

Sherman Senior Center Building Committee

Minutes January 8, 2025

Sherman Senior Center 7:00PM

In attendance: Don Lowe, Ed Hayes, Rick Hudson, Tim Beatty, Carol Sperling, Karen Cardillo, Dave Seegers, Laura Jagodzinski.

Absent: Joan Laucius

Other attendees: Suzette Berger, Sherman Senior Center, Maura Newell Juan, 72 Architects, Lou Lewis Finkel and Laura Chase, Chase Professional Construction Services, Inc <http://proconstserv.com>.

Meeting was called to order at 7:02 PM. Minutes of the previous meeting December 4, 2024 were approved by unanimous consent.

Maura Newell Juan began the meeting with an introduction of Lou Lewis Finkel, Certified Professional Estimator, and Laura Chase of Professional Construction Services to review the construction cost estimate he prepared for Sherman Senior Center project

Lewis reviewed his 50-year career in the construction industry, leadership position in professional trade organization, as well as teaching cost estimating at Connecticut schools. He explained his process, tools and the format (division breakdown using an industry standard) used to develop the construction cost estimate for the senior center. Lew provided an example of the cost impact to satisfy the state's requirement for municipal buildings over \$1 million to pay prevailing wage to hourly workers, which, could be an incremental 10% on cost of construction. He then walked us through the detailed line-item estimates of several divisions and the committee was generally satisfied with how the costs were estimated. However, some discrepancies and disagreements in Divisions 31 (earthwork), 32 (exterior work) and 33 (utilities) remained.

A discussion followed on paths to move forward in reducing costs to bring the project within budget, including discussions on design changes and using a construction manager. The meeting was adjourned at 8:40 PM. Our next meeting is scheduled for February 5th and again on February 12th. We will discuss the budget/cost estimates with a general contractor and a construction manager.