



School Building Projects Advisory Council

Meeting Minutes

October 24, 2017

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

In attendance

Members Present

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

Attendance - Staff

Director Konstantinos Diamantis, Office of School Construction Grants and Review (OSGR)

Meeting business

The meeting was called to order by Commissioner Currey at 10:05am.

Agenda Item 1: Welcome and Introductions

Commissioner Currey welcomed the Council members, members of the public and staff.

Agenda Item 2: Update, School Construction Program

Director Diamantis has been working with Connecticut School Construction Standards and Guidelines (Standards & Guidelines) developed along with the Complication of Space (COS) workbook indicating both are living documents. Office of School Construction Grants and Review (OSGR) is working with Local Education Agencies (LEAs) to identify needs vs wants. If state budget allows Diamantis would like to ask the Warner Concepts to provide continuing services. Diamantis reminded a grant commitment from OSGR is a promise, not a guarantee.

Agenda Item 3: CT School Construction Standards & Guidelines Overview

Discussion (Diamantis, Gollenberg, Iadarola, Casolo)

Per SF Cost. There is interest in updating the \$365 per square foot construction cost limit.

New COS is proving more challenging than past space standards. Difficult to compare current space standards and COS, but both are a starting point. COS is a good start and is a critical document. COS is being applied to two Hartford school projects. How can COS be applied to renovation projects?

Educational Specifications need to be detailed, developed early, include what the LEA wants to achieve, and provide guidance to design team. More guidance is desired in development of Ed Spec and the understanding of ineligible costs.

Standard DAS contracts. Could reduce administrative costs for LEAs. Utilize outside consultants to develop standard contract, districts would benefit from more guidance regarding standard contracts and methods of delivery.

Three types of building costs (“buckets”) are soft costs, hard costs and other costs.

Right-sizing buildings. Goal to achieve 88% to 95% building occupancy. 95% building occupancy is difficult to achieve. Utilize multi-use spaces and utilize all spaces well.

Cost of School Construction. When compared with other states, cost of school construction in CT is high. Interest in better understanding of soft costs, construction schedules, competition in bidding, cost controls, and cost estimating which can effect school building construction. Cost of security glazing and improved school building security impacts building cost. Construction Cost Database needs to be mined for information. Consider utilizing third-party cost estimators.

Costs can be reduced by district-wide planning and merging schools. Consider looking at projects holistically, land constraints, or taking a more tiered approach. But costs need to be controlled now.

Topics for future meetings

- Contracting
- Harvesting data
- Delivery methods
- COS, get feedback from Districts
- Costs including soft costs
- Tracking costs of bids and contract awards
- Utilizing schedule of values

Agenda Item 4: Public Comment

David Lenihan, Director of Government of Affairs, CT Association of School Business Officials (CASBO) would like to bring information back to CASBO membership and provide feedback in the future.

Adjournment

A **Motion** was made to adjourn.
Approved unanimously.
Commissioner Currey ruled the meeting adjourned.