

Educational Facilities Planning and Building Committee

Minutes of the Meeting October 29, 2014

Members Present: Don Cecich, Brendan Driscoll, Shelly Walsh, Charles Tseckares, Geethanjali Mathiyalakan, Bill McAlduff, Wei Han and Gerald Nardone.

Members Absent: Bob Deering, Linda Rossetti and Roger Hain.

Others Present: Jim Dowd and Jim Burrows, Skanska USA Building; John LaMarre, Project Manager, Consigli Construction Company; Jeff Jansen, Project Director, Consigli Construction Company; Ed Frenette, SVP SMMA; Tony Iaccovino, SMMA; Meg White, Project Manager; Sean Keily, Principal Winchester High School; Jasmine Jalinous, Winchester High School Student Representative; and Susan Verdicchio, School Committee.

Don Cecich called the meeting to order at 6:10 pm at Town Hall.

1. **Questions and Comments from the Public:** There were none.
2. **Meeting Minutes:** The September 3 and 17, 2014 Meeting Minutes were reviewed. ***A Motion was made by Brendan Driscoll and seconded by Charles Tseckares to approve as amended the EFPBC Meeting Minutes of September 3 and 17, 2014.***
3. **Winchester High School Schematic Design:** - Jim Dowd distributed copies of the October 29, 2014 meeting agenda with the following attachments (see Attachment #1):
 - Skanska Project Budget dated October 29, 2014
 - Skanska Project Budget GMP Status sated October 29, 2014
 - Skanska Cost Estimate Comparison Spreadsheet (Uniformat) dated October 29, 2014
 - Skanska Filed Subcontractor Bid summary dated October 28, 2014
 - SMMA Schedule of Trade Contract Alternatives dated September 26, 2014
 - Skanska Enabling Package 1, 2 & (Partial) – GMP dated October 20, 2014
 - Recommendation to Award (RTA) – FSB RTA No. 3 – Plumbing
 - FSB RTA No. 5 – Electrical
 - RTA No. 20 Bid Package 3 – Food Service Equipment
 - Skanska Construction Contingency – Change Order Status dated October 29, 2014
 - Consigli Construction Change Order Number: 001 dated August 15, 2014
 - Consigli Construction Change Order Number: 002 dated October 29, 2014
 - Consigli Construction Change Order Number: 003 dated October 29, 2014

Jim commented regarding the presenting the status of the bids--it will be a very fluid process. GMP presented by Consigli on November 12th. Consigli is still negotiating the non-trade bids.

Project budget update—not much has changed. They are negotiating with steel supplier. Delivery of the steel may slip out a week.

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Reviewing the Skanska Cost Estimate Comparison Spreadsheet, the forth page of attachment #1, the Consigli CSI budget is on target. Package 2 needs to be voted on this evening. The Final Package trade bids came in a little high. Consigli can negotiate with the non-trade bids for better total costs. They are forecasting that a savings of \$449,388 will be realized, which will offset the higher prices on the trade bids and reduce the cost overrun down to the \$286,308. So at this point we have now used all of our bid and design contingency. The project still has owner's contingency and construction contingency.

Right now tracking \$163,080 under budget (see page 3 of Attachment #1), but still waiting for about \$2,000,000 of bids that are still to come in. There is \$24 million of non-trade bids that still need to be finalized, but we see this risk as minimal.

Gheeta asked if all the underground rooms will be waterproofed. Tony commented yes, the scope is the same. Consigli and Skanska mentioned water proofing bid came in higher and they are discussing with the bidder. Geetha asked whether the bid includes water/damp proofing exterior walls of all below ground spaces including existing building portion. Tony commented yes, the scope is the same.

There is a \$300,000 piece of water proofing that wasn't in Consigli's scope and not in Fogerty's estimate because a drawing was missed.

Consigli will have a GMP submitted to the Committee in two weeks.

We are tracking well with anticipated Change Orders that are being drawn down from construction contingency.

Jim commented that we have \$4.8 million of construction contingency left.

The Committee needs to approve the electrical RTA tonight because of the underground ductbank that needs to be installed.

The Committee reviewed the Enabling Package 1, 2 and 3. They will be into one GMP. This is all part of building up to the \$101 million project budget.

A Motion was made by Brendan Driscoll, and seconded by Gerald Nardone, to approve Amendment #2 in the amount of \$8,098,704. The motion was unanimously approved.

RTS Numbers 3, 5 and 20 were reviewed.

A motion was made by Don Cecich, and seconded by Charles Tseckares, to accept and award E. Amanti & Sons' bid for plumbing as described in RTA No. 3 in the amount of \$3,674,000; RTA No. 5 for Electrical to be awarded to Wayne J. Griffin in the amount of \$9,595,000 and Alternate #2 for sub-metering in the amount of \$33,000, and alternative #3 for \$106,000 to replace gym lighting for a total of \$9,734,000; and RTA No. 20 for Food Service Equipment to Boston Showcase Company in the amount of \$620,975 (as described on Pages 12, 13 and 14 of Attachment #1, respectively). The Motion was unanimously approved.

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Consigli intended to have waterproofing and HVAC on the table at tonight's meeting. They are underground and long-lead items. The two low bidders dropped out this afternoon for each, which did not give them enough time to prepare for the meeting. Consigli, therefore, needs to regroup and we may need to have a meeting next week to approve. If we need a meeting, Consigli will let Jim Dowd by Monday morning if we need to meet next Wednesday.

The Committee discussed Consigli Change Orders 2 and 3 (see pages 17 and 18 of Attachment #1).

A Motion was made by Gerald Nardone, and seconded by Charles Tseckares, to approve Consigli Change Order #2 in the amount of \$216,312.32 and Change Order #3 in the amount of a credit of <\$130,767.00>. The Motion was unanimously approved.

John LaMarre discussed Option #4 the bulk loadout. John commented that providing that this works the way Consigli has it planed, it will result in big savings on soil removal in Phases 2 and 3.

John gave a project update. They are on track and will get all submittals in on time and all subs on board.

Bill mentioned that water has been seeping under some of the temporary walls. This happened last week during the heavy rains. John will get it resolved. Have a temp unit heat plan put together.

Brendan commented on the temporary parking on the field. When one pulls into the parking area there is a large depression and the fabric has ripped. John commented that it is being repaired.

Brendan asked Bill to talk about the Innovation Lab, equipment lab and a computer lab, which he updated the Committee on.

Fly-loft number of line sets. Two (2) are fixed. Four (4) or six (6) are in the budget at \$10,000 for each line.

From the town Manger's memorandum

A member of the audience asked about the building manager position. Brendan commented that last week the Committee took no action and voted to recommend to the Town Manager that the position be filled. He'll have to get it into the FY15 Town Budget

4. ***Vinson-Owen Elementary School:*** There was no report.
5. ***Spending & Payment Authorizations:*** Copies of the Memorandum from Richard Howard, Town Manager, to the EFPBC dated October 29, 2014 regarding invoices for payment and spending authorizations was distributed and reviewed (Attachment #2). The Town Manager recommends that the Committee take favorable action on the invoices and spending authorizations.

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Payment Authorizations:

Vinson-Owen Elementary School Project

CTA Construction Co	Pay Application #26	\$ 2,000.00
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Spending Authorizations:

Winchester High School Project

Consgili	Amendment #2	\$ 8,098,704.00
Boston Showcase Co.	RTA #2	\$ 620,975.00
Consgili	Change Order #2	\$ 85,585.68
Consgili	Change Order #3 (Credit)	\$ (130,767.00)

A Motion was made by Gerald Nardone, and seconded by Don Cecich, to authorize the Town Manager to pay the Vinson-Owen Project invoice and approved the High School Spending Authorizations as described in the Town Managers memorandum dated October 29, 2014 to the EFPBC (Attachment #2).

The Motion was unanimously approved.

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

Don Cecich declared the meeting adjourned at 8:55 PM. The next regularly scheduled EFPBC meeting is scheduled for Wednesday, November 12, 2014 at 6:00 PM in Town Hall unless there is a meeting needed next Wednesday, November 5th. Jim Dowd will confirm by next Monday morning.

Respectfully Submitted,



Donald E. Cecich
EFPBC Secretary

Attachments:

1. Skanska Winchester High School Project update including the Meeting Agenda including:
 - Skanska Project Budget dated October 29, 2014
 - Skanska Project Budget GMP Status sated October 29, 2014
 - Skanska Cost Estimate Comparison Spreadsheet (Unifomat) dated October 29, 2014
 - Skanska Filed Subcontractor Bid summary dated October 28, 2014
 - SMMA Schedule of Trade Contract Alternatives dated September 26, 2014
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- Consigli Construction Change Order Number: 003 dated October 29, 2014
2. Memorandum from the Town Manager to the EFPBC dated October 29, 2014 regarding Invoices for Payment and Spending Authorizations.