



**DRAFT**  
**ACES SPECIAL GOVERNING BOARD MINUTES**  
**TUESDAY, August 27, 2024, 8:00 AM**  
**ZOOM Meeting**

Construction Downes Construction: Jeff Anderson, Brad Anderson, Chris Cyr, Chip Natsis  
Architect SPA: David Stein  
Architect Roof: Paul Pizzo - Landmark  
ACES: Susan Riccio (AGB Board Chair), Tom Danehy, William Rice, Olga Simoes, Dr. Zakiyyah Baker (WIMS), Megan Conatser (Absent), Tim Gunn (Consultant), Thomas Van Stone (AGB), Mike Smith (AGB), Ethel Grant (AGB)

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**Meeting called to order at 7:59 am**

**670 Wintergreen Project(s) Architect / Construction Management**

**1. David Stein - SPA**

- a) Overview of Design
- b) Review of AHJ Approvals
- c) Review of Significant Changes to the Design

No significant changes to the design were presented from when the last CM was on the project.  
No significant lead time items were involved with this project that should impact the schedule.

**2. Construction Management Team – Downes Construction**

- a) Overview of Cost Estimate
  - b) Details of Any Significant Value Engineering Savings (if any)
  - c) Project Overall Schedule:
    - a. PCR Scheduled 8/30/24
    - b. Bid/Award – GMP Process (**Key Approval Dates**)
    - c. Expected Start of Construction
    - d. Expected overall Construction Duration.
- August PCR Date
  - The project is scheduled to go out to bid in September.

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- Bid and Scope review to happen in October-November
- Procurement is to happen during December and January
- Construction is to begin in February 2025 in phases.
- Construction is to be completed in August 2025.
- Thomas Van Stone asked a question about Primavera software usage.
- Brad Anderson and Jeff Anderson from Downes reviewed their use of Primavera as being limited due to this project's short duration and limited scope.
- Susan Riccio had a question about the schedule.
- Jeff Anderson from Downes and Dave Stein from SPA answered that the current schedule accounts for some slippage while maintaining the timelines and that there were no times in this project with lead times that would significantly impact the schedule.

### **3. Non-Priority Roof Grant Application**

- a) Roof Design – Paul Pizzo Architect - Landmark
- b) Cost Estimate – Paul Pizzo - Landmark
- Paul Pizzo reviewed his roof estimate.
- Paul discussed that the roof is working out to be approximately \$70/sqft.
- Paul discussed that a major driver is the decorative edge that goes around the entire roof edge of the building. He indicated that it would add approximately 1 million dollars to the cost.
- Paul recommends that the edging be replaced because there is no insulation behind it, and not replacing it could lead to more damage and energy loss in the long term. He believes the DAS will allow it.
- Thomas Van Stone asked a question about how far the roofs will go for the replacement.
- Paul answered that they would be going down to the deck.
- Ethel Grant asked a question about the edging Paul referred to in the drawings.
- The drawings were bright up, and Paul reviewed them from the board.

### **1. New Business**

Possible action to approve:

- a. the Updated Design of Project # 244045MAG 670 Wintergreen Hamden, CT  
**Motion by Ethel Grant**  
**Second by Thomas Van Stone**  
**No Discussion**  
**Motion passes unanimously**
- b.

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- c. the Updated Cost Estimate of Project # 244045MAG 670 Wintergreen Hamden, CT, as presented.  
**Motion by Ethel Grant**  
**Second by Susan Riccio**  
**No Discussion**  
**Motion passes unanimously**
- d. the Cost Estimate Certification form 3031 for Project # 244045MAG 670 Wintergreen Hamden, CT  
**Motion by Thomas Van Stone**  
**Second by Mike Smith**  
**No Discussion**  
**Motion passes unanimously**
- e. Wintergreen Interdistrict Magnet Schools Non-Priority Roof Grant Resolutions
- RESOLVED that the Area Cooperative Educational Services (ACES) Governing Board authorize the ACES Executive Director to establish a Building Committee for the Wintergreen Interdistrict Magnet School roof project.
  - RESOLVED that the Area Cooperative Educational Services (ACES) Governing Board authorizes the ACES Executive Director to apply to the Commissioner of Administrative Services and to accept or reject a Non-Priority roof grant for roof Upgrades at Wintergreen Interdistrict Magnet School Located at 670 Wintergreen Ave, Hamden, CT.
  - RESOLVED that the Area Cooperative Educational Services (ACES) Governing Board approve the educational specifications for Wintergreen Interdistrict Magnet School located at 670 Wintergreen Ave, Hamden.
  - RESOLVED that the Wintergreen Interdistrict Magnet School, located at 670 Wintergreen Ave., is hereby established as a building committee regarding the Non-Priority Roof Grant Application for Wintergreen Interdistrict Magnet School.
  - RESOLVED that the ACES Governing Board hereby authorizes at least the preparation of construction documents, including drawings and specifications, for the Non-Priority Roof Grant at Wintergreen Interdistrict Magnet School located at 670 Wintergreen Ave, Hamden.
  - RESOLVED, the ACES Governing Board hereby authorizes the expenditure of 100% of the project revenues to complete the project.

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- RESOLVED that the ACES Governing Board authorizes expenditures from its Capital Improvement budget its local share in the amount of up to 40% for the State of Connecticut Department of Administrative Services Non-Priority Roof Grant Funding Opportunity for the Wintergreen Interdistrict Magnet School Roof Project, located at 670 Wintergreen Ave. The local share includes the 35% share required by the grant and an additional 5% of the project cost to cover any ineligible costs that arise during the project.

**Motion by Ethel Grant**  
**Second by Mike Smith**  
**No Discussion**  
**Motion passes unanimously**

Motion to adjourn: Thomas Van Stone  
Second: Ethel Grant

The motion passes unanimously.

Meeting adjourned at 8:29 am

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