

Educational Facilities Planning and Building Committee

Minutes of the Meeting November 17, 2014

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

Members Absent: None

Others Present: Jim Dowd and Jim Burrows, Skanska USA Building; John LaMarre, Project Manager and Jeff Janson, Project Director, Consigli Construction Company; Ed Frenette and Lorraine Finnegan, SMMA; Meg White, Project Manager; David Blleloch, Dldolloch Estimators; and Sean Kiley, Principal, Winchester High School

Bob Deering called the meeting to order at 6:30 P.M. at the Parkhurst School.

1. Public Comments: There were none.

2. Approval of Minutes: The August 6, 2014 and October 29, 2014 Meeting Minutes were reviewed. *A Motion was made by Charles Tseckares, seconded by Gerald Nardone to approve the August 6, 2014 and October 29, 2014 EFPBC Meeting Minutes as presented. The Motion was unanimously approved.*

3. Winchester High School Project (Full Project Overview): Jim Dowd copies of Skanska's meeting agenda including copies of all of the backup for the items that will be discussed at tonight's meeting (Attachment #1, pages 1 through 20). The main topic of tonight's discussion was GMP, which included the following handouts:

Skanska Agenda:

- Project budget Update dated November 17, 2014
- Construction Contingency dated November 17, 2014
- Cost Estimate Comparison Spreadsheet (Unifomat) dated November 17, 2014
- GMP Summary Review dated November 17, 2014

Consigli:

- GMP Estimate dated November 14, 2014
- List of Allowances dated November 14, 2014
- RTA No. 6 Masonry dated November 17, 2014
- RTA No. 7 Misc. Metals dated November 17, 2014
- RTA No. 8 Glass and Glazing dated November 17, 2014
- RTA No. 9 Roofing dated November 17, 2014
- RTA No. 10 Metal Windows dated November 17, 2014
- RTA No. 11 Acoustical dated November 17, 2014
- RTA No. 12 Painting dated November 17, 2014
- RTA No. 13 Resilient Floors dated November 17, 2014
- RTA No. 14 Fire Protection dated November 17, 2014

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Jim Dowd reported that the project is on budget and Alternates 1, 2, and 3 as previously accepted were incorporated. The GMP was distributed and he reported that there was \$33,118 remaining from the first draft received on the GMP. Jim Dowd reported on the three alternates that included:

Alternate 1 - gym infill	\$ 15,516.00
Alternate 2 - sub metering	\$ 37,389.00
Alternate 3 - gym lighting	\$122,931.00

Skanska and SMMA reviewed every line item and after working out some issues they feel very comfortable about the GMP costs provided tonight. Jim Dowd noted that the MSBA tracks contingencies as change orders, which means there is a grey area for reimbursement for change orders from the MSBA.

Jeff Janson stated that leveling sheets on their subcontractors have been completed. Jeff reported that the critical piece to keep watch over is the scheduling of the project indicating that Phase 1 of the project is the first phase of the three phases on the learning curve. Winter weather is a risk and plans are in place in case the need arises for snow removal and protective coverings. Jeff Janson reviewed some cost risks such as demolition abatement, which have been mitigated.

Charles Tseckares suggested that the Committee should create a list of contingencies for items the Committee might want to include as part of the project in the case money becomes available. Jeff Janson indicated that Consigli could notify the EFPBC when it would be a good time to bring these items forward for consideration.

4. Review of Alternates Included in GMP: Provided in tonight's handout was Alternates A thru K (see Attachment #1), however, only Alternates B and H could be discussed at this point in time. Because there were unknowns regarding Alternate B (Theatrical Line Sets) and Alternate H (Backstops), it was decided to make a decision in the next four weeks when more definitive prices are available. Bill McAlduff pointed out the need to look further into acoustical baffles in the fly loft ceiling when a more definitive dollar amount is defined. Bill indicated the music director feels the acoustical baffles are an important part of providing the best sound quality for musical performances. Bill stated that Alternate H is a high priority.

Consigli also distributed copies of a revised format version of the Winchester High School GMP Estimate Summary and Detailed GMP Estimate dated November 14, 2014 (Attachment #2).

A Motion was made by Brandon Driscoll, seconded by Bob Deering, to accept Alternate H for backstops in the amount of \$29,756.00 (see page 1-10 of Attachment #)1 and ask Consigli to get hard numbers for the Theatrical Line Sets. The Motion was approved with one member opposed.

There was a discussion regarding the items that could be brought forward as contingency money is freed up. Bill McAlduff indicated that the Theatrical Line Sets, storage cabinets and backstops would be a 1% cost of the contingency as it stands. Brendan Driscoll felt that there were two items to bring forward - the backstops and the Line Sets. Lorraine Finnegan indicated that she was quite sure that there was no storage cabinets included in Phase 1 of the project and will check and report back next week.

A motion was made by Brandon Driscoll, and seconded by Don Cecich, to approve Alternate A (Traffic Lights) in the amount of \$172,329 and Alternate H (Backstops) in the amount of \$29,756

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as presented in Skanska's handout dated November 14, 2014 (Attachment #1, page 10). The Motion was unanimously approved.

A motion was made by Brandon Driscoll, and seconded by Don Cecich, to accept the GMP #4 in the amount of \$48,080,587 as follows:

Amdt 4 w/o Alts	\$ 47,702,666
Alt 1-Fitness Room Infill	\$ 15,516
Alt 2-Submetering	\$ 37,389
Alt 3-Gym Lighting	\$ 122,931
Alt A- Traffic Lights	\$ 172,329
Alt H-Backstops	\$ 29,756
Revised Amendment 4	\$ 48,080,587

The Motion was unanimously approved

A motion was made by Don Cecich, seconded by Brandon Driscoll, to authorize the revised GMP that noted Alternates 1, 2, 3, & H totaling \$101,232,248 as follows:

GMP thru Amdt 4 w/o Alts	\$101,026,656
Alt 1-Fitness Room Infill	\$ 15,516
Alt 2-Submetering	\$ 37,389
Alt 3-Gym Lighting	\$ 122,931
Alt H-Backstops	\$ 29,756
Revised GMO thru Amdt 4	\$101,232,248

The Motion was unanimously approved.

5. Trade Bid RTA: The items recommended to award were outlined as follows:

RTA # 6 - Masonry	\$ 2,578,000
RTA # 7 - Misc. Metals	\$ 946,000
RTA # 8 - Glass	\$ 87,360
RTA # 9 - Roofing	\$ 3,023,000
RTA # 10 - Metal Windows	\$ 2,697,218
RTA # 11 - Acoustical	\$ 902,400
RTA # 12 - Painting	\$ 659,000
RTA # 13 - Resilient Floors	\$ 1,150,876
RTA # 14 - Fire Protection	\$ 1,167,000

A motion was made by Bill McAlduff, seconded by Don Cecich, to approve RTA #6-#14 as presented in Attachment #1, pages 12 through 20, respectively). The Motion was unanimously approved.

Bill McAlduff commented that he received a request from the high school PFA for the EFPBC to be available for their December 8th PFA meeting scheduled for 7:30 P.M. Bill will report back to the PFA that the EFPBC will be happy to attend the meeting.

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Bob Deering instructed Jim Dowd that information of any significance must be reported to the EFPBC immediately moving forward. He also requested that Consigli provide every two weeks a look-ahead report of what the upcoming work will be.

6. Spending and Payment Authorizations: Copies of the Memorandum from Richard Howard, Town Manager, to the EFPBC dated November 17, 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.

Payment Authorizations:

Winchester High School Project - Prepared by Meg White

Skanska USA Building, Inc.	Invoice # 1312805-PDS-12263-27	88,433.05
Symmes Maini & McKee Assoc.	Invoice # 0041711	475,950.00
Symmes Maini & McKee Assoc.	Invoice # 0041712	16,104.55
Consigli Construction Co., Inc.	Invoice # 4	1,306,369.16
Consigli Construction Co., Inc.	Invoice # 4	26,314.40
Triumph Modular Inc.	Invoice # RI164124	10,000.00
MassLock Inc.	Invoice #28715	1,655.25
MassLock Inc.	Invoice # S3910	124.00
Briggs Engineering & Testing	Invoice # 73980	1,426.50
Briggs Engineering & Testing	Invoice # 74121	750.00
Briggs Engineering & Testing	Invoice # 74268	252.00
Briggs Engineering & Testing	Invoice # 74372	918.00
Briggs Engineering & Testing	Invoice # 74491	412.00
Project Dog, Inc.	Invoice # 9382	550.00
Project Dog, Inc.	Invoice # 9383	675.00
Burnell Controls, Inc.	Invoice # 17576	2,815.37
GovConnection, Inc.	Invoice # 51887497	7,049.70
GovConnection, Inc.	Invoice # 51920974	750.00
Amazon.com	Order # 116-5093593-6433809	2,293.98

Spending Authorizations:

Winchester High School Project - Prepared by Meg White

Consigli Construction Co., Inc.	GMP Contract including previously approved Pre-Construction Contract and Amendments 1 through 4	101,232,248.00
Amazon.com	Tablet for FFE Computer Equipment	2,293.98

Don Cecich 12/3/2014 2:55 PM

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Don Cecich 12/3/2014 2:55 PM

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A motion was made by Don Cecich, and seconded by Gerald Nardone, to authorize the Town Manager to pay the invoices listed his memorandum dated November 17, 2014 to the EFPBC (Attachment #3). The Motion was unanimously approved.

A motion by Don Cecich, seconded by Gerald Nardone, to authorize the spending authorizations for Consigli Construction Co., Inc. as amended for \$101,232,248 and Amazon in the amount of \$2,293.98. The Motion was unanimously approved.

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8. **Review of Vinson-Owen:** The committee reviewed the CTA Construction DCAM form (Attachment #4). It will be discussed at the next meeting.

9. **Next Meeting Date:** The committee agreed to post the upcoming EFPBC meetings for the first and third Wednesdays of the month beginning December 3, 2014 through June 17, 2015.

10. **Adjournment:** Mr. Deering declared the meeting adjourned at 8:30 P.M.

Respectfully Submitted,

Donald E. Cecich
EFPBC Secretary

Attachments:

1. Skanska -Winchester High School Project update included in the meeting agenda:
 - Project budget Update dated November 17, 2014
 - Construction Contingency dated November 17, 2014
 - Cost Estimate Comparison Spreadsheet (Unifomat) dated November 17, 2014
 - GMP Summary Review dated November 17, 2014
- Consigli
 - GMP Estimate dated November 14, 2014
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 - RTA No. 13 Resilient Floors dated November 17, 2014
 - RTA No. 14 Fire Protection dated November 17, 2014
2. Consigli revised format of the Winchester High School GMP Estimate Summary and Detailed GMP Estimate dated November 14, 2014.
3. Memorandum from the Town Manager to the EFPBC dated November 17, 2014 regarding Invoices for Payment and Spending Authorizations.
4. Draft Notice to Contractors Evaluation Questions of CTA Construction on the Vinson-Owen Elementary School project.