

Educational Facilities Planning and Building Committee

Minutes of the Meeting February 15, 2017

Members Present: Bob Deering, Don Cecich, Brendan Driscoll, Geethanjali Mathiyalakam, Judy Evans, Susan Verdicchio, Shelly Walsh, Jessica Lohnes, Gerald Nardone and Todd Kosterman.

Members Absent: Charles Tseckares and Roger Hain.

Others Present: Jim Burrows, Skanska USA Building; John LaMarre, Consigli Project Manager; Lorraine Finnegan, SMMA; Meg White, Project Manager; Susan McPhee, Energy Committee; and Peter Lawson, Facilities Director.

The meeting was called to order at 6:29 PM in the Waterfield Room at Town Hall.

1. Public Comment: Susan McPhee commented that she is finalizing the grant application for an electric vehicle (EV) charging space at the High School and asked the Committee to identify a location to run a conduit for at least one charging station. Brendan identified an area to the left of the building near the main gate along the railroad tracks as a viable location.

Judy stated that she was in favor of a Green Community, however, she recalled a discussion at a previous meeting deciding that EV charging stations would not be located at the high school due to the insufficient number of parking spaces. It was then discussed and determined that this was not an EFPBC decision, but a School Committee decision. Susan McPhee was moving forward with the grant application to install a conduit for one charging station. The Committee will not be running any cable or conduit to the EV station. Gerald Nardone and Brendan Driscoll will recommend a location for a tap near the street.

2. Change Order 029 Review: Jim Burrows distributed copies of Skanska's February 15, 2017 Meeting agenda (Attachment #1) with Consigli Change Order Request #029 attached. Jim indicated the Change Order request #29 was reviewed with the EFPBC Finance Sub-committee yesterday and approved. Lorraine reviewed all line items over \$10,000.

The Committee discussed CR 571 in detail. CR 571 extended the heat tracing on storm and sanitary piping in crawl spaces in Buildings A, B, C, D and E at piping adjacent to exterior louvers for \$13,787.70. The Committee decided to delete item CR 571 from Change Order #029, leaving the circuits in place and installing low heat alarms. Pete will monitor the temperature in the crawl space and report back the reading to the committee to determine if the temperature gets below freezing. Pete will also provide alternative measures that could be taken to prevent freezing.

The Committee discussed CR 637, which added dead bolt locks to Boys/Coach Team area E117.2 as requested by the High School. The Committee discussed the cost of the locks as well as alternative lock systems. The Committee agreed to remove this item from the Change Request and research alternative locking systems.

Change Order Number: #029:

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CR 557	Added masonry repair and drywall infill at jambs of existing openings receiving new doors and frames in building B and E	\$21,513.04
CR 571 PR-258	Extending of heat tracing on storm and sanitary piping in crawl space in Buildings A, B, C, D and E at piping adjacent to exterior louvers	\$13,787.70
CR 582	Removal of existing MEP support framing Boiler room including removal of concrete stub columns	\$10,809.00
CR 594 PR-269	Added Knox key switch at rear parking control gate as requested by Owner (WFD).	\$334.45
CR 615 PR-110R	Food waste disposals wiring clarifications in Culinary Room	0.00
CR 626 RFI-0694	Added wood support bases under bleachers at folded positions	\$3,436.22
CR 637 PR-291	Added dead bolt locks to Boys/Coach Team area E117.2 as requested by Owner (school).	\$2,114.37
CR 640	Revised sequence of HVAC controls to provide a safety provision to prevent occurrences of condensation on the surface of the chilled beams	\$5,506.10
CR 643 PR-292	Revised controls sequence from the building management system to the fume hoods	\$7,921.20
CR 647 PR-295	Added plumbing for clothes washers, dishwasher and refrigerators in Culinary room	\$12,798.77

Deleting CR 571 and CR 637 from Change Order Request #029 reduced the total amount down to \$62,329.77.

3. Additional Requests Review/Discussion: Jim reported that the estimated contingency funds available at this time is \$350,000. Judy commented that her expectation was that the available contingency funds were more in the range of \$1.5 million.

Jim provided a list of contingency items that were requested by the DPW, Engineering Department, School Department and the Winchester Police/Fire Department (Attachment #2). The School Department had previously discussed and itemized the items by priority. Items removed from the list included the added double catch basin at Nelson Street, the replacement of the gym flooring, added wardrobe closet in principal's office, added casework lab tables, added tall storage cabinets, and cameras to all parking lots. The Committee then discussed and added eyewash stations in four (4) science lab prep rooms. The Committee discussed adding panic hardware door locks at egress doors to allow areas of the building to lock, thus avoiding access in unused areas of the building during activities taking place in the gym.

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The gym floor will need replacing in the next two to three years and Judy commented that if there is money remaining in the contingency funds it should be used to replace the gym floor.

Brendan updated the committee about the Brick Park. WFEE sold 583 bricks. Approximately 715 filler bricks will be needed to complete the Brick Park. Ms. Connelly is working with the vendor for a cost estimate for the filler bricks.

4. Invoices: Copies of the Memorandum from Town Manager, Richard Howard, to the EFPBC dated February 15, 2017 regarding invoices and spending authorizations were distributed and reviewed (Attachment #3). The Town Manager recommended that the Committee take favorable action on the invoices and spending authorizations. Jim reviewed the payment authorizations and spending authorizations provided by the Town Manager in his memorandum dated February 15, 2017.

Payment Authorizations:

Winchester High School Project

Skanska USA	Invoice 1312805-PDS-13003-54	\$61,309.00
SMMA	Invoice 0046519	\$106,448.91
Consigli Construction, Inc.	Requisition #31	\$3,170,353.09
MBTA	Invoice 034432	\$250.00
Briggs Engineering	Invoice 86875	\$1,010.00
Briggs Engineering	Invoice 86958	\$40.00
Briggs Engineering	Invoice 87041	\$512.00
Briggs Engineering	Invoice 87133	\$350.00
Triumph Modular Inc.	Invoice 45908	\$47,250.00
Triumph Modular Inc.	Invoice 46820	\$10,000.00
Triumph Modular Inc.	Invoice 46839	\$13,000.00
Boston Kiln	Invoice 9965	\$460.00

Spending Authorizations:

Winchester High School Project

Consigli Construction Co., Inc.	Change Order #29	\$62,329.77
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Simpson Gumpertz & Heger	Roof Consulting Services	\$25,000.00
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On a motion by Don Cecich, seconded by Judy Evans, it was moved and seconded to accept the Payment Authorizations and Spending Authorizations (as modified) for the Winchester High School project as described in the Memorandum from the Town Manager dated February 15, 2017 (Attachment #3). The motion was unanimously approved.

5. Construction Update: John LaMarre distributed copies of Consigli's February 15, 2017 Construction report (Attachment #4) and provided an update on the progress to date including window installation, curtain walls, terra cotta installation, taping, drywall and painting.

6. Master Plan Update: Shelly and Jessica, representatives of the Master Plan working group for the EFPBC, provided an overview of the proposed projects in the Master Plan. Items included the need for 6-8 additional classrooms at McCall. Other projects include Muraco and Lynch renovations.

7. Meeting Date: The next meeting is scheduled for March 15, 2017 at 6:30 PM in Town Hall.

8. Adjournment: It was moved and seconded to adjourn the meeting at 8:21 PM.

Respectively submitted,



Donald E. Cecich
EFPBC Secretary

Attachments:

1. Skanska's meeting agenda dated February 15, 2017 including Consigli Change Order Number #029.
2. Skanska February 15, 2017 list of contingency item.
3. Memorandum from the Town Manager Dated January 18, 2017 regarding invoices for payment and spending authorizations.
4. Consigli Construction Status Report dated February 15, 2017.