

# Educational Facilities Planning and Building Committee

## Minutes of the Meeting September 17, 2014

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

**Members Absent:** Linda Rossetti and Roger Hain.

**Others Present:** Jim Burrows and Jim Dowd, Skanska USA Building Project Managers; John LaMarre, Project Manager, Consigli Construction Company; Meg White, Winchester Project Manager; Cindy Bohne, Michael Schindelman and Chris Nixon, School Committee; John Danizio, Director of Finance, Winchester Public Schools; Sean Kiley, Winchester High School Principal; Susan McPhee, Energy Committee; and Lorrain Finnegan and Ed Frennette, SMMA

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. **Invoices for Payment and Spending Authorizations:** Copies of the Memorandum from Richard Howard, Town Manager, to the EFPBC dated September 17, 2014 regarding invoices for payment and spending authorizations was 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 - Prepared by Meg White

Skanska USA Building Inc.	Invoice # 1312805-PDS-12214-25	\$52,592.75
SMMA	Invoice # 0041335	656,766.00
SMMA	Invoice # 0041336	22,289.39
Consigli Construction Co.	Application # 7	2,334,011.23
Triumph Modular, Inc.	Application # 5	39,435.61
GR Nowell & Son, Inc.	Invoice # 30163	9,920.00
GR Nowell & Son, Inc.	Invoice # 30164	1,495.00
GR Nowell & Son, Inc.	Invoice # 30165	1,702.50
PreSeis, Inc.	Invoice # 14-067A	11,960.00
PreSeis, Inc.	Invoice # 14-067B	150.00
Briggs Engineering & Testing	Invoice # 73453	1,236.00
Briggs Engineering & Testing	Invoice # 73328	1,139.00
Briggs Engineering & Testing	Invoice # 72905	210.00
Briggs Engineering & Testing	Invoice # 73214	1,301.00

## EFPBC September 17, 2014 Meeting Minutes

<b>Testing</b>		
<b>Briggs Engineering &amp; Testing</b>	<b>Invoice # 72772</b>	<b>360.00</b>
<b>Briggs Engineering &amp; Testing</b>	<b>Invoice # 73074</b>	<b>65.00</b>
<b>Daily Times Chronicle</b>	<b>Invoice #82</b>	<b>94.79</b>

***Spending Authorizations:***

Winchester High School Project - Prepared by Meg White

<b>Triumph Modular, Inc..</b>	<b>Add'l. items for modular classrooms at WHS</b>	<b>38,123.40</b>
<b>GR Nowell &amp; Son, Inc.</b>	<b>Moving services – WHS Project</b>	<b>9,920.00</b>
<b>GR Nowell &amp; Son, Inc.</b>	<b>Moving services – WHS Project</b>	<b>1,495.00</b>
<b>GR Nowell &amp; Son, Inc.</b>	<b>Moving Services – WHS Project</b>	<b>1,702.50</b>
<b>PreSeis, Inc.</b>	<b>Pre-construction services – WHS Project</b>	<b>11,960.00</b>
<b>PreSeis, Inc.</b>	<b>Pre-construction services – WHS Project</b>	<b>150.00</b>

***A Motion was made by Charles Tseckares, and seconded by Brendan Driscoll, to authorize the Town Manager to pay the Winchester High School invoices and to approve the Winchester High School Spending Authorizations as more fully described in the Town Manager's Memorandum to the EFPBC dated September 17, 2014 regarding invoices for payment (Attachment #1). The Motions were unanimously approved.***

4. ***Vinson-Owen Elementary School:*** Brendan Driscoll commented that he has heard complaints from Vinson-Owen parents that the Third floor of Vinson-Owen is too warm and very uncomfortable. There does not seem to be any air movement. The academic wing is not air conditioned. Bill McAlduff commented that he sees the issue as there is no air circulation on the third floor and the space becomes stifling. The curtain walls were cold last year but room temperature should be better this year with proper balancing of the heating system now supposedly done. The air is dead with no movement. Bill suggested that we could ventilate through the skylights. Tappé is recommending that we not do anything. The only other recommendation discussed would be to add stratifications fans. Jim Burrows commented that there was a balance report done. Bill suggested that we bring in an independent engineer/consultant to review the situation. Charles commented that the EFPBC chose not to air condition the building at the direction of the School Committee.

Members of the Committee commented that we need to get the Energy Management Committee to buy the necessary fixes and review the Town's policy for air conditioning Town buildings. Conditions inside the building are unacceptable for students and staff. Gerald Nardone commented that at least one third of the building is built into the side of the hill and we should be able to take advantage of this ground cooling effect and move that cool air around the building.

Jim Dowd commented that the third floor is a sealed area. The Committee discussed when the decision was made to not air condition the whole building. Bob commented that he doesn't think it's a design problem.

## EFPBC September 17, 2014 Meeting Minutes

Bill recommended that we hire a third party energy consultant to look at the issue and let us know what recommendations they would make.

***A Motion was made by Brendan Driscoll, and seconded by Gerald Nardone, to have Skanska recommend list of three (3) firms (RDK is not to be included on the list) to undertake a review of the HVAC system and make recommendations to correct the overheating/ventilation problem. The motion was approved. Charles Tseckares opposed the Motion.***

5. ***Winchester High School Project*** – Chris Nixon thanked the EFPBC for the work on the High School up to this point. Chris commented that the School Committee would like to meet with the EFPBC to discuss the Committee's construction logic and programming, value engineering (VE) list and the add-alternative decisions the EFPBC may need to make moving forward on the project. The School Committee would like a summary of what the current project status, what the issues are, and the decisions and priorities the EFPBC needs to make.

Michael Schindelman shared School Committee concerns regarding the auditorium. Michael commented that he has a significant theater background. A 4-pipe system is absolutely unacceptable. It will affect the drama program and all the things that can be done there. Gerald commented that rails are going in for a total of 24 pipes and will be able to hold line sets. The Committee understands the concerns Michael raised. Bob commented that the Committee will try to do everything possible to fully equip the auditorium.

Referencing Skanska's Winchester High School Project Update dated September 17, 2014 handout (Attachment #2), Jim Burrows commented that he needs the FF&E Sub-committee needs to be formed. Lorraine suggested that a Technology Sub-committee be formed. Bill commented that he has a technology group that should be part of this process. Bob will send around a memo to Committee members asking for volunteers to serve on these sub-committees. Bill volunteered to be on the FF&E Sub-committee. Brendan committed to be on the Technology Sub-committee.

The Committee next reviewed issued during the first two (2) weeks of school at the High School while the building was under construction. A couple of issues have been addressed by Consiglie. The sound volume in the fire alarms needs to be increased.

Bill is still working on the issue of the lockers in the corridor that may be causing a traffic jam in the corridors. They can be moved to a different location. He commented that overall the school opening went very well. We had over 400 people attend the open house.

There will be some costs involve in order to make the fire and safety changes that Chief Nash wants us to make.

Jim Dowd discussed the 90% estimates (see Attachment #2), reviewed the reconciled amounts and the averaged estimates. All of the previous discussed VE items have been incorporated into the estimate.

## EFPBC September 17, 2014 Meeting Minutes

Bill asked Skanska to prepare an executive management summary of the Value Engineering summary and the value of the changes. Bob commented that we should wait until we get all the bids in. The filed sub-bids are due October 24, 2014, the Trades are due a week earlier. Bill commented that the communications group should take this task on so Town residents understand the issues, problems, VE work, costs and the recommended actions the Committee is implementing.

A copy of Consigli's detailed 90% CD Estimate Winchester High School dated September 15, 2014 is attached for reference (Attachment #3).

***A Motion was made by Bill McAlduff, and seconded by Charles Tseckares, to approve the Skanska reconciled 90% project cost estimate. The Motion was unanimously approved.***

Finally, the Committee reviewed Lorrain's add-alternative list. We reinstated 16 of 60 VE items in the cost estimate.

The Committee ordered 1 through 4 the order of the add-alternatives.

***A Motion was made by Brendan Driscoll, and seconded by Don Cecich, to re-rank add-alternative #6 to #4, and Add-alternative #4 to #6. The Motion was unanimously approved.***

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

Bob Deering declared the meeting adjourned at 8:30 PM. The next regularly scheduled EFPBC meeting is scheduled for Wednesday, October 1, 2014 with a tour at the High School starting at 5:30 PM followed by the scheduled meeting at 6:30 PM in Town Hall. The members attending the site walk through will walk to Town Hall.

Respectfully Submitted,



Donald E. Cecich  
EFPBC Secretary

Attachments:

1. Memorandum from the Town Manager to the EFPBC dated September 17, 2014 regarding Invoices for Payment and Spending Authorizations.
2. Skanska's Winchester High School Project Update dated September 17, 2014.
3. Consigli 90% CD Estimate Winchester High School dated September 15, 2014.