

# Educational Facilities Planning and Building Committee

## Minutes of the Meeting May 14, 2014

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**Members Present:** Bob Deering, *Chair*; Wei Han, Roger Hain, Bill McAlduff, Gerald Nardone, Linda Rossetti, Charles Tseckares and Shelly Walsh.

**Members Absent:** Don Cecich, Brendan Driscoll and Geethanjali Mathiyalakan.

**Others Present:** Jim Burrows and Jim Dowd, Skanska USA Building, Inc.; Ed Frenette, SVP SMMA; Tony Iacovino, Senior Associate, SMMA; Tom Gwin, Principal; Susan McPhee, Energy Management Committee; Steve Lanou, Sustainability Committee; Jeff Jansen, Consigli, Project Director; and David Bllloch, Estimator, Consigli.

Bob Deering called the meeting to order at 6:30 pm at Town Hall. See Attachment #1 for a copy of tonight's EFPBC Meeting Agenda.

1. **Questions and Comments from the Public:** There were none.
2. **Meeting Minutes for Approval:** There were none.
3. **Vinson-Owen Elementary School Project:** No action was taken.
4. **Winchester High School Project:**
  - a. **Project Cost Estimates:** Jim Dowd and Jim Burrows from Skanska discussed at a high level the cost estimate process undertaken by Fogarty, Consigli and Skanska over the past several weeks. See Attachment #2: Cost Estimate Comparison Spreadsheet Uniformat). Bill McAlduff asked about the total overage of the estimate following the estimation process. Jim Dowd walked the Committee through the three individual estimates and the reconciled estimate at \$105,519,205, or \$4,283,595 greater than the project's original budget of \$101,235,610. The overage represents a 4.2% deviation from the original estimates. Ed Frenette explained that architects typically work with an overage range of 1-5%, classifying this range as 'minor modifications' to the project. He also cautioned the Committee to not react to the overall number but to explore elements of the project that might be disproportionately high versus the original expectations. In his mind three elements were in this category: the HVAC approach, the building's envelope, and the occupancy phasing. The Committee discussed all numbers at length. Charles Tseckares thought that the project overage of 4.2% was manageable given his years of experience leading similar projects.
  - b. **Value Engineering Exercise:** Tony Iacovino led the Committee through a presentation of potential Value Engineering Items previously identified by SMMA, Skanska and Consigli. See Attachment #3: Cost Estimate and VM Options EFPBC Winchester High School prepared by SMMA, dated May 9, 2014 and Attachment #4: Value Management – Design Development A-List. The items were classified into A, B, and C level options for consideration. The Committee discussed individual items within each scenario. The

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target savings for the Value Engineering exercise is \$4.2 million (see budget numbers referenced in “a” above). The Committee asked all vendors to investigate several additional options, particularly related to the HVAC system, and report back at our next meeting. No further decisions were made on this matter.

### *c. Design Development Submission:*

*A motion was made by Bill McAlduff, and seconded by Gerald Nardone, to approve the Design Development Drawings submitted to the MSBA on May 9, 2014. The Motion was unanimously approved.*

### *5. Additional Business*

As there was no further business Bob Deering declared the meeting adjourned at 9:45 PM. The next scheduled EFPBC meeting will be on May 22, 2014 at 6:30 PM in Town Hall

Respectfully Submitted,



Donald E. Cecich  
EFPBC Secretary

Attachments:

1. EFPBC Meeting Agenda Items, 5/14/2014
2. Cost Estimate Comparison Spreadsheet (Unifomat)
3. Consigli Cost Estimate and VM Options EFPBC Winchester HS SMMA May 9, 2014
4. Value Management – Design Development A-List