

Minutes
School Building Committee Meeting
Monday 6.5.17 5:00 PM Paul Revere Room, Minuteman High School

Voting Members Present: Ford Spalding, Ed Bouquillon, Bill Blake, Dana Ham, Alice Kaufman, Mike Majors, Frank Cannon, Nawwaf Kaba

Others Present: Skanska: MaryAnn Williams, Vincent Vadeboncoeur; KBA: Larry Trim; Gilbane: Walt Kincaid, Tripp McElroy; Matt McLean, Elizabeth Rozan

Absent: Kevin Mahoney, David Frizzell, Don Lowe, Peter Sugar, Alice DeLuca, Simon Bunyard, Marianne Cooley

1. Call to Order: Open Session
Ford Spalding called the meeting to order at 5:00 PM.

2. Approval of Past Minutes 4.24.17
The following vote was taken on the minutes:

Moved (Cannon) and seconded (Bouquillon)
To approve the past minutes of 4.24.17
Vote: Unanimous

3. Approval of Team Invoices
Ford reviewed the totals on the invoices, and explained the process for approval. The following vote was then taken:

Moved (Bouquillon) and seconded (Ham)
To approve the following invoices for the School Committee's Finance Subcommittee Warrant, as presented:
Skanska #41 for \$43,610
KBA #7 for \$346,169.43 and KBA #8 for \$333,907.39
Gilbane #4 for \$25,000 and Gilbane #5 for \$25,000
Vote: Unanimous

4. Permitting Update
MaryAnn Williams gave an update on the permitting process, noting that both the Lincoln Conservation Commission and the Planning Board have given approval, after their thorough hearing process. Having received a draft Order of Conditions in advance, she was able to share it with the site bidders. She noted two upcoming meetings: the Preconstruction Meeting scheduled for Wednesday June 7, 2017 2:00 PM at the Lincoln Town Offices, and the site walk meeting with the Conservation Commission on Thursday June 8, 2017 10:00 AM. She gave updates on utility approvals from Eversource, Comcast, and Verizon (pending), and that the Lexington Conservation Commission approval is forthcoming within the next 30 days. The FAA's concern about height, the Cambridge Water Authority's concern about the

reservoir, and Lincoln's concern about light restrictions have all been considered with full involvement. With regard to the neighbors, Ford noted that they will be informed along the way, and their houses will be inspected prior to and after necessary rock blasting on the property. He commented on the thoroughness of the Town of Lincoln permitting process based on the assistance of the town's independent peer review consultant advice. That consultant is being paid for by the Minuteman District.

5. Design Update

Larry Trim reported that the 60% Construction Documents will be available June 9th. Mary Ann outlined the details as follow:

- Fri 6/9/17 - 60% CDs – documents to:
 - Gilbane Estimators for Cost Estimate/Reconciliation/VE if Required
 - MSBA's Commissioning Agent Review
 - Town of Lincoln for Code Consultant Review
- KBA Respond to Commissioning Agent's and Code Consultant Review Comments
- SBC to Authorize - 60% CD Submission to MSBA
- 60% CD Submission to MSBA is scheduled for July 11th.

Larry noted that there are no significant changes in the design right now, and with the goal remaining staying on time/on budget, value engineering adjustments are being made that have cost advantage. MaryAnn added that the 60% estimate will be reviewed by Gilbane and by the MSBA agent, to be sure that comments have been incorporated. She emphasized that the checks and balances are in place during the process to ensure that the project stay within the cost model of the reconciled budget. Ford added that Lincoln has hired peer reviewers as well, since they do not have the in-house expertise.

6. Construction Update

Walt Kincaid reported that they are ready to begin the prep and fence off the area, and anticipate doing so by mid-June.

7. Discussion and Vote to award Site Work Contractor

Walt explained the bid process for the Site Work Contractor. He explained that 7 bids were received, and they are recommending Dow. He explained they are a strong firm with whom they have worked in the past, and have built a good working relationship. He also explained that the numbers needed to be refocused in the scoping package, and that they have captured the take-outs as potential add backs. Alice Kaufman referred to concerns raised by a citizen in Concord about voting tonight on the site work without full drawings. Larry explained that they included site drawings in the 100% submission, and Dana Ham summarized that every early bid package includes 100% drawings. Mary Ann explained that this is a CM at Risk project, and that the expedited schedule allows one year of savings in the escalation of costs. Ford also encouraged Alice to remind the citizen that these are public meetings, and he is welcome to attend them. The following vote was taken:

Moved (Spalding) and seconded (Ham)

To award Bid Package 31A for Site Work to The Dow Co, Inc., of Dracut, MA as presented

Vote: Unanimous

8. Discussion and Vote to award Electrical Site Work Contractor

Walt explained that this is a limited scope bid, to provide electrical service to the building. He noted that while there were 6 or 7 pre-qualified firms, only 1 bid was received for this, from Wayne J. Griffin. After consulting with the Attorney General's office, it was determined that it was unnecessary to bid again, as the bid that came in was less than the budget. It is a small job, but this company sees a future potential in the project. From past experience with this contractor, it was noted that while there have been some challenges there has also been satisfaction with their electrical work. The following vote was then taken:

Moved (Spalding) and seconded (Majors)

To award Bid Package 26A for Site Enable Electrical Work to Wayne J. Griffin Electric, Inc. of Holliston, MA, as presented

Vote: Unanimous

9. Discussion and Vote to approve Gilbane's Pre-GMP Amendment 1

Walt explained the components to this Amendment: site work, site electric enable, and construction management services. This will involve labor for 2-3 years, insurances, and site services, such as toilets and dumpsters, and that this Amendment will get the Owner through the project. Ford expressed his appreciation for the Project Team, and commended their keeping their eyes on the budget and being the first ones to raise questions.

Moved (Spalding) and seconded (Ham)

To approve Gilbane's Pre-GMP Amendment 1, as presented

Vote: Unanimous

10. Next Meeting

Ford reminded the School Building Committee members of the groundbreaking ceremony on Wednesday June 14, 2017 at 9:15 AM. He noted that Ed's office is coordinating the invitation list and the security, and those names of people attending need to be submitted. Ford also noted that School Building Committee meetings will be coordinated with approvals needed; he asked that people hold the date of Monday June 26, but that the next meeting may be scheduled instead in July. Confirmation will be sent out closer to the date.

11. Adjournment

There being no further business, the meeting was adjourned at 5:40 PM.

Elizabeth Rozan, Recorder