

Educational Facilities Planning and Building Committee

Minutes of the Meeting June 17, 2015

Members Present: Bob Deering, Don Cecich, Brendan Driscoll, Wei Han, Gerald Nardone, Charles Tseckares, Bill McAlduff, Shelly Walsh, and Roger Hain.

Members Absent: Linda Rossetti, and Geethanjali, Mathiyalakam.

Others Present: Jim Dowd and Jim Burrows, Skanska USA Building; Meg White, Town Project Manager; Ed Frenette, SMMA; John Danizio, Director of Finance; Dave Fanvele, SMMA; Susan McPhee, Energy Management Committee; Pete Lawson, Facilities Manager; Darren Gainer, Consigli Construction; and Judy Evans, Superintendent.

Bob Deering called the meeting to order at 6:31 p.m. in the Mystic Valley Room at Town Hall.

1. Comments from the Public: There were none.

2. Minutes: There were none.

3. Invoices for Payment and Spending Authorizations: Copies of the Memorandum from Town Manager, Richard Howard, to the EFPBC dated June 17, 2105 regarding invoices for payment and spending authorizations were distributed and reviewed (Attachment #1). The Town Manager recommended that the Committee take favorable action on the invoices and spending authorizations.

Payment Authorizations: Winchester High School Project

Skanska USA Building Inc. Invoice #1312805-PDS-12443-34	\$ 89,760.00
SMMA Invoice #0042929	85,500.00
Project Dog Invoice #9983	43.64
SMMA Invoice #0042930	9,430.85
Consigli Construction Co. Invoice #11	4,683,669.64
MBTA Invoice #029183	250.00
Briggs Engineering & Testing Invoice #77001	1,704.50
Briggs Engineering & Testing Invoice #77129	1,892.50
Briggs Engineering & Testing Invoice #77223	1,585.00
Briggs Engineering & Testing Invoice #7339	1,285.00
Briggs Engineering & Testing Invoice #77453	1,673.00
Triumph Modular, Inc. Invoice #RI172919	10,000.00
Town of Winchester Invoice #7875	1,201.92
Verizon Invoice #4AOBS8N	19,579.00
Town of Winchester Energy Budget	35,000.00

Spending Authorizations: Winchester High School Project

Town of Winchester Reimburse DPW Overtime (not to exceed)	\$35,000.00
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On a motion by Charles Tseckares, seconded by Brendan Driscoll, it was moved and seconded to authorize to pay the invoices as described in the Memorandum from Town Manager Richard Howard dated June 17, 2015 as well as the Spending Authorizations for the Winchester High School Project. The Motion was unanimously approved.

4. EFPBC Secretary Invoice: *On a motion by Mr. Nardone, seconded by Mr. Driscoll, the Committee voted to approve the invoice as presented. The Motion was unanimously approved.*

5. Vinson Owen: Mr. Driscoll reported that spot coolers were installed at the Vinson-Owen Elementary School in the rooms experiencing high temperatures during the shoulder seasons. Mr. Driscoll will report on an update of the temperature results within the next few weeks.

Since June 1st the temperature trends have been taken at the Vinson-Owen, Ambrose and McCall schools. Mr. Driscoll reported that temperatures at the Vinson-Owen and Ambrose have been similar. In many instances prior to the arrival of the spot coolers at Vinson-Owen, Ambrose temperatures have been higher than Vinson-Owen. A preliminary report indicated that Vinson-Owen temperatures have been lowered by 4-5 degrees F with the spot coolers installed.

EFPBC members expressed their frustration with the policy precluding installing air conditioners at the Vinson-Owen school and any of the school building in general. The question posed by the EFPBC is what do we do for a long-term plan for Vinson-Owen, Ambrose and McCall around the overheating during shoulder seasons?

Installation of film on the windows at the Vinson-Owen will take place to help lower the temperature, however, the question is what should be done at Ambrose and McCall on a permanent basis. There needs to be consistency within all the buildings. Mr. Deering suggested bringing this issue to the School Committee as it is a district-wide issue as it is not in the purview of the EFPBC to make a decision.

Mr. McAlduff has reported back to the school committee as to the procedure, process and protocol on this issue. Mr. McAlduff indicated that when the Vinson-Owen project was in the planning stages the School Committee supported the installation of air conditioning in the Vinson-Owen school. The School Committee considered the amount of days in the season that air conditioning would be needed (approximately 18-30 days). Also taken into consideration were that school years will become longer and the idea of utilizing the buildings during the summer months. The School Committee ultimately agreed to approve air conditioning in the core space of the building and four (4) classrooms.

The EFPBC offered solutions that included filming applied to the windows making a 2-3 degree difference, installing LED lighting allowing a 2-3 degree difference, and the installation of exhaust fans. The film application and changing to LED lighting will occur over the summer months and the roof exhaust fans installation will occur the summer of 2016. Temperature comparisons will continue during the fall months to monitor how the film and LED lights help to alleviate the overheating issues. The costs for the film and installation are approximately \$40,000, and the changing of the lights and ballast will cost \$30,000 (for the whole building). Mr. McAlduff indicated that there is a funding source through the Vinson-Owen project for these items. If the solutions are successful the School Committee has a model for moving forward to advocate for funding necessary for the Ambrose and other schools in lieu of installing air conditioning. Mr. McAlduff pointed out that he

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has never received one call or complaint from the Ambrose school on the hottest of days. Mr. McAlduff further indicated the School Committee has started to advocate for funding solutions for over-heating in the Ambrose School through the Capital Planning process.

On a motion by Charles, seconded by Wei Han, the Committee voted to proceed with installing film and re-lamping LED lights at the Vinson-Owen School. The Motion was unanimously approved.

6. Change Orders: Jim Dowd distributed copies of Skanska's June 17, 2015 Meeting Agenda and attachments (Attachment #2). There were no change orders.

Winchester High School: There was a discussion around the placement of the flag pole indicating the current location was not the best because the flag is too high to access when raising or lowering the flag. Jim will work on getting a cost estimate to move the pole to a different location.

7. Recommendation to Award - RTA

The Committee reviewed the following RTA's for approval:

- RTA No. 49 - Stage Wood Flooring dated June 3, 2015 \$ 35,000 (Attachment #2-4)
- RTA No. 51 - Landscaping dated May 18, 2015 \$735,239 (Attachment #2-5)
- RTA No. 53 - Exterior Stone \$237,091 (Attachment #2-6)
- RTA No. 54 - Fencing \$ 67,640 (Attachment #2-7)
- RTA No. 31 - Arriscraft Work dated December 23, 2014.

A motion was made by Don Cecich seconded by Charles Tseckares, to approve RTA 49, 51, 53, 54, and 31 as presented. The Motion was unanimously approved.

8. Construction Update: Darren Gainer was filling in for John LaMarre reporting that during the last 4-6 weeks Consigli has been moving along in a good stride. They are beginning to make up some work, however, work in the auditorium is still lagging. They are behind schedule on the dining commons and the music area. Mr. Deering commented that he was surprised to hear the two areas being behind were not reported in the past. Jim Dowd stated that being 2-6 days behind is within striking distance and as a matter of semantics - "we are on schedule."

7. Vinson-Owen: Jim Burrows reported that they received a draft proposal from Tappé regarding the fit out spaces. In two more weeks Tappé will be able to provide a more accurate cost. This information will be provided at the next meeting.

8. The next meeting is scheduled for July 1, 2015.

9. Adjournment: *It was moved and seconded to adjourn the meeting at 7:36 p.m.*

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Respectfully Submitted,



Donald E. Cecich
EFPBC Secretary

Attachments:

1. Memorandum dated June 17, 2015 from Richard Howard, Town Manager, to the EFPBC regarding invoices for payment and spending authorizations.
2. Skanska – Meeting Agenda, Project Budget Update, Construction Contingency - Change Orders Summary and RTA No. 49, 51, 53, and 54:
 - 2-4 - RTA No 49 - Stage Wood Flooring dated June 3, 2015
 - 2-5 - RTA No 51 - Landscaping dated May 18, 2015
 - 2-6 - RTA No 53 - Exterior Stone dated May 18, 2015
 - 2-7 - RTA No 54 - Fencing dated May 18 2015