonstrom, and Frank Stawski

Also Present: Angela Cahill, Timothy Callahan, Chris Gamber, and David Patrick

The meeting was called to order at 6:04 p.m. by Chair Sonstrom

APPROVAL OF MINUTES

On a motion by Frank Stawski and seconded by Eric Carlson, it was unanimously voted to approve the meeting minutes from the March 15, 2022 meeting.

PUBLIC COMMENT

There was none at this time.

PROJECT MANAGER'S UPDATE

Timothy Callahan Presented:

Administration met with the state to discuss the project. The state strongly suggested the “new school” approach. They embraced the project and was positive with their reaction to the information that was shared with them – the approach to the project, plans, and demographics.

The estimating process has shown that this project is currently over budget. The estimators figured the project three ways:

1. Renovation and expansion: Renovate and expand to accommodate 748 students – Conceptual Estimate \$94,117,161
2. Build New: Build a new building to accommodate 748 students – Conceptual Estimate \$89,068,092
3. New School – Build to Budget – Build a new building to accommodate 600 students – Conceptual Estimate \$75,219,408

Choosing Option 3 would not align with “Reimagining Bristol Public Schools.” It would create continued disparity in the schools. In addition, building a 600 student school does not work because it creates a situation with uneven teams, and it would not correct the issue of feeding into the same high school.

The increase in costs are due to significant lead times and escalation. When this was first looked at, there was a 3% escalation added; this has well over doubled. David Patrick stated that in the last 18 months, the escalation on steel is over 100%

ARCHITECT'S UPDATE

Angela Cahill Presented:

Angela shared the site plans that showed both the new school and the renovation options.

Renovation would need to be in phases and will take up to three years. The student's will remain in the school while construction is going on. The state was not in favor of this option. After the reimagining plan was shared with them, they did not embrace this as an option.

The site plan shared for the new school was embraced by the state. It allows the students to remain in the current building while the new building is being built. This will take less than two years so it does save money on the third year of escalation. This option was the preferred option by the state upon initial review.

The design team is looking for guidance as to what option they will design. If the building was designed to budget, classrooms for approximately 150 students would not be in the plan.

REVIEW OPTIONS

David Patrick Presented

1. Renovation Status: This project will not qualify as renovation status (42% renovation) and will be reimbursed at approximately 54%.

- It is approximately 137,000 sf. with a student enrollment of 748.
- This meets the goals for the Reimagining Plan.
- This is currently over the original estimate.

2. New Construction: This project will qualify as new construction and will be reimbursed at approximately 54%.

- It is approximately 130,000 sf. with a student enrollment of 748.
- This meets the goals for the Reimagining Plan.
- This is currently over the original estimate.

3. New Construction: This project will qualify as new construction and will be reimbursed at approximately 54%.

- It is approximately 102,500 sf. with a student enrollment of 600.
- This doesn't meet the goals for the Reimagining Plan.
- This is currently on budget.

Conceptual estimates are on file in the Facilities Office at the Board of Education central office.

A motion made by Frank Stawski and seconded by Eric Carlson was made to pursue a 135,000 sf building in the amount of \$89,068,962 and to present this option to the Board of Finance.

A motion by Frank Stawski and seconded by Eric Carlson to rescind the motion on the table.

A motion made by Frank Stawski and seconded by Eric Carlson to move forward with local approvals for the SCG-049 submission for new construction for the total gross square footage of 130,000 sf and conceptual estimate of \$89,068,962 passed.

Roll Call:

Orlando Calfe: Abstained

Dan Sonstrom: Yes

Eric Carlson: Yes

Frank Stawski: Yes

John Freimuth: Yes

John Smith: Yes

Kelly Roberts: Yes

The current NEMS does not work and it needs to be replaced. The building could be renovated but there are still parts that are not accessible and the grounds are not appropriate. The BoF would see that as a reason to support replacing it.

OLD BUSINESS

There was none at this time

NEW BUSINESS

There was none at this time

ADJOURNMENT

A motion by Frank Stawski and seconded by Orlando Calfe, the meeting was adjourned at 7:23 p.m.

Respectfully Submitted,

Tara Landon