

Minutes

School Building Committee Meeting

Monday January 29, 2018 5:30 PM Paul Revere Room Minuteman High School

Voting Members Present: Ford Spalding, Ed Bouquillon, Kevin Mahoney, Alice DeLuca, Marianne Cooley, Nawwaf Kaba, Don Lowe, David Frizzell

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

Absent: Jack Dillon, Dana Ham, Frank Cannon, Mike Majors, Bill Blake, Orlando Pacheco, Alice Kaufman

1. Call to Order: Open Session

Chair Ford Spalding called the meeting to order at 5:35 PM.

2. Approval of Draft Minutes 1.16.18 (Regular Meeting); 1.16.18 (Joint Meeting)

The vote to approve the minutes was taken as follows:

Moved (Bouquillon) and seconded (DeLuca)

To approve the 2 sets of draft minutes of 1.16.18, as presented

VOTE: Unanimous

3. Budget/Path Forward

Ed explained that they had taken a conservative approach to the development of the budget, developing a list of “alternates” (alts) through value engineering (VE). Fortunately, with the project being in good financial standing, the alts are now being reconsidered for reinstatement into the project budget. Ed explained that finishes, technology infrastructure, environmental technology and welding equipment, green roof structures, AV equipment, as well as digital signage may now be affordable. This is not a windfall; rather, it is being able to afford what we want, largely as a result of the Team’s careful process with the bids. He explained that the alts under consideration directly support the educational program. He also noted that a synthetic football field and a track are under consideration at this point. He confirmed that this discussion was not requiring a vote to approve reconsideration, but rather it was to discuss how the budget is working to maximize MSBA reimbursement. Mary Ann Williams explained the MSBA reimbursement process and the strategy the Team has been utilizing. There was some question about what was actually being committed, and it was explained that the numbers are still fluid. It was noted that site work over the 8% MSBA threshold will need to be covered 100% by the District. It was explained that the budget is being realigned at every step, which can be viewed as obtaining what we originally wanted, but in a different way. A concern was also raised about synthetic turf fields, which have been reported as problematic for long term health. Newer options using natural materials and different maintenance procedures were discussed. Ford noted that more specifics should be in place by the Feb. 12 meeting.

4. Permitting Update

Ed explained that Lincoln has everything in place to issue the permit. Originally, they were asking for \$1.3 M in fees, and now, with reductions, fees are at \$1.1 M. He explained that he has been in discussion with the Town Manager, MSBA, and the District’s attorneys on the matter. MSBA has

confirmed that they do not approve fees. Ed also noted that he has surveyed the superintendents across the state regarding reimbursement for projects completed over the last 10 years, and of the 18 respondents, 80% reported discounts for permits and 50% reported full waivers. Ed discussed aspects of the project which have added value to Lincoln, such as the installing the access road, remediating a pipe, addressing code compliance, and addressing neighbor concerns. Additional costly accommodations to the project such as noise, dark sky, building height and related changes in work schedules were noted. Ed explained that he is waiting for additional numbers, and has an email ready to send to Lincoln, with another based on their response. Putting the project at risk is not an option; the current thinking is to pay the fees (under protest) and seek relief through other avenues. The correspondence will include a statement that paying does not eliminate the District's right to pursue relief through other action. Given the District's view that fees should reflect the values of services provided, these exorbitant fees may be interpreted as a tax on the District. Lincoln does not have the authority to tax the District. More will be known by the next meeting on the 12th.

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

Tripp McElroy explained the details on the following RTAs:

Glass and Glazing: Chandler Architectural Products, Inc. of West Springfield, MA

Resilient Flooring: CMJ Services, Inc. of Norwood, MA

The following vote was then taken:

Moved (Frizzell) and seconded (Lowe)

To authorize Gilbane to award the bids, as presented

VOTE: Unanimous

6. Approval of Gilbane Contract Amendment #4

Due to the vote on the RTAs, the following vote was taken on the Gilbane Contract:

Moved (Lowe) and seconded (Frizzell)

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

A fully executed copy of Gilbane Contract Amendment #4 will be forthcoming.

6. Next Meeting

Ford noted that the next scheduled meeting is February 12, 2018 5:30 PM.

7. Adjournment

Moved (Frizzell) and seconded (Lowe)

To adjourn the meeting at 6:10 PM

VOTE: Unanimous

