

# Educational Facilities Planning and Building Committee

## Minutes of the Meeting March 5, 2014

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

**Members Absent:** Geethanjali Mathiyalakan, Roger Hain, Cindy Bohne, and Linda Rossetti.

**Others Present:** Jim Dowd and Jim Burrows, Skanska USA Building; Grant Smith, Principal, Vinson-Owen Elementary School; Ed Frenette, SVP SMMA; Lorraine Finnegan, Project Manager, SMMA; Peter Lukacic Landscape Architect; John Hart, Civil Engineer, SMMA; Tom Gwinn, Principal, WHS; John Danizio, Director, Finance, Winchester Public Schools; Susan McPhee, Energy Management Committee; Steve Lanou; Sustainability Committee; and the Construction guy.

Bob Dering called the meeting to order at 6:30 pm at Town Hall.

1. **Questions and Comments from the Public:** Steve Lanou commented on the utility rebate program for the High School project and the need to have them returned to the project and not the Town's General Fund. Steve asked for clarity on this issue by next week's EFPBC meeting. Bob commented that the Committee will try and have a response. Jim Burrows commented that MSBA assumes that utility rebates are considered outside funding and will deduct rebates from the project. A representative from the Jenks Center commented that they are remodeling the center and are concerned about site safety, vehicle traffic and pedestrian traffic during the High School renovations. He suggested that a long-term plan to slow down traffic on Skillings Road should be considered. Bob commented that the EFPBC will have a public hearing next Tuesday night, March 18, 2014 in the High School Auditorium for abutters. He recommended that he come to that meeting as that would be the appropriate to bring this subject up. The Traffic Advisory Board has invited to this meeting. The meeting is for neighbors and abutters meeting to bring them up to date on changes in project phasing but is open to the general public.
2. **Vinson-Owen Elementary School:** – Jim Dowd provided an update on the settlement cost and scope of work for the screening trees. Jim spoke with the abutters on Tuesday morning and commented that they are not inclined to accept the Town's offer. Jim commented that money is not the issue to them—it's people in the school building looking at back at them in the house. They look right in their windows. The EFPBC commented that Jim is to inform the abutters that the EFPBC is sticking with this recommendation.

Meg White prepared Change Order (CO) #11, which is included in this week's Town Manager's memo with invoices for payment (Attachment #1). Bob asked if any other pending change orders were still out there. Jim Burrows commented that there is a roofing work CO for \$10,000. Our total exposure is \$15,000. CTA will be off the job the Friday of April school vacation week.

Bill commented the sun is coming in above the sun screen and causing a glare in some of the classrooms. Bill and Grant worked with Tappé to find a film that could be added to certain

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windows to reduce the glare. The classrooms that have this problem all face Johnson Road. Grant commented that it's a total of 13 classrooms.

It was estimated that the cost would not exceed \$2,000, but the Committee wants to get a formal quote and make sure the number is good. The work needs to be done at prevailing wages and the contractor must have a proper certificate of insurance.

3. **Spending & Payment Authorizations:** Copies of the Memorandum from Richard Howard, Town Manager, to the EFPBC dated March 5, 2014 regarding invoices for payment and spending authorizations was distributed and reviewed (Attachment #1). The Town Manager recommends that the Committee take favorable action on the invoices and spending authorizations.

Payment Authorizations:

### Vinson-Owen Elementary School Project

Global Equipment Co., Inc.	Invoice #106548461	\$ 248.27
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### Winchester High School Project

Garrity and Knisely	Invoice #9697	\$ 7,300.00
Daily Times Chronicle	Invoice #110	\$ 124.10

Spending Authorizations:

### Vinson-Owen Elementary School Project

CTA Construction, Inc.	Change Order #11	\$ 43,069.10
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***Motions were made by Charles Tseckares, and seconded by Gerald Nardone, to authorize the Town Manager to pay the Vinson-Owen and Winchester High School project invoices and approved the Vinson-Owen Change Order #11 as described in the Town Managers memorandum dated March 5, 2014 to the EFPBC (Attachment #1).***

***The Motions were unanimously approved.***

4. **Winchester High School Schematic Design:** - Peter Lukacic led off with a discussion of the changes to the site plan. See the attached SMMA PowerPoint Winchester High School Project Presentation dated March 5, 2014 (Attachment #2). A copy of this presentation is available on the Town's web site.

A member of the Design Review Committee commented that the drawing being shown is not the same drawing that was part of the ZBA submittal.

The question of parking was raised by David, a resident, who was previously on the DRC. David commented that he does not like the tradeoff between eliminating parking from the bottom right of the site and moving it over to the play field. He doesn't want to lose space on the play field to the parking. He asked the Committee to reconsider the parking.

Jim Burrows commented that formal allocation of CHIPS was approved by the MSBA.

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

Bob Deering declared the meeting adjourned at 9:00 PM. The next EFPBC meeting is scheduled for Wednesday, March 12, 2014 at 6:30 PM in Town Hall.

Respectfully Submitted,



Donald E. Cecich  
EFPBC Secretary

Attachments:

1. Memorandum from the Town Manager to the EFPBC dated March 5, 2014 regarding Invoices for Payment and spending authorizations.
2. SMMA PowerPoint presentation entitled: Winchester High School Site Planning Options and Outdoor Classrooms dated March 5, 2014.