

Minutes

School Building Committee Meeting

Monday 12.12.16 5:00 PM Paul Revere Room, Minuteman High School

**Voting Members Present:** Ford Spalding, Ed Bouquillon, Kevin Mahoney, Alice DeLuca, Marianne Cooley, David Frizzell, Simon Bunyard, Frank Cannon, Nawwaf Kaba, Mike Majors, Peter Sugar

**Others Present:** Brian Solywoda, MaryAnn Williams, Seunghwan Lee, Elizabeth Rozan

**Absent:** Don Low, Alice Kaufman, Dana Ham

**1. Call to Order:** Open Session

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

**2. Approval of Past Minutes 11.7.16**

The following vote was taken on the minutes:

Moved (Bunyard) and seconded (Frizzell)

To approve the past minutes of 11.7.16

Vote: Unanimous

**3. Approval of Payments (KBA Invoice November 2016; Skanska Invoice November 2016)**

Brian Solywoda gave an Architect's Report, outlining the Design Team's activities since the November School Building Committee, and outlined current activities. The following vote was then taken:

Moved (Bunyard) and seconded (Sugar)

To approve the KBA Invoice November 2016, as presented

Vote: Unanimous

Mary Ann Williams gave an update on the Skanska Team and outlined Skanska's activities October 24, 2016-November 20, 2016. The following vote was then taken:

Moved (Bunyard) and seconded (DeLuca)

To approve the Skanska Invoice, November 2016, as presented

Vote: Unanimous

Ford referenced an email that was sent out earlier in the day related to meetings held to date, noting that he wants School Building Committee members to have a sense of what is happening.

**4. Update on CM at Risk Interviews**

Ford reported that 5 firms (Consigli, Dimeo, Gilbane, Shawmut, and Rich) were interviewed on Saturday December 10, 2016 by the CM at Risk Subcommittee. He noted that the meeting began at 7:00 am and went until 4:30 pm. Each firm presented for a period of 75 minutes, and they were well-prepared. He noted that Minuteman is lucky to have these firms interested in the project. Ford pointed out that the Design Team has worked with the firms. He reported that the Subcommittee was unanimous in their rankings, and wishes to begin immediately to negotiate a contract and have the CM in place by the first or second week of January. Ed Bouquillon added that cost/fees, proposal schedule, and experience with vocational technical schools were considerations in the rankings, as was chemistry and availability of the

team. Because divulging the rankings could have a negative impact on negotiations, they will hold off on describing this until a contract is firm.

#### **5. Vote to Commence Negotiations with the CM at Risk**

Ford pointed out that the School Building Committee is the authorizing body, and that as Chair, he will report to the School Committee at their meeting on December 13, 2016. The following vote was then taken:

Moved (Bunyard) and seconded (Sugar)

To authorize Skanska, the OPM, to commence negotiations with the CM at Risk firm found to be the highest ranked and most advantageous

Vote: Unanimous

#### **6. Update on Design**

Seungwan Lee gave a presentation to update the group on the design of the building. He noted that they are still in the design process, but that he wanted to show how they have progressed from addressing efficiencies, which he described last time, to where they are now with main concepts.

He pointed out the importance of reviewing the site itself, and referenced stone work and natural wood structures in the area. He addressed the "spirit" of the school, pointing to collaboration, innovation, community, and transparency. He explained how they worked the spirit into various spaces, and how the design begins with a simple box and then is adjusted for the different considerations. He presented a 3 D component showing different views, as well as a model reflecting the current design.

Dave Frizzell raised a concern about the potential for distraction with transparent spaces. Ed noted that through the Education Program Plan, there is a shift in the delivery of curriculum where the Academy Model would modify this. Alice DeLuca raised concerns about noise, and Seunghwan noted that this concern can be addressed with specific material. Ed noted that teachers are engaged in the design, and are sharing their concerns as well as their needs, and see that they are being addressed. Ford pointed out that the building is like a city, in that there are so many different sections, with very specific needs. He also noted that the site visits have been enlightening; locally, MIT/Lincoln Lab is very interested in more collaboration with Minuteman. He pointed out that the project is on time and on budget, and that there are significant savings with the simplifications. It was noted that it has taken a number of years to get to this point.

It was clarified that the Design Team would be making another presentation to the School Committee on December 13. Ed offered some suggestions to make it specific to some of their expressed concerns. Ford also noted that at that meeting, a number of votes will be taken that relate to the project, specifically bonding the \$8M and the Project Funding Agreement (PFA).

#### **7. Adjournment**

Ford noted that the next meeting will be held on January 9, 2017, and he anticipates the CM will be present as well. There being no further business, the following vote was taken at 5:45 PM:

Moved (Sugar) and seconded (DeLuca)

To adjourn the meeting at 5:45 PM

Vote: Unanimous