

Minutes

School Building Committee Meeting

Monday March 19, 2018 5:30 PM Paul Revere Room Minuteman High School

Voting Members Present: Ford Spalding, Ed Bouquillon, Kevin Mahoney, Alice DeLuca, Alice Kaufman, David Frizzell, Frank Cannon

Others Present: Skanska: Sy Nguyen, Mary Ann Williams; Gilbane: Walt Kincaid, Tripp McElroy; KBA: Gregory Joynt, Larry Trim; Matt MacLean; Elizabeth Rozan

Absent: Marianne Cooley, Nawwaf Kaba, Don Lowe, Jack Dillon, Dana Ham, Mike Majors, Bill Blake, Orlando Pacheco

1. Call to Order: Open Session

Chair Ford Spalding called the meeting to order at 5:30 PM.

2. Approval of Draft Minutes 2.12.18

The vote to approve the minutes was taken as follows:

Moved (DeLuca) and seconded (Frizzell)

To approve the draft minutes of 2.12.18, as presented

VOTE: Unanimous

3. Approval of Team Invoices and Review of Budget Report

Ford reviewed the details of these invoices, separating out the Lincoln Permit Fees, and the following vote was taken:

Moved (Frizzell) and seconded (Cannon)

To approve the invoices for the School Committee's Finance Subcommittee Warrant, as presented:

Category	Firm	Invoice Number	Dated	Amount
a. OPM	Skanska	#51	3.13.18	\$105,140.00
b. Architect	KBA	#16	3.13.18	\$79,256.03
c. CM for Construction Services	Gilbane Pay Requisition	#8	3.15.18	\$2,872,365.08
d. Misc. Project Costs	Andelman-Lelek Eng	2018-3606	2.20.18	\$5,900.00
e. Misc. Project Costs	Briggs	#7	3.13.18	\$10,365.50

VOTE: Unanimous

4. Lincoln Permit Update

Referring to the materials submitted with the agenda for this item, Kevin explained the details of the

Lincoln Permit Fees. Ed added that in the letter submitted to the Building Commissioner for the Town of Lincoln on February 27, 2018 with the checks, it was made clear that these fees were being paid subject to the District’s reservations and rights to challenge them. He noted that another letter will be sent when the last permit is in hand that spells out how the District intends to seek relieve within the legal means. He also noted that regular quarterly accounting of how the money is being spent for work and services is expected. Discussion included that the burden of proof will be on Lincoln and that no amount of work justifies these fees. Mary Ann Williams noted that the Building Inspector will be required to check in with Gilbane and sign off when he visits the site. She pointed out that by comparison, the electric permit fees in Lexington are 1% (\$10 per \$1,000) as compared to Lincoln at 4% per (\$40 per \$1,000). She also suggested that one approach would be to require certified accounting, similar to certified payrolls. Having more than one person responsible to sign off could force the issue of people being uncomfortable with the charges. The following vote was then taken:

Moved (Bouquillon) and seconded (Kaufman)
 To approve the expenditures of the permit fees submitted to the Town of Lincoln, as noted below:

Lincoln Permit Fees	#9, 10, 11	3.7.18	\$283,324,27 (Net Permit Fees) 91,080.00 (Plumbing Fees) 348,315.00 (Electrical Fees)
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VOTE: Unanimous

5. Project / Schedule Update

Tripp McElroy presented project progress from February 12, 2018 to March 19, 2018 (as shown in Attachment A). He reviewed excavation and foundation progress, and steel erection progress, noting that the foundations were completed on 3.6.18. He reviewed excavation and back fill of underground plumbing elements in progress (Area A&B); progress of steel erection and decking and detailing completion (Area G); construction of edge form and installation of reinforcing in preparation for concrete slab on deck placement (Area G); completion of concrete foundations and building foundations (Area E, west); decking and detailing activities in progress (Area E, south); completion of steel erection and substantial completion of decking and detailing (Area F, west); steel erection progress, including theater low roof requiring 2 cranes for beams (Area C, south). He also reviewed the March construction schedule for Area A&B, Area G, Area L lower, and Area C.

Despite the complexities and the weather issues, the project remains on schedule with no major issues, as they continue to move toward the center of the building, confident in the progress. Continuing in segments, with a series of reviews, various trades people will be on site as the project progresses. Walt noted that there are about 40 people on site now, and can be up to 200 at the peak of activity.

6. Budget Update

Sy presented the budget update (Attachment B) noting that the project remains on budget. She reported that the total budget is \$144,922,480; \$109,645,244 has been committed; \$28,684,967 has been expended, with a remaining balance of \$116,237,513. This represents 19.8% complete and \$75.7% committed. Walt added that scope, testing, and vetting for hazardous materials, and he anticipates final numbers within a month. MaryAnn added that the demo will involve removal of the external wall columns that contain asbestos.

7. Review of Recommendations to Award (RTAs) for Specific Bid Packages for Discussion and Vote

Tripp distributed an RTA summary, along with Gilbane Contract Amendment #4, as shown in Attachment C. He explained the status of the RTAs, reviewing those that had been approved on 1.29.18 and 2.12.18, and those ready for approval tonight. He called attention to RTA 07E for Fireproofing, noting that it will be presented for approval tonight, as a Not to Exceed number of \$611,147. He also explained that although it will be included as an RTA for approval tonight, it will not be ready for the Gilbane Contract Amendment #4, but will be included in Amendment #5. The details for the awards up for consideration tonight are as follows:

05B Miscellaneous and Ornamental Iron: Berlin Steel Construction Company of Oxford, MA
08B Special Doors: Collins Overhead Door, Inc. Everett, MA
09E Wood Flooring: Kiefer Northeast, LLC of Rockland, MA
10A Specialities: The Northern Corp of Southborough, MA
11B Gym Equipment and Bleachers: CB Seating, Inc. of Somersworth, NH
12B Theater Seating: Wenger Corp of Owatonna, MN

07E Fireproofing: Not To Exceed

The following vote was then taken:

Moved (Cannon) and seconded (Frizzell)
To authorize Gilbane to award the 7 bids, as presented
VOTE: Unanimous

8. Approval of Gilbane Contract Amendment #4

It was clarified that a vote on Contract Amendment #4 was taken by the School Building Committee at their 1.29.18 meeting. Because the Contract Amendment was not executed at that time, it is being presented again tonight.

Tripp explained that the Gilbane PreGMP Amendment #4 will include RTA's approved on 1.29.18 2.12.18, and above on 3.19.18, excluding 07E Fireproofing, for a total of 12, as summarized below:

Bid Package		RTA Approved
05B	Misc. & Ornamental Iron (Trade Bid)	3/19/2018
06A	Millwork	2/12/2018
08B	Special Doors	3/19/2018
08D	Glass & Glazing (Trade Bid)	1/29/2017
09D	Resilient Flooring (Trade Bid)	1/29/2017
09E	Wood Flooring	3/19/2018
10A	Specialties	3/19/2018
11A	Food Service Equipment	2/12/2018
11B	Gymnasium Equipment & Bleachers	3/19/2018
11C	Fixed Casework	2/12/2018
11D	Theater Equipment	2/12/2018
12B	Theater Seating	3/19/2018

In addition, it will include an Early Bid Package Coordination Allowance.

Walt explained this Allowance by calling attention to page 1 and 2 of the Amendment materials, which listed out the contract changes and associated costs. He referenced item 13, Early Bid Package Coordination Allowance of \$475,000. He explained that this item covers contingencies and addresses the impact of early packages. Ed added that it also covers weather related issues and Saturday work overages. Mary Ann reminded the group that the steel was bid on the basis of the 60% construction documents. Beginning work in June, with certain assumptions and some unknown aspects of scope and costs, allowed a savings in time on the schedule (a school year in advance) and a savings due to escalation and market conditions. She noted that while the figure looks like a lot, it represents ½ of 1% of the total project costs.

The following vote was then taken:

Moved (Frizzell) and seconded (Bouquillon)

To approve Gilbane's PreGMP Amendment #4, which authorizes Gilbane to award specific bid packages related to the project, after review and approval by the School Building Committee, as presented

VOTE: Unanimous

The fully executed Gilbane PreGMP Contract Amendment #4 will be forthcoming.

9. Next Meeting

Ford noted that the date of the next meeting is a Tuesday, and also during School Vacation Week. After discussion, a new date was determined as Monday April 23, 2018 at 5:30 PM. Notice will be sent to others.

10. Adjournment

There being no further business, the following vote was taken:

Moved (Bouquillon) and seconded (Frizzell)

To adjourn the meeting at 6:30 PM

VOTE: Unanimous

Elizabeth Rozan, Recorder

Attachments

- A. Gilbane Progress Report Feb. 12, 2018 – March 19, 2018
- B. Budget Report
- C. Gilbane RTA Summary 3.19.18, with Unsigned Contract Amendment #4