

Educational Facilities Planning and Building Committee

Minutes of the Meeting May 22, 2014

Members Present: Bob Deering, Don Cecich, Charles Tseckares, Linda Rossetti, Geethanjali Mathiyalakan, Bill McAlduff, Shelly Walsh, Roger Hain, Wei Han and Gerald Nardone.

Members Absent: Brendan Driscoll.

Others Present: Jim Dowd and Jim Burrows, Skanska USA Building; John LaMarre, Project Manager, Consigli Construction Company; Ed Frenette, SVP SMMA; Tony Iaccovino, SMMA; Jeff Jansen, SMMA; Lana Prokupets, SMMA; David Belloch, Dldelloch Estimator; Tom Gwinn, Principal, Winchester High School; Pete Lawson, DPW; and Susan McPhee, Energy Management Committee..

Bob Dering called the meeting to order at 6:35 pm at Town Hall.

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:** - John LaMarre asked if it would be possible for Consigli to get the Winchester Building Inspectors to do inspections after hours. Bob commented that if inspections needed to be done after hours, Consigli would have to pay for overtime. There is a set procedure for notification and execution of inspections.

Ed commented that they will start tonight's meeting with a discussion of the chilled beam options. There are some unique elements in the building that have caused the numbers to change. Ed commented that he talking about different levels of air conditioning in the building, we are taking about sustained air conditioning in the whole building. He discussed the money that can be saved by using the chilled beam system. Because the system is complex, we will need to purchase extra training as part of the contract and an O&M contract for the system. See SMMA's PowerPoint meeting presentation dated June 22, 2014 (Attachment #1).

Jim Dowd distributed copies of Skanska's Winchester High School Update-Value Management PowerPoint presentation dated May 22, 2014 (Attachment #2). We will be able to maintain 75 F cooling on the hottest days through out the building. The two options are close in initial cost. The Life Cycle cost of the DX system is \$4m more in cost than the chilled beam. The Committee discussed the impact and costs of economizers installed in both systems.

Bill commented that there will be much more summer use in the new High School building. Full AC will be provided for all the classrooms.

The Committee reviewed and discussed SMMA's Value Management-Design Development Matrix dated May 12, 2014 (Attachment #3).

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A Motion was made by Charles Tseckares, and seconded by Gerald Nardone, to accept the cost reductions suggested by SMMA that include chilled bean in classrooms as modified for \$4,294,323. The motion was unanimously approved.

A motion was made by Charles Tseckares, and seconded by Bill McAlduff to accept the reconciled estimate in Jim Dowd's PowerPoint of \$105,519,205 less the value engineering. The Motion was unanimously approved.

Skanska continued with a review of their report (see Attachment #3). The Ox Blue Time Lapse camera will cost \$20,000 for 5 years. Great idea but we'll have WinCAM do it. We have no money available to pay for this.

Jim discussed the soil pre-characterization quote. The work will start May 31, which is the day before graduation. This work is being done in advance of starting construction this summer. The cost is 37,000, but not to exceed 50,000. This cost is included in the \$105,000.

A motion was made by Bill McAlduff, and seconded by Don Cecich, to authorize Consigli to proceed with subsurface investigation at a cost not to exceed \$50,000. The motion was unanimously approved.

The move management push-out got only one bid. These services will be done by Skanska. Geetha wants to know how we track with the original estimate. Skanska will provide a response.

The committee discussed giving the Winchester Town Manager authorization to sign the MSBA contract for the renovation of the Winchester High School. The following is a summary of the vote:

“A motion was made by Charles Tseckares, and seconded by Gerald Nardone, to give the Winchester Town Manager the authorization to execute and deliver the Project Scope and Budget Agreement and the Project Funding Agreement for the Winchester High School construction project on behalf of the Town of Winchester and the EFPBC.” The Motion was unanimously approved with the following roll call vote:

Robert Deering, Chairman – YES

Donald E. Cecich, Secretary - YES

William McAlduff, Superintendent of Schools – YES

Gerald Nardone – YES

Charles Tseckares – YES

Roger Hain – YES

Shelly Walsh – YES

Linda Rossetti – YES

Geethanjali Mathiyalakan - YES

Brendan Driscoll – Absent

Wei Han - Absent

5. **Spending & Payment Authorizations:** Copies of the Memorandum from Richard Howard, Town Manager, to the EFPBC dated May 22, 2014 regarding invoices for payment and spending authorizations was distributed and reviewed (Attachment #4). The Town Manager recommends that the Committee take favorable action on the invoices and spending authorizations.

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Payment Authorizations:

Winchester High School Project

Blatman, Babrowski & Mead LLC	Invoice #10095	\$ 1,475.00
Blatman, Babrowski & Mead LLC	Invoice #10318	\$ 2,680.00
Triumph Modular, Inc.	Payment Application #1	\$ 13,520.00
Triumph Modular, Inc.	Payment Application #2	\$ 10,185.00
Garrity and Knisely	Invoice #9740	\$ 1,750.00
Skanska USA	Invoice #1312805-PDS-12905-21	\$ 54,071.77
Symmes Maini & McKee Associates	Invoice #0040661	\$ 621,120.00
Symmes Maini & McKee Associates	Invoice #0040661	\$ 21,474.26

Spending Authorizations:

Winchester High School Project

Daigle Engineers, Inc.	Peer Review structural Design WHS	\$ 11,250.00
Consigli Construction Company	Pre-Construction Service fee	\$8,293,519.00
MBTA (License Agreement)	License #14097	\$ 1,000.00

Motions were made by Don Cecich, and seconded by Geethanjali Mathiyalakan, to authorize the Town Manager to pay the Winchester High School project invoices and approved the High School spending authorizations as described in the Town Managers memorandum dated May 22, 2014 to the EFPBC (Attachment #4).

The Motions were unanimously approved.

No action was taken on the Verizon invoice for \$1,000.00.

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

Bob Deering declared the meeting adjourned at 8:45 PM. The next regularly scheduled EFPBC meeting is scheduled for Thursday, May 29, 2014 at 6:30 PM in Town Hall.

Respectfully Submitted,



Donald E. Cecich
EFPBC Secretary

Attachments:

1. SMMA's PowerPoint meeting presentation dated June 22, 2014.
2. Skanska Winchester High School Update-Value Management PowerPoint presentation dated May 22, 2014.
3. SMMA's Value Management-Design Development Matrix dated May 12, 2014.
4. Memorandum from the Town Manager to the EFPBC dated May 22, 2014 regarding Invoices for Payment and Spending Authorizations.