

Educational Facilities Planning and Building Committee

Minutes of the Meeting August 6, 2014

Members Present: Don Cecich, Roger Hain, Geethanjali Mathiyalakan, Bill McAlduff and Gerald Nardone.

Members Absent: Bob Deering, Shelly Walsh, Charles Tseckares, Linda Rossetti and Brendan Driscoll.

Others Present: Jim Dowd and Jim Burrows, Skanska USA Building; John LaMarre, Project Manager, Consigli Construction Company; Ed Frenette, SVP SMMA; Tony Iaccovino, SMMA; Samantha Farrell, Landscape Designer, SMMA; Jenifer Badershall, Interior Designer, SMMA; Amanda Vieinean, Interior Designer, SMMA; Pete Lawson Winchester DPW; Meg White, Project Manager; Susan McPhee, Energy Committee; and Sean Keily, Principal Winchester High School.

Don Cecich called the meeting to order at 6:10 pm in Town Hall.

1. **Meeting Minutes:** There were none reviewed.
2. **Questions and Comments from the Public:** There were none.
3. **Winchester High School Schematic Design:** - Jim Burrows commented that we needed to get into interior design (colors), site design, pavers, etc., during tonight's meeting. Jenifer Badershall commented that we have two open items to review. SMMA met with interior review sub-committee and discussed what was selected with the Committee. Grey tile will be used up to five feet high with a base tile being 6 inches. There will be Sheetrock above the tile. There will be a 6" tile band at 4 feet and one on the top. Dark grey grout will be used. The pattern being used will not show dirt. The grout will be 1/8th inch in width. The Committee approved the tile selected.

Carpet selection options were reviewed next. Jenifer reviewed carpet proposed for conference rooms, the administration office area and corridors, auditorium and the library along with the accent colors. The administration area will use some red paint for accent in the Winchester High School colors. Jerry asked about how much attic stock SMMA recommends the Town should have. Tony commented that there would be approximately 10%. Chairs will be red. Pete prefers not to use carpet tile and would rather use broad loom carpet. Pete says with periodic cleaning the tile will curl and replacement sections usually don't match. Colors were approved. Ed pushed for a decision tonight. These patterns are not available in broad loom. Bill commented that he liked the patterns and colors and recommended that we go forward with SMMA's recommendations.

A motion was made by Bill McAlduff and seconded by Don Cecich, to approve the colors recommended by SMMA. The Motion was unanimous approved.

Samantha Farrell presented the site design options for site landscaping. The plaque mounted in the rock will be relocated as well as some benches as part of the Memorial garden. She

EFPBC August 6, 2014 Meeting Minutes

reviewed the three (3) possible sites. Bill thought Sites 1 and 2 were ok, but liked Site #1 the best. The Committee selected location #2 for the Memorial Garden location.

The next option reviewed was the Brick Dedication locations. These are horizontal pavers. Their purpose is to act as a fund raiser for the Education Foundation. If we don't sell all of the pavers, an integrated pattern would be installed. Location #2 was selected by the Committee.

Last site element reviewed was the school sign. It will be made from etched stainless. The Sachems logo on the front of the building will be relocated to the side to the gymnasium wall. The Committee approved the design as proposed and the location.

Ed discussed the vestibule and reviewed the lattice work, lighting and cooling. View angles were discussed. We will have camera there as backup. The Committee was comfortable with the vestibule design.

The Gymnasium entrance was discussed next. Ed presented a study with a lowering of the brick on the gym exterior walls. The Committee approved Ed's recommendations.

Jim had a couple of items to review. The cost of Sub-metering electric power during construction was discussed as well as the cost for the power. What we need to do on the High School is very different than what we did on Vinson-Owen School project. Jim commented that we have plenty of money in the budget to cover the cost of construction power.

A Motion was made by Bill McAlduff, and seconded by Don Cecich, to accept the recommendation in the Assistant Town Manager's August 6, 2014 letter to approve construction power. The Motion was unanimously approved.

Weekend Police Details were discussed next. Consigli has been working Saturdays. Vandals have been spray painting equipment on the site. Vandals are getting into the building and it's becoming a nuisance to Consigli. It's a serious safety concern. Jim is proposing police details for \$2,500 for Saturday nights into Monday morning. We are also installing cameras. The details will be non-uniformed officers. The costs will be paid out of the project safety budget. Short-term this shouldn't be an issue. If it is needed long-term, it would be a problem.

The G.R. Nowell & Son furniture moving budget is \$125,000. We just used a large portion of the budget. The \$7,029 and the \$5,270 are extras. This first move was much more complicated than was anticipated.

Jim distributed copies of Skanska's Winchester High School Project update dated August 6, 2014 that included (see Attachment #1):

- Meeting Agenda;
- SMMA's Construction Document Phase Update;
- Project Budget Summary;
- Project Budget GMP Status;
- Cost Estimate Comparison Spreadsheet (Unifomat);
- Consigli Recommendation to Award (RTA) No. 9 for Fire Protection Work; and

EFPBC August 6, 2014 Meeting Minutes

- Consigli RTA No. 17, Bid Package 2—Structural Steel.

Jim reviewed the Cost Estimate Comparison Spreadsheet (Unifomat [see Attachment #1, page 9) and the second yellow spreadsheet in Attachment #1, page 10. The final steel cost came in at \$6,210,000. We were hoping for a lower number. The cost includes insurance and is a firm number. We were carrying escalation of \$148,000 so we saved \$76,000. This results in a current required Value Engineering (VE) of \$3,147,967. Looking at the new VE items added to SMMA's Value Management - 60% Construction Documents VE Summary dated August 6, 2014 red spreadsheet (Attachment #2), the \$100,000, \$60,000 and \$33,000 savings were discussed.

Accept all of the D items except the smokes and fly loft. We may have to give in on some of the VE items we didn't want to accept at the last meeting.

Six blue items would have to come off to keep the smokes and the fly-loft in play.

These items can be added to the alternates list and they don't need to be ranked.

The Committee wants to give up the Terracotta last, Arise craft next and last to Swiss pearl.

The fly-loft has to get voted tonight whether it stays or gets eliminated.

A motion was made by Don Cecich, and seconded by Bill McAlduff, to accept the reconciled 60% CD estimate including the finalized steel number \$104,383,577 Attachment #1, page 10. The Motion was unanimously approved.

A motion was made by Bill McAlduff, and seconded by Don Cecich, that Committee instructs SMMA to value manage everything on the list except the Fly-loft or Smokers, because they stay in the project budget. The Motion was unanimously approved.

Metering will stay as an Add-alternative. It was prioritized as Add-alternative #2.

Consigli Recommendation to Award (RTA) No. 9 for Fire Protection Work (see Attachment #1, page 11) in the amount of \$23,000 was discussed.

A Motion was made by Bill McAlduff, and seconded by Roger Hain, approve Consigli RTA No. 9 for fire protection work in the amount of \$23,000. The Motion was unanimously approved.

Consigli reviewed RTA No. 17, Bid Package for Structural Steel was reviewed (see Attachment #1, page 14). They recommended that RTA 17 be awarded to Sturo Metal.

Motion was made by Don Cecich, and seconded by Roger Hain, to award the Structural Steel to Sturo Metal in the amount of \$6,110. The Motion was unanimously approved.

Consigli Change Request PR 003 (CR17-012) dated July 8, 2014 for Electrical Revisions in the amount of \$1,196.44 was reviewed (Attachment #3). Skanska has reviewed and recommended

EFPBC August 6, 2014 Meeting Minutes

that the Committee approve the Change Request. The cost will be paid out of the contingency budget.

Consigli distributed and reviewed copies of their Status Report dated August 6, 2014 (Attachment #4).

PR 013 (CR17-018) in the amount of \$55,000 was reviewed as was PR44 (CR17-005) in the amount of \$95,000 were reviewed.

A motion was made by Bill McAlduff, and seconded by Gerald Nardone, to approve PR 44. The Motion was unanimously approved.

4. ***Vinson-Owen Elementary School:*** Jim commented that the contractor will re-seed the riprap. They want to get it done before school starts and they want it be considered warranty work so that we will approve final payment.
5. ***Spending & Payment Authorizations:*** Copies of the Memorandum from Richard Howard, Town Manager, to the EFPBC dated August 6, 2014 regarding invoices for payment and spending authorizations was distributed and reviewed (Attachment #5). The Town Manager recommends that the Committee take favorable action on the invoices and spending authorizations.

Payment Authorizations:

Winchester High School Project

Daily time Chronicle Invoice #96	\$ 162.43
G.R. Nowell & Son, Inc. Invoice #30258	\$ 12,730.00
G.R. Nowell & Son, Inc. Invoice #30156	\$ 7,029.00
G.R. Nowell & Son, Inc. Invoice #30160	\$ 5,270.00

Spending Authorizations:

Winchester High School Project

Winchester Police Department Weekend Police Details	\$ 2,500.00
Consigli Steel Package	Not to Exceed \$ 6,210.00
Consigli PR44 (CR17-005)	Not to Exceed \$ 95,000.00
Consigli PR 003 (CR17-012)	Firm \$ 1,196.00
Consigli PRO 13 (CR17-018)	Not to Exceed \$ 55,000.00

A Motion was made by Gerald Nardone, and seconded by Don Cecich, to authorize the Town Manager to pay the High School Project invoices and approved the High School Spending Authorizations as described in the Town Managers memorandum dated August 6, 2014 to the EFPBC (Attachment #5).

The Motion was unanimously approved.

6. ***Additional Business:*** There was none.

EFPBC August 6, 2014 Meeting Minutes

Don Cecich declared the meeting adjourned at 8:45 PM. The next regularly scheduled EFPBC meeting is scheduled for Wednesday, August 20, 2014 at 6:00 PM in Town Hall.

Respectfully Submitted,



Donald E. Cecich
EFPBC Secretary

Attachments:

1. Skanska Winchester High School Project update including the Meeting Agenda, SMMA's Construction Document Phase Update, Project Budget Summary, Project Budget GMP Status, Cost Estimate Comparison Spreadsheet (Uniformat), Consigli Recommendation to Award (RTA) No. 9 for Fire Protection Work and RTA No. 17, Bid Package 2—Structural Steel.
2. SMMA Value Management Spreadsheet – 60% Construction Documents dated August 6, 2014.
3. Consigli Change Request PR 003 (CR17-012) dated July 8, 2014 for Electrical Revisions in the amount of \$1,196.44.
4. Consigli Winchester High School Status Report date August 6, 2014.
5. Memorandum from the Town Manager to the EFPBC dated August 6, 2014 regarding Invoices for Payment and Spending Authorizations.