

Educational Facilities Planning and Building Committee

Minutes of the Meeting June 1, 2016

Members Present: Bob Deering, Don Cecich, Brendan Driscoll, Charles Tseckares, Judy Evans, Shelly Walsh, Roger Hain, Susan Verdicchio and Todd Kosterman.

Members Absent: Geethanjali Mathiyalakam and Jessica Lohnes.

Others Present: Jim Burrows, Skanska USA Building; John LaMarre, Consigli Project Manager; Ed Frenette and Dave Fanvele, SMMA; Meg White, Project Manager; Gerald Nardone, Consultant; Susan McPhee, Energy Committee.

Mr. Deering called the meeting to order at 6:30 PM in the Waterfield Room at Town Hall.

Jim Burrows distributed copies of Skanska's June 1, 2016 Meeting Agenda including (Attachment #1):

- High School Budget Update;
- Construction Contingency/Change Order Summary;
- SMMA Sachem Logo Elevation in white as well as black and red;
- Consigli Change Request #515 dated May 10, 2016 for added sub-metering; and
- Consigli Change Order #021 dated June 1, 2016 in the amount of \$153,305.39.

1. Public Comment/Sachem Logo: Due to the large number of individuals in audience attending the meeting, many of whom were coming to speak about the Sachem logo, Mr. Deering began the discussion by framing the history of the process regarding the Sachem plaque originally located on the outside of the building. When the project was first planned, the Sachem logo was going to be imbedded into the floor of the dining commons. The EFPBC had concerns early on regarding the permanent placement logo in the event discussions were raised in the future regarding the Sachem mascot being a racist symbol.

The original Sachem logo that was hung in the front of the High School was removed during April vacation and will be reinstalled inside the new gym. Due to the new front entrance design of the building consisting of windows, the architect has been working to design a decal that can be installed on the glass above the front entrance of the building. The decal will have the appearance of white etched glass.

Paul Manganaro commented that he was the spokesperson for the members in the audience regarding the color and placement of the logo. Mr. Manganaro was part of a group called the Sachem Logo group back in 2000. During many discussions with members of the community a Town-wide vote was taken. The results were 3,500 voted to keep the Sachem logo and 600 voted to remove the logo. Mr. Manganaro questioned the planned area of installation of the proposed logo, whether there was a clear view of the logo from outside the building, and if the red and black colors were incorporated in the etching. Mr. Manganaro stated that he would like to meet with the Superintendent to talk about ways Winchester can honor the Native American and their history.

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Mr. Deering commented that the logo was planned to be in white, allowing the lights from the dining commons to illuminate through the logo during the evening hours, appearing to be etched glass. After some discussion the EFPBC asked the architect to provide two simulations of the logo: one in white; and one in red and black, for comparison purposes. Mr. Frenette stated that it would not cost any additional money to delay the process for the logo.

Mr. Manganaro provided Mr. Deering with a copy of an article written by Ellen Knight from 2010 regarding the Sachem.

2. High School - Modular Sub Metering - Cost Review: Bob provided the committee with a comprehensive report of known information and electrical usage for the high school during FY15, FY16 and proposed consumption for FY17 (Attachment#2). Todd also prepared a summary of the breakdown of electrical costs. Todd determined that heating with electricity was driving the costs up, however, the modular classrooms were not the reason for the higher costs. Bob does not want to move forward with sub-metering of the modulares due to the high cost of installing the sub-meters, and because the increase in electricity was not due to the modulares as outlined in his report on electrical usage. Judy expressed the importance of knowing the cost difference between using natural gas vs. electricity, especially since it is unknown what the upcoming winter will be like. The reason for sub-metering is to monitor electrical usage and to make sure electricity was not being used excessively or is being wasted.

Bob stated that it would cost \$10,000 for a meter and questioned who would monitor the meter. By the time the results are known it would be too late. Todd suggested that it would be better to take amp readings. At this point Bob recommended staying with electric heating. It was requested that the bills for the high school be shared with the EFPBC to monitor the power usage.

Brendan shared his concerns regarding the highly sophisticated energy efficiency technology systems being installed in the High School that will need to be maintained by a trained professional facilities manager in order to keep them operating to meet the facility's needs and save the Town money. He also pointed out that due to a larger building, cleaning the additional square footage will require additional manpower. Brendan recognized that the DPW does a great job with the budget they have. Judy commented that she has had conversations with Peter Lawson and Jay Gill and currently they do not have the resources to maintain the building as we would like. Bob stressed the importance of preventative maintenance. Judy will be meeting with the Town Manager and will share the EFPBC concerns around the importance of having an on-site facilities manager along with the need for additional custodial staff due to the increase in square footage in the new High School.

Bob commented that as a committee the EFPBC should draft a letter regarding their recommendations for a facilities manager. It was shared that other towns do have facilities managers to effectively operate, maintain, and troubleshoot the new technology systems.

3. Change Order #021 Review: Mr. Burrows reported that the change orders are looking better than six months ago. Jim indicated the change orders were reviewed by the EFPBC Finance Subcommittee. Jim highlighted the change orders over \$10,000 for the Committee. Dr. Evans requested that any owner requested change orders be brought to the attention of the EFPBC. It was noted that owner requested change orders are not reimbursable by the MSBA.

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CR 260 PR-161R/CCD-052	Modification of drywall pilaster bases	\$810.97
CR 313	Added CMU at new door frame installations	\$5,055.78
CR 403 FRI-0549.1	Added gas cabinet at outdoor kiln gas connection	\$1,788.64
CR 408 RFI-0579R2	Modifications of steel floor framing, connections and pitching of concrete slabs	\$9,877.35
CR 431	Added wall tile and edge trim at pipe box	\$1,614.38
CR 438 RFI-0533	Modification of cast stone sill length due to shop drawing revision	\$751.10
CR 443 PR-077/CCD-096	Added steel channels under mechanical equipment roof curbs	\$10,351.74
CR 445 CCD-097	Added piping for fin tube until in Kiln Room	\$3,112.52
CR 448 RFI-0650	Re-use of existing roof hatch slab penetration	\$1,489.40
CR 456 RFI--656	Modification of Ballet Barre specification for Fitness Room	\$2,475.72
CR 459 PR-219	Added low walls at window bays	\$7,944.38
ALL03	Floor leveling allowance for existing conditions (Phase 1)	\$28,342.55 CR 468
CR 468 PR-066R4	Added magnetic door hold opens	\$9,100.11
CR 471 PR-223	Added power and fire alarm connection for overhead coiling grille	\$2,704.62
CR???	CCD-102 Modification of curtain wall framing	\$5,273.32
CR 483 PR-225	Modification of flag pole support mount	\$0.00
CR 477 RFI-0664	Added wall preparation of unforeseen condition	\$8,488.74
CR 488	Re-grading of temporary student parking lot	\$5,202.62
CR 489 RFI-0678	Relocation of added mop sink (CCD-094)	\$3,408.28
CR 490	Modification of interior gym entrance doors including outlet relocations and tooting	\$6,445.47
CR 492 RFI-0688	Added drywall soffit at window -first floor	\$659.84
CR 495	Removal of existing parapet	\$9,000.00

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CR 494 PR-227/CCD-105	Added power and fire alarm for fire smoke dampers	\$15,007.02
CR 499 RFI-0697	Added steel posts within wall framing	\$922.57
CR 500 RFI-0670	Added drywall soffits at balcony edge beams	\$2,560.97
CR 501	Added fly loft and roof ladders safety guards at stage	\$4,184.18
CR 508 PR-234	Added window film at borrowed lights in health offices	\$753.38
CR 502	Re-programming of dining commons touch screen control panel with passcode	\$909.44
CR 512 RFI-0702	Added drywall at gaps between door jambs and existing partitions	\$1,917.47
CR 522 RFI-0706	Added CMU partition to infill demolished existing door	\$2,094.47
CR 528	Modified drywall type to abuse resistant in PE room	\$1,058.36

On a motion by Don Cecich, seconded by Brendan Driscoll, it was moved and seconded to authorize the Town Manager to accept Change Order Number #021 as presented in the AIA Document dated June 1, 2016 in the amount of \$153,305.39. The motion was unanimously approved.

4. Deliverables: There were no deliverables for review.

5. Invoices: Copies of the Memorandum from Town Manager, Richard Howard, to the EFPBC dated Jun 1, 2016 regarding spending authorizations was distributed and reviewed (Attachment #3). The Town Manager recommended that the Committee take favorable action on the spending authorizations. The Committee reviewed the Spending Authorizations as presented in the June 1, 2016 memorandum:

Spending Authorizations:

Vinson-Owen Elementary School Project

Vinson-Owen FF&E	COP Quote Dated 5/19/2015	\$	16,593.84
Vinson-Owen FF&E	VIRCO Quote # 8121144		20,069.63

Spending Authorizations:

Winchester High School Project

Briggs Engineering	Amendment for additional services	\$	50,000.00
Consigli	Change Order #21	\$	153,305.39

On a motion by Don Cecich, seconded by Brendan Driscoll, it was moved and seconded to authorize the Town Manager to accept the Vinson-Owen Spending Authorizations for COP and VIRCO and the High School Spending Authorizations for Briggs Engineering for additional services in the amount of \$50,000.00 as outlined in the Town Manager's memorandum dated June 1, 2016 (Attachment #3). The Motion was unanimously approved.

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6. **Approval of Minutes:** The Committee reviewed the meeting minutes of April 27, 2016.

On a motion by Brendan Driscoll, seconded by Don Cecich, it was moved and seconded to accept the minutes of April 27, 2016 as presented. The motion was unanimously approved.

7. **Next Meeting Date:** The next FFPBC meeting is scheduled for June 15, 2016. The committee will schedule a tour of the High School gym perhaps the Friday before the opening of school in September.

8. **Adjournment:** The meeting adjourned at 7:45 PM.

Respectfully Submitted,



Donald E. Cecich
FFPBC Secretary

Attachments:

1. Skanska's June 1, 2016 Meeting Agenda including the High School Budget Update, Construction Contingency/Change Order Summary, SMMA Sachem Logo Elevation in white as well as black and red, Consigli Change Request #515 dated May 10, 2016 for added sub-metering and Consigli Change Order #021 dated June 1 2016 in the amount of \$153,305.39.
2. High School Electrical Facts and Usage dated June 1, 2016.
3. Memorandum from Town Manager dated June 1, 2016 regarding Payment and Spending Authorizations.