

Minutes

Minuteman School Building Committee Meeting

Monday November 9, 2015 5:00 PM Paul Revere Room, Minuteman High School

Present: Ford Spalding, Ed Bouquillon, Kevin Mahoney, Nancy Pierce, Jeff Stulin, David Frizzell, David Horton, Don Lowe, Maria Hynton, Michael Majors, Bill Blake, Sharon Antia, Simon Bunyard, MaryAnn Williams, Steve Sharek, Alice DeLuca, Carmin Reis, Marianne Cooley, Dana Ham, Jack Weis, Robert Domnitz

1. Call to Order

The meeting was called to order at 5:04 PM.

2. Approval of 10.19.15 Minutes

On a motion made (Bunyard) and seconded (Lowe), the minutes of 10.19.15 were approved unanimously.

3. Approval of Invoices (KBA #15; Skanska #31)

The following votes were taken:

On a motion made (Bunyard) and seconded (Frizzell), KBA Invoice #15 was approved unanimously.

On a motion made (Bunyard) and seconded (Frizzell), Skanska Invoice #31 was approved unanimously.

4. Presentation and Discussion on Current Status of Schematic Design and Pricing

Ford Spalding and Mary Ann Williams gave an update on the involvement of the SBC Design Subgroup in the process, and Paul Dominov of KBA presented an update on the process to date. He explained that two cost estimates were submitted, one from KBA and one from Skanska. They are now two weeks old, there has been additional value in engineering since then, and all consultants are looking to squeeze out excess space. Of the two estimates, Mary Ann Williams said one was \$20M over budget; the other was \$30M over budget relative to the design budget number. The design has been revised for resubmission to estimators.

As of today, Mary Ann confirmed the design team believes the project is within budget. Examples of the value engineering were given, including exterior materials being used, moving certain spaces for more efficiency within the building, bridge redesign, elimination of many skylights, changes in curbing, and reducing building heights by 2 ft. in the construction trades area. Some landscaping changes were made and buffering was added to enhance screening for neighbors.

It was noted that changes were incorporated without impacting the educational concept/operation. Simon Bunyard, who attended the value engineering sessions, said there was “a lot of brainstorming” and he was impressed with the process used to get down to the budget without affecting the educational program.

The design team is currently building an “Alternative Add” list and will prioritize based on costs. The cost of demolition of the building is included, and MSBA has discretion regarding whether these costs are considered eligible costs. As part of this project, a request will be made that it is considered eligible. The new athletic field is not included in the current budget. It was also explained that the design will continue through another 3 rounds, so there will likely be changes in the recommendations. Current recommendations are focused on including known eligible costs. The priority is that the design is within budget.

It was explained that suggestions for fundraising to assist in supplemental items are not included in the project costs, and that changes to the building interior include reduced size of main loop corridors and elimination of two career majors (Barbering and HVAC). Ed Bouquillon reviewed the details within the framework in multi-media engineering, and pointed out that this would be the first high school built around technical theater programs. The height of the theater lab was noted, and it was explained that the building was lowered slightly by reducing the number of rows of seating, and an elevator was cut. He explained that the investment in new equipment is adding to the costs. He also explained that Minuteman students have staked out the building, and balloons will be put in place to give a sense of height. He is scheduling a walk-around site visit with Lincoln neighbors.

Whether Minuteman has to redo the preliminary subdivision within the cul-de-sac was discussed, and it was explained that the building will not be moved further west toward Mill St. It was also explained that the height is currently unchanged at 68 feet. In response to a question about whether there would be a need to scrap the program if we went with a 49 ft. high theater similar to Concord-Carlisle. Ed explained he wasn’t sure if we would be able to move forward with the program. It was also explained that height may require that navigation lights be on the roof; it would be a problem for neighbors, so there’s a need to check with the FAA.

Carmin Reis said she was troubled that new athletic fields are not included. Mary Ann Williams said the design team would continue to look for efficiencies and the additional fields may eventually be added back in. Carmin also said she would like to see the height of the theater loft reduced.

Maria Hynton, a neighbor, stated the neighbors were generally supportive of the project with some modifications such as a reduction in height of the theater loft. She also said “the Selectmen are trying to exert pressure [on Minuteman] in ways the neighborhood doesn’t support.”

Jack Weis asked whether the Committee could see a draft of the submission. It was explained that the design is being developed, the design team can provide a set of drawings, and they may not be exactly in the MSBA format. Mr. Weiss said he would like to see a rendering from each elevation.

Carmin asked if the Design Team could develop a list of what was cut to save \$20-\$30 million. She also asked if the Design Team can identify those costs that are eligible and those that are ineligible. Mary Ann stated that she can do this once the final numbers are complete.

5. Communications/Community Meeting Report

Ford gave an update on the meetings he's had with communities. He reported that Acton voted to support the project and indicated they supported a district-wide ballot. He sought permission from the Building Committee to ask the Lincoln Board of Selectmen to express in writing their concerns about the project, as a host community, to be shared with other Boards of Selectmen in the District.

On a motion made (Bunyard) and seconded (Ham), Ford's request was granted unanimously.

6. Upcoming SBC Meeting Schedule (All Mondays, 5:00 PM, unless otherwise noted)

The following upcoming meetings were noted:

November 16

November 17 (Tuesday, 6:00 PM, Joint Meeting with School Committee)

November 23

December 7

7. Adjournment

The meeting was adjourned at 6:47 PM.

Kevin Mahoney, Recorder