

Building Committee Meeting  
Tuesday, February 12, 6:00PM  
Winslow High School Auditorium

## Agenda

### 1. Welcome - Peter Thiboutot

Peter explained that he invited the Building Committee members; School Board members; Town Council and Stakeholders to attend the meeting. He stressed the importance of having everyone there to hear the same information at the same time. While reviewing the agenda, he stressed the importance of working together as we move forward in order to find a solution that will meet the educational needs of our students.

### 2. Progress to date on project

- Developments/move forward
- Informational meeting
- Rising cost of Construction
- Doug Greer Stephen Blatts Architects; Pete Pelletier~Ledgewood Construction

### Doug Greer and Pete Pelletier:

- Began putting together base plans in August;
- Survey was done end of November
- Test borings around the addition areas - no big surprises
- Design Development - refine the drawing, define systems in building, construction materials - provides more accurate pricing beyond the square foot estimates
- Early January~Pete Pelletier/Ledgewood Construction came into the picture
- Design Development Budget - detailed based on what is going on in the market - use sub-contractors to help produce the design budget - helps to provide the most updated information currently available.
- Working toward the GMP - Guaranteed Maximum Price
- Currently Over budget
- Budgets were presented to actual design and then with other budgets presented (see handout)
  - 4 options presented
    - i. Full design - Raise additional funds?: \$3,125,000 over budget
    - ii. Delete Auditorium - add Band and Chorus: \$1,032,000 budget
    - iii. Delete Auditorium - add Band and Chorus, Delete Cafeteria - add freezer: \$766,000 over budget
    - iv. Delete Auditorium - add Band and Chorus, Delete Gym: \$160,000 over budget
    - v. Keep Auditorium and Chorus, delete Cafeteria, keep freezer, delete gym - gets to the \$8.1 million

- Elementary budget is a “Target” - there has not been any work to-date that allows the elementary renovation to reach the design budget stage so it is a target number at this time.
- Comparisons based on square footages and renovations (see handout) - breaks down the construction costs for new construction and renovations
  - i. Based on the same Options 1, 2, 3, 4
- Caribou School Construction project not included in the handout \$12 million over budget
- Mr. Pelletier spoke to his job as a Construction Manager~ Cheerleader to keep the job within budget
- Schedule built around 1 School year & 2 Summers
- Ledgewood has been doing this for 40 years - has close relationship with many sub-contractors - looks for 3-4 sub-contractors for each area to be sure receiving quality estimates.
- Construction Manager based project is more desirable in these situations because it allows you to know these factors with possible solutions before going out to bid.
- Take out what you need to take out now so that we can keep prices within reach

### 3. Issue encountered

- Coming out a recession
- Cost of materials
- Reduced available workforce
- Market is about 30% higher than a year ago
- The process took longer to get through the referendum
- In current trade war with other nations - this has driven up costs - passed on - Jerry Quirion

### 4. Possible solutions

- 4 options presented
  - i. Full design - Raise additional funds?: \$3,125,000 over budget
  - ii. Delete Auditorium - add Band and Chorus: \$1,032,000 budget
  - iii. Delete Auditorium - add Band and Chorus, Delete Cafeteria - add freezer: \$766,000 over budget
  - iv. Delete Auditorium - add Band and Chorus, Delete Gym: \$160,000 over budget
  - v. Keep and and Chorus, delete Cafeteria, keep freezer, delete gym - gets ti the \$8.1 million

### 5. Questions

- Option A and B in the packet - different options if build without the Auditorium and have the option to build at a later date

- Fees/Services were questioned as to accuracy~ based on original information
  - Ledgewood is at 2.5% - locked in
- Expression of disappointment the increase in the price; the price went up over 35% of the original estimate
  - The construction cost did increase 30% over the 6 months since the vote
  - Economy of scale was a factor in the changes in the final cost
- Can the project be changed from the original project presented at referendum - for example deleting the auditorium, gym, etc. - Phil St. Onge
  - Can not answer the legal question at this time - Joel Selwood
- Suggestion was made to go back to the drawing board~ start over with a new Architect~Phil St. Onge
- Moral and Legal issue - Have to spend more to build the approved project vs build within the approved budget but not able to build the expected project - Ken F.
- Go back to get the legal opinion on options. - Ken F.
- Inform the public - the process is moving - 1st debt service payment is due later this year - Ken F.
- Ken stated he will ask for an independent evaluation of the project costs - the town council will need to do [with the school board] and legal counsel
- Can we pay it all back and start over? Phil
  - Mike Heavener: No, can not pay back - have 3 years to use 85% of the money or the town is penalized - Mike Heavener
- The note has been sold - Ben Twitchell, Ken
- Question was put out about taking legal action against the architect ~Phil St. Onge
- We have a contract with the current architect - put the brakes on now before continuing with the current plans. Divert the funds toward other options to consider - Dan Wildes
- Ken asked for a copy of the contract with the Architect

#### 6. Next Steps

- Ken: proposed we set a date ASAP for the Board, the Council and stakeholders to look into all of the information presented/legal questions answered and make a plan to go forward.