

Educational Facilities Planning and Building Committee

Minutes of the Meeting June 7, 2017

Members Present: Bob Deering, Brendan Driscoll, Charles Tseckares, Geethanjali Mathiyalaka, Judy Evans, Shelly Walsh, Susan Verdicchio, Jessica Lohnes, Todd Kosterman and Gerald Nardone.

Members Absent: Don Cecich and Roger Hain.

Others Present: Jim Dowd, Skanska USA Building; John LaMarre, Consigli Project Manager; Lorraine Finnegan and Dave Fanuele, SMMA; Meg White, Project Manager; John Hart, Landscape Design; Jay Gill, Director of DPW; Chris Conroy, Facilities Manager; Richard Howard, Town Manager; Beth Rudolph, Town Engineer; Chris Nixon, School Committee member; and Betsy Cregger.

The meeting was called to order at 6:30 PM in the Board of Selectmen Meeting Room, Town Hall.

1. Public Comment: None

Jim Dowd distributed copies of Skanska's June 7, 2017 meeting agenda (Attachment #1).

2. Skillings Road (Shore Road Intersection / Island Width): Beth Rudolph, Town Engineer, proposed a change in the Skillings Road island width to ensure safety for vehicles. A drawing of the revised plan was discussed by EFPBC members (Attachment #2). Mr. Deering suggested a sign be installed at the end of the island indicating "Keep Right" to provide clear direction to vehicles.

On a Motion by Charles Tseckares, seconded by Brendan Driscoll, it was moved and seconded that the Committee agreed with the Town Engineer's recommended revised design for the Skillings Road Island width as presented in Attachment #2. The Motion was unanimously approved.

3. Skillings Field Parking Curbing and Traffic Circle: The Committee discussed the Skillings Field parking curbing and traffic circle (Attachment #3). Ms. Rudolph indicated that the turnaround is not typical and busses and large vans would have difficulty making the turn. There also was a concern that emergency vehicles would not be able to maneuver in the turnaround.

Lorraine indicated that the turnaround was designed for passenger vehicles and ambulances, not buses. Buses would park and drop off student athletes in the parking area adjacent to the field. Jay Gill commented that we need a larger turnaround. The proposed turnaround would cause congestion when vehicles are backing up to make the turn.

The Committee also discussed the berm along the parking area and turnaround expressing concern that DPW vehicles would dig up the berm during winter snow plowing. Judy asked if the turnaround space could be enlarged and what the cost would be to make changes to allow clear passage for larger vehicles on both ends of the parking area. The Committee considered installing granite curbing. Lorraine indicated that adding granite curbing would cause a shortage of parking spaces. Brendan, who sits on the EFPBC Finance Subcommittee, expressed his concern regarding

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project costs at this stage in the project. Bob suggested the design team work on a plan for the two turnarounds and provide a cost estimate for changes. A cost estimate for granite curbing will be provided at the next meeting.

4. Budget and Change Orders: Jim Burrows reviewed Change Order #032 in the amount of \$173,851, highlighting the change orders \$10,000 and above (Attachment #4).

Change Order #032

CR-319 PR-180R1	Added trash room in Stair 2B requested by Owner	\$42,426.91
CR-387	Repair brick veneer and granite capstones including replacement camera as a result of damage from delivery truck at bld D	\$23,391.66
CR-571 PR-258R1	Deletion of heat trace system on storm and sanitary piping. Emergency circuits installed for system to remain	-\$2,115.68
CR-593 PR-268	Added steel channels to support brick at bld B roof adjacent to stairs 1B and 2B	\$808.85
CR-654 PR-298R	Added padding at six steel column and brace base plates along west wall in gym	\$11,597.10
CR-658 PR-299R1	Added emergency eyewash stations in bld C prep rooms C204.1, C209.1, C305.1, and C309.1	\$29,434.85
CR-661 CCD-133	Added power to energize existing sump pumps in bld B basement that were noted for removal	\$7,769.30
CR-606 PR-274R1	Selection of rubber stair treads and landings replaced with epoxy paint and VCT at floor landing due to existing condition of stairs 1E, 2E, 3E, A, C, 1B, and 2B	-\$30,908.90
CR-666 PR-075R	Replacement of existing wood hand railings with entire new wood railings instead of adding extensions as shown on contract documents for Stairs 1B and C (CT-084 for Stairs 2B and C)	\$16,241.30
CR-671 CCD-134	Added sleeving under paved areas for future irrigation to planting areas on Skillings Field as requested by Owner (Town)	\$6,446.92
CR-672 PR-308	Added signs at rooms with more than one door	\$6,152.00
CR-673 PR-311	Added drywall enclosures at steel brace plates in	\$2,333.80

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	Stairs A and C	
CR-682 RFI-0775	Added door hardware components at four band and chorus rooms to provide hardware functionality as designed	\$9,600.10
ALL-08	Added system installation of the wireless communication bi-directional amplifier system includes an allowance for ceiling repair (infrastructure included on contract documents and system originally carried as an allowance).	\$50,672.79

On a motion by Judy Evans, seconded by Brendan Driscoll, it was moved and seconded to approve the Consigli Change Order Number 032 dated June 7, 2017, as presented. The motion was unanimously approved.

5. Construction Update: John distributed copies of Consigli’s June 7, 2017 High School Status Report and reported that the project remains on schedule (Attachment #5). Skilling’s Field final loam and grading is ongoing, and hydro-seeding is scheduled for next week. Planting and sitework is ongoing. Furniture move-in will start on June 12th. Roof-top unit start-up is scheduled for June 14th. Concrete sidewalks and granite curbing installation is ongoing, exterior window washing/cleaning is complete. Miscellaneous Arriscraft installation remains to be completed. Floor waxing is ongoing on all floors. The Final Punch List will be completed this month. Tree planting is complete. The portable trailers will be removed by June 28th.

Susan commented that the Sustainability Subcommittee had questions regarding gas usage at the project site. Chris Conroy indicated that the ability to trend gas consumption with live data is unavailable as the gas company does not have a take-off on their meter. Chris will trend gas consumption by reviewing monthly bills.

Todd requested an update on the lighting problem at Vinson-Owen at the next EFPBC meeting.

6. Master Plan Update: Chris Nixon updated the Committee regarding the facilities Master Plan.

Mr. Nixon shared schematic designs for three expansion options for Phase 1 of the McCall project. These designs came about from the McCall working group meetings. The recommendation of the McCall working group was to move forward with the following option:

The preferred option, Phase 1, would provide accessibility via a connector between the gym and library wings at the lower level, negating the need for an elevator in the gym wing. This option puts the new classrooms in a near immediate horizontal adjacency, preserves the existing gym wing space program with public restrooms and creates a new secured/enclosed “exterior classroom” of approximately 950 square feet, with controlled access. The cost for this option is comparable to the original elevator concept, and affords more usable space and connected spaces with lower schedule risks associated with breaking into the gym structure for a hoist way and the long-lead times of elevator equipment. Due to the growing enrollment, it will be necessary to have Phase 1 completed by the fall of 2018.

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Phase II of the McCall project would need to begin soon after Phase I is completed. Phase II of the McCall expansion project would include adding two classrooms at the basement level, two classrooms at the first floor level and two specialist rooms on the second floor off of the library. The plan would also include expanding the cafeteria by 1,525 square feet. This proposed plan would support long-term growth. Phase II could be completed by 2020.

Mr. Nixon stated the School Committee was in consensus with the preferred expansion proposal for McCall for a connector.

Mr. Nixon reviewed the development of submitted Statements of Interest (SOI) for both the Muraco and Lynch schools. At this point Lynch appears as the 2nd priority in the Master Plan after McCall because of the MSBA requirement that the Committee identify a first priority among the two SOIs. This fall, if the MSBA is willing to partner with the district on Muraco, then the Lynch project would become the following priority. The preschool would be built with the school that MSBA first accepts.

Mr. Nixon shared proposed scheduling scenarios prepared by Flansburgh Architects for all the projects under the Master Plan update, to address the need for 19 classrooms at the elementary level in the next 10 years (scenarios which may need to be adjusted in response to MSBA funding approvals): McCall (Phase I and II), Lynch, Parkhurst/Carriage House, Muraco, Vinson-Owen expansion and Ambrose expansion, including a timeline for the project's anticipated start and completion dates. Dr. Evans pointed out the potential housing projects being considered in town and the possible need to have available classroom space in the event we suddenly have 200 students coming into the system if an apartment project is completed within the next three years.

The central office space in Parkhurst is currently not designed for administrative offices. An accelerated plan to renovate the Carriage House is a possible location for administrative office space, leaving the Parkhurst School available for either swing space, classroom space, or rental space. There may be grant funds available to renovate the Carriage House.

With the cost of \$8 to 10 million to do the McCall 2-Phase project, Richard Howard indicated the importance of having stated that Town Meeting is fast approaching and it is important to have Capital and FinCom on board with this plan.

Adjournment: It was moved and seconded to adjourn the meeting at 8:45 PM. The next EFPBC Meeting is Scheduled for June 21, 2017 at 6:00 PM, Town Hall.

Respectfully submitted,



Donald E. Cecich
EFPBC Secretary

Attachments:

1. Skanska Meeting Agenda dates June 7, 2017