

Minutes

Minuteman School Building Committee Meeting

Monday, August 13, 2018 at 5:30 p.m.

Minuteman High School - Paul Revere Room

Voting members present:

Ford Spalding, Alice DeLuca, Don Lowe, Alice Kaufman, Nawwaf Kaba, Matt MacLean, David Frizzell, Mike Majors, Frank Cannon, Bill Blake, Maryanne Cooley, Jack Dillon and Kevin Mahoney

Others Present: Skanska: Sy Nguyen; Gilbane: Tripp McElroy and Walter Kincaid; KBA: Gregory Joynt and Julia Pisegna

Absent: Orlando Pacheco and Dana Ham

1. Call to Order: Open Session

Mr. Spalding called the meeting to order at 5:30 p.m.

2. Approval of Draft Minutes of July 16, 2018

The vote to approve the draft minutes of July 16, 2018 was taken as follows:

Moved (Lowe) and seconded (DeLuca)

To approve the draft minutes of July 16, 2018, as presented.

VOTE: Unanimous, with Mr. Frizzell abstaining

3. Approval of Team Invoices

Mr. Mahoney reviewed the details of the invoices identified below, and the following vote was taken:

Moved (DeLuca) and seconded (Kaufman)

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

Category	Firm	Invoice Number	Dated	Amount
a. OPM	Skanska	No. 56	August 7, 2018	\$ 111,020.00
b. Architect	KBA	No. 21	August 7, 2018	\$ 80,505.88
c. CM for Construction Services	Gilbane Pay Requisition	No. 13	August 7, 2018	\$ 5,037,073.04
d. Miscellaneous Project Costs	Briggs	No. 12	August 7, 2018	\$ 15,075.00

VOTE: Unanimous

4. Updates:

a. Budget Update:

Sy Nguyen reviewed the Budget and confirmed that the project remains on budget.

b. Project/Schedule Update:

Mr. McElroy (Gilbane) shared the slide presentation, as shown in Attachment A, and provided an update on the Project/Schedule during the period of July 16, 2018 – August 13, 2018. He reviewed the progress in various areas of the building and highlighted the masonry veneer work done in the east and west elevation, wall construction on the lower level areas, exterior framing and air vapor barriers in the east elevation, fireproofing activities, roof installation of the cafeteria area, and the underground electrical work completed. Mr. McElroy then reviewed the August construction schedule and noted that it is important to get the area weather tight.

Mr. McElroy and Mr. Kincaid (Gilbane) shared that National Grid unionized gas workers are on strike, and that the company and unions have not yet reached a contract agreement. The company is on hold and is only responding to emergency work, which also puts our project on hold. This strike now affects the project's plan to utilize National Grid as fuel for heat in the building during the winter, and that there is a need to get a fuel source in for the winter work. While they continue to contact National Grid, it may need to be elevated. The team is working hard to weather tight the building, put in windows, and close the large openings.

As of today, there is no new information from National Grid, and the team wanted to update the Committee on this development. If there is no change with National Grid's status, alternative temp heat plans will need to be made regarding equipment and different fuel sources.

Discussion ensued.

Mr. Mahoney shared that the District has had preliminary discussions with Lexington regarding field use and will continue to update the Committee with any developments.

Mr. Dillon asked if there would be any parking issues with students returning in two weeks.

Mr. McElroy noted that there would not be any issues as the area has been given back to us.

Discussion ensued relative to a 50-year lease for the fields and issues that arise with such a long period of time, with reference made to a lease done in Needham for 25 years with an option for a 10-year renewal. Mr. Mahoney noted that priority would be for Minuteman use.

Next Meeting:

Mr. Spalding noted that the next meeting is scheduled for Monday, September 17, 2018 at 5:30 p.m.

8. Adjournment:

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

Moved (DeLuca) and seconded (Majors)

To adjourn the meeting at 5:58 p.m.

VOTE: Unanimous

Julia Pisegna, Recorder

Attachments

A. Gilbane Progress Report July, 2018—August, 2018