



School Building Projects Advisory Council Workshop Minutes

September 8, 2016

Legislative Office Building, 300 Capitol Ave., Room 2C

In attendance

Members Present

Commissioner Melody A. Currey, Chair
Susan Weisselberg
Lou Casolo
Glenn Gollenberg
Antonio Iadarola

Members Absent

John Woodmansee

Other Departmental Representatives

Deputy Commissioner Ellen Cohn, State Department of Education

Attendance - Staff

Director Konstantinos Diamantis, Office of School Construction Grants and Review
Michelle Dixon
Barbara Fabiani
Robert Celmer
Timothy O'Brien

Attendance – Consultant

Charles Warner, Warner Concepts, LLC

Workshop business

The workshop was called to order by Commissioner Currey at 1:06pm.

Agenda Item 1: Welcome & Opening Remarks

Commissioner Currey welcomed participants and members of the public to the workshop and introduced the purposes of the meeting.

Commissioner Currey welcomed the Council's newest member, Susan Weisselberg, representing the Office of Policy and Management.

Agenda Items 2 and 3: Introductions and Purpose and Goals of Work Session

Director Diamantis introduced staff and the Department's consultant and explained the purposes of the work session. He thanked members of the public for comments received on the draft Connecticut School Construction Standards and Guidelines and addressed a number of the matters raised, including:

- Design review and change orders

- Cost per square foot
- Size of classrooms and number of children per classroom
- The definition of “Renovate-As-New”
- Notwithstanding provisions
- Imperative of the timeliness of the beginning of construction

Agenda Items 4, 5 and 6: Connecticut School Construction Standards and Guidelines, Maximum Cost per Square Foot and Renovation Projects Discussion

Warner presented the consultant PowerPoint presentation and the draft Standards and Guidelines worksheets and explained the policy recommendations for the Standards and Guidelines, including the recommended maximum reimbursable cost per square foot. Warner presented recommends on renovation projects. Warner answered questions related to the presentation.

Discussion (Casolo, Diamantis, Weisselberg, Iadarola, Gollenberg) occurred on owners representatives, standard contracts, maximum costs per square foot, not having school projects built anticipating the same child in choice competition, recognition of differences between urban and suburban school construction, whether \$375 per square foot is on the low side, addressing total project costs, some districts already working to keep costs down, the new ninth grade facility in Danbury being about \$400 per square foot, breaking down system costs to arrive at a maximum cost per square foot and the effect of high performance standards of increasing MEP costs.

Commissioner Currey charged DAS and SBPAC to analyze the facts and arrive at a proposal maximum costs per square foot. Discussion (Casolo, Warner) occurred on the maximum cost per square foot standards in other states and that there should be an inflation cost escalation built into a maximum cost per square foot.

Public discussion

Members of the public asked questions and made comments. Answers and reaction occurred from the consultant and the Council.

Agenda Items 7 and 8: Next SBPAC meeting and Adjournment

Commissioner Currey announced the next SBPAC meeting, September 22, 2016 at 1pm and declared the workshop adjourned.