

Educational Facilities Planning and Building Committee

Minutes of the Meeting July 16, 2014

Members Present: Bob Dering, Don Cecich, Charles Tseckares, Brendan Driscoll, Shelly Walsh, Geethanjali Mathiyalakan, Wei Han and Gerald Nardone.

Members Absent: Bill McAlduff, Roger Hain and Linda Rossetti.

Others Present: Jim Dowd and Jim Burrows, Skanska USA Building; Jeff Jansen, Project Director, and John LaMarre, Project Manager, Consigli Construction Company; Tony Iaccovino and Ed Frenette, SMMA; and Meg White, Town Project Manager.

Bob Dering called the meeting to order at 6:10 PM at Parkhurst School.

1. **Meeting Minutes:** There were no meeting minutes reviewed.
2. **Questions and Comments from the Public:** There were none.
3. **Vinson-Owen Elementary School:** There was no Vinson-Owen report we given.
4. **Winchester High School Schematic Design:** - Jim Dowd distributed copies of Skanska's Meeting Agenda dated July 16, 2014 (Attachment #1) that included copies of SMMA's Winchester High School Construction Document Phase Update dated June 23, 2014. He next distributed copies of and commented on the Recommendation to Award (RTAs) No. 11 that includes Doors, Frames and Hardware dated June 30, 2014 and RTA No. 13 that includes Concrete Foundations dated June 30, 2014, (Attachments #2 and #3, respectively). Jim commented that he reviewed all of the bids, confirmed they are in order and recommended that RTA #11 be awarded to O'Connor Door and RTA #13 to Consigli Construction to self-perform. Geetha asked Skanska to have Consigli show each RTA against the original budgeted amount going forward.

A Motion was made by Don Cecich, and seconded by Brendan Driscoll, to authorize the Town Manager to accept RTA #11 and award the contract to O'Connor Door in the amount of \$9,800 and accept RTA #13 and award the contract to Consigli Construction in the amount of \$1,347,000. The motion was unanimously approved.

Jim commented that the schedule is progressing well and Skanska will bring a forward look ahead to the next meeting.

5. **Invoices for Payment and Spending Authorizations:** Copies of the Memorandum from Richard Howard, Town Manager, to the EFPBC dated July 16, 2014 regarding invoices for payment and spending authorizations was distributed and reviewed (Attachment #4). The Town Manager recommended that the Committee take favorable action on the invoices and spending authorizations.

EFPBC July 16, 2014 Meeting Minutes

Bob Deering commented that the \$1,000 Verizon charge is for WinCAM and is the engineering fee. Bob recommended that the Committee take favorable action and pay the invoice.

Spending Authorizations:

Vinson-Owen Elementary School Project

Global Industrial	Order 15 Risers	\$ 2,385.00
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Payment Authorizations:

Winchester High School Project

Verizon	VZ Job#4AOL6LM	\$1,000.00
MBTA	License Agreement Processing Fee	\$1,000.00

Spending Authorizations:

Winchester High School

SMMA	Invoice # 0041336	1,000.00
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A Motion was made by Don Cecich, and seconded by Brendan Driscoll, to authorize the Town Manager to pay the Vinson-Owen Elementary School and Winchester High School invoices and to approve the Winchester High School Spending Authorization as more fully described in the Town Manager's Memorandum to the EFPBC dated July 16, 2014 regarding invoices for payment and spending authorizations (Attachment #4). The Motions were unanimously approved.

- 6. Additional Business:** Jim Dowd reviewed the construction cost comparison and project budget summary dated July 16, 2014 (Attachment #5). Jim does not want to see the emergency generator set run provide prime power for the High School for a long period of time. The gen set would have to be treated as a used piece of equipment and this would impact warranty. Jim is not happy about how the gen set is tied into the system and the phasing. The Specifications are not complete so we don't need to rush. Noise is an issue. No special noise mitigation packages were included. We will need a special acoustical enclosure. There are actually two emergency gen sets existing in the High School now and they exhaust out into the courtyard. They will be used for temporary power. Rental would cost \$200/week. Jim suggested connecting the 120 kW gen set thru the basement and use it. Jim will meet Consigli at the school and suggest the method of interconnection.

Jim reviewed the overall project budget, which is a little over. He distributed copies of Skanska's Winchester High School Project Update dated July 16, 2014 (Attachment #6). There are many RTAs that still need to be awarded, so he is not too concerned at this point that we are a little. We have a lot of control over some of the larger RTAs that will be awarded. But we need to do some value engineering to find ways to reduce project costs just in case. Jim will present the value management plan at the next meeting. He will distribute the plan on Monday

EFPBC July 16, 2014 Meeting Minutes

or Tuesday. Jerry Nardone asked what this all does to the project schedule. Jim commented that MSBA said can work the changes in with other items to gain it back. Increases are coming from a huge bust in the steel buy out. There was a little overage on the electric (\$600,000) and plumbing. It all totals \$2.5 m.

Consigli and Fogherty are within 1% of each other, which is very close. All the value engineering discussed at last meeting has been incorporated. The bottom line is we need to do more value engineering to find ways to reduce costs.

Brendan commented on the design issues at Vinson-Owen that are going to cost the Town money in the long run that should have never been implemented.

J. Nardone asked if the FF&E budget of \$4,932,000 was still a good number (lab, cabinets, desks, auditorium equipment, fume hoods ref kitchen equipment and 50% of technology). Technology and computers are in the soft costs.

There have been some complaints regarding access from downtown. The parking lot along the track is scheduled to be closed. The walkway is closed.

Brendan asked about partnering e-mail set up a session to discuss risks and goals of the project, result in action items and a plan so define what success looks like at the end of the project.

Bob Deering declared the meeting adjourned at 7:15 PM. The next regularly scheduled EFPBC meeting is scheduled for Thursday, July 23, 2014 at 6:00 PM at Parkhurst School.

Respectfully Submitted,



Donald E. Cecich
EFPBC Secretary

Attachments:

1. Skanska Winchester High School Agenda dated July 16, 2014 that included SMMA's Winchester High School Construction Document Phase Update dated June 23, 2014.
2. Consigli Recommendation to Award (RTA) No 11, Doors, Frames and Hardware dated June 30, 2014.
3. Consigli RTA No. 13, Concrete Foundations dated June 30, 2014.
4. Memorandum from the Town Manager to the EFPBC dated July 16, 2014, 2014 regarding Invoices for Payment and Spending Authorizations.
5. Skanska's construction cost comparison and project budget summary dated July 16, 2014
6. Skanska's Winchester High School Project Update dated July 16, 2014.