

Minutes

School Building Committee Meeting

Monday 1.23.17 5:00 PM Paul Revere Room, Minuteman High School

Voting Members Present: Ford Spalding, Kevin Mahoney, Ed Bouquillon, Simon Bunyard, Don Lowe, Dana Ham, Mike Majors, Frank Cannon, Bill Blake, Alice DeLuca, Marianne Cooley, Nawwaf Kaba,

Others Present: Elizabeth Rozan; Skanska: MaryAnn Williams; KBA: Seunghwan Lee; Gilbane: Joanna Kripp, Walt Kincaid, Chuck Adam

Absent: David Frizzell, Peter Sugar, Alice Kaufman

1. Call to Order: Open Session

Ford Spalding called the meeting to order at 5:00 PM.

2. Approval of Past Minutes 1.9.17

The following vote was taken on the minutes:

Moved (Majors) and seconded (Bouquillon)

To approve the past minutes of 1.9.17

Vote: Unanimous

3. Design/CM Presentation

Ford reported that on 1.19.17, the Minuteman School Committee unanimously approved the two votes presented last time (recommending approval of the award of a contract with Gilbane Building Co., Inc., and outlining the roles and responsibilities of the School Building Committee). With this in mind, he clarified that the invoices from the Team will be coming in once/month, and the School Building Committee will be voting to recommend that the School Committee's Finance Subcommittee sign the warrant. He also noted that tonight information would be shared on three issues, as outlined on the agenda.

a. Schedule/Logistics Planning

MaryAnn Williams explained the status of the scheduling, noting that the updated 24-26 month construction schedule is being reviewed and revised. The team has been working on simplifying design and constructability to gain some efficiencies and time savings. She explained that this schedule will require some concessions from all parties, with a give and take so that things are more doable to meet the goal. She pointed out that they are mindful of some possible variables with Lincoln Planning Board approvals, Archeologist Survey, possible discoveries, and possible archeological dig may be required, an increase to the already accelerated design schedule, move dates, punch-list completion running into the beginning of the school year, but they are operating as if the schedule can be met. Walt Kincaid reviewed the major target dates that they have found to work strategically in New England winters. Mary Ann noted that starting sooner, using good planning, building in responsible contingencies, having a realistic perspective on where there may be glitches, and conducting pre-

construction explorations are the driving factors that make an earlier occupancy possible, and may provide some benefit relative to the add alts.

b. Lincoln Permitting Discussion

Ed Bouquillon reviewed the details of the Lincoln permitting costs, which is estimated to be \$1M in building permitting fees. He explained that the application will be submitted on 1.24.17, and approximately \$59,900 in fees will accompany this. That the funds are held in a special account, that Lincoln can engage consultants, that Minuteman is requesting substantive evidence of real expenses, and that any excess for direct services can be returned with interest are items under discussion with Lincoln, as Minuteman has put them on notice that they wish to understand the costs.

Additionally, Ed explained that meetings are planned for Wednesday 1.25.17 with the Police and Fire Chiefs of both Lexington and Lincoln, and with the Mill St. abutters, and that the fieldwork by the Public Archaeology Laboratory will also begin on 1.25.17.

Lincoln's earlier suggestions that appeared as an annual subsidy, overall justice on this matter, the need to prioritize requests, the plus and minus of the shortened building timeframe for Lincoln, their main concerns relating to light and height, and when they stop spending were discussed. Ed will bring more of an update in a few weeks, as the planning meetings continue.

c. Update on Design/Drawings

Seunghwan Lee presented details on the internal design, having received input from the team, students, and staff. He emphasized the components of collaboration, community services, innovation, and transparency, and emphasized how the design is addressing concerns and needs. He noted that sections of the building are being considered separate buildings. The flexibility of some of the spaces, the height issues on the fly loft, the width of the doors, the security issues, and the materials proposed for the stone wall were also discussed.

4. Adjournment

The tricky permitting issues notwithstanding, there was mention of a "kick-off" meeting to review the schedule and plans, perhaps with MSBA as well, and Ford noted that the next School Building Committee meeting will be held on February 6, 2017. The meeting was adjourned at 5:50 PM.

Elizabeth Rozan, Recorder