

**Special Meeting Minutes
CAPITAL PROJECT BUILDING COMMITTEE
Municipal Center – Room 202**

Committee: Capital Project Building Committee

Date: June 1, 2022

Time: 6:00 pm

Attendees: Mark Belanger, Danny Carrier, Steve Martino, Gil Nadeau, Richard Negro, Ken Restelli

Absent: Tom Arcari, Tom Lozaw, Jim Tufts

Also Present: Director of Business and Operations: Sam Adlerstein, CSG: Mark Garilli, Chris Cykley, Town Council: Jacob Rocco

Chairman Belanger called the meeting to order at 6:00 pm.

While the Committee was waiting for CSG to arrive, they approved the invoices for the drains at the Frank T. Wheeler School.

STEVE MARTINO MADE A MOTION TO APPROVE INVOICE #18-207-CR-1 DATED APRIL 26, 2022 TO THE IMPERIAL COMPANY, INC. IN THE SUM OF \$4,986.00. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE INVOICE #18-207-SC-1 DATED FEBRUARY 23, 2021 TO THE IMPERIAL COMPANY, INC. IN THE SUM OF \$708.48. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Chairman Belanger then turned the meeting over to CSG for discussion regarding the cost estimate for the Middle School ‘Renovate as New’ Project and determine if the Committee should move forward and recommend to the Town Council to set the date and amount for the referendum.

Mark Garilli reviewed the process and timeline for Pre-Referendum. The project has established a comprehensive cost estimate that falls within the new municipal project cost range set by the Capital Projects Building Committee and includes the highest possible reimbursement rates afforded by the State for submission of renovate as new status and public outreach efforts. CSG is now in the process of presenting conceptual design and a budget presentation to the Plainville Town Council and the Plainville Board of Education.

He then reviewed the total building area of the school with the Committee indicating that it is a total of 113,020 square feet. The State has determined that a building to hold 554 students should have a total square footage of 93,072 square feet. CSG and school administration requested a space waiver for the additional space and it was denied. The waiver would have given the district about 8000 feet of space that was wanted for programs to maintain and expand at the Middle School. Without the space waiver the reimbursement rate is calculated at approximately 60.47%

instead of 65.71% from the State. During a conversation with the State regarding the space waiver, they recommended that the District pursue a waiver through our legislators, as that has been successful for some other districts. Of course, the legislative session is closed for this year, so if the District decided to move forward, that would need to take place next year. Discussion continued.

MSP - Budget Summary for the 'Renovate as New' project

CSG believes the following estimate reflects the current market values, considering the unique economic circumstances created by Covid 19, national supply chain issues and resulting material cost escalations.

The total estimate is comprised of:

- 1) Hard construction costs; general conditions, labor and materials, required fees and insurance, and contingencies for design and escalation.
- 2) Owner's soft costs, including consultants, inspections/testing, permits and fees, and furnishings and technology.

Construction Hard Cost:	\$49,347,493
Owner Soft Cost:	\$ 9,376,024
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Total Estimated Project Cost	\$58,723,517
State Reimbursement @ 65.71%	(\$38,587,223)
Reimbursement Adj. over space standard	\$ 3,088,857
Reimbursement Adj. – Ineligibles (2.5%)	\$ 1,174,470
Estimated Total Cost to Plainville	\$24,399,621

KEN RESTELLI MADE A MOTION THAT THE CAPITAL PROJECTS BUILDING COMMITTEE RECOMMENDS TO THE PLAINVILLE TOWN COUNCIL THAT THEY MOVE FORWARD SETTING THE DATE FOR THE REFERENDUM OF THE MIDDLE SCHOOL OF PLAINVILLE 'RENOVATE AS NEW' PROJECT. STEVE MARTINO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Adjournment:

STEVE MARTINO MADE A MOTION TO ADJOURN THE MEETING. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED. The meeting was adjourned at 6:30 pm.

Respectfully Submitted,



Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
WEDNESDAY, JUNE 1, 2022**

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