

**Minutes**

**Minuteman School Building Committee Meeting**

Monday, February 24, 2020 at 4:30 p.m.

Minuteman High School

**Voting members present:**

Dr. Edward Bouquillon, Ford Spalding, Mike Majors, Frank Cannon, David Frizzell, Bill Blake, Alice Kaufman, Don Lowe, Maryanne Cooley

**Others Present:** Skanska: Sy Nguyen; Gilbane: Henry McElroy, Walt Kincaid; KBA: Greg Joynt, Marianne Williams; Skanska, Bob Gerardi, Kevin Mahoney Rick Ikonen and Julia Pisegna

**Absent:** Nawwaf Kaba, Dana Ham, Orlando Pacheco

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

Mr. Spalding called the meeting to order at 4:30 p.m.

**2. Approval of Draft Minutes of January 21, 2020**

The vote to approve the draft minutes of January 21, 2020 was taken as follows:

Moved (Frizzell) and seconded (Kaufman)

To approve the draft minutes of January 21, 2020, as presented,

**VOTE:** Motion passed.

**3. Approval of Team Invoices**

Ms. Nguyen reviewed the details of the invoices identified below, and the following vote was taken:

Category	Firm	Invoice Number	Dated	Amount
a. OPM	Skanska	No. 74	February 7, 2020	\$ 47,260.00
b. Architect	KBA	No. 39	January 31, 2020	\$ 86,652.51
c. CM for Construction Services	Gilbane Pay Requisition	No. 31		\$ 798,244.90

Moved (Frizzell) and seconded (Majors)

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

**VOTE:** Unanimous

#### **4. Updates:**

##### **a. Budget Update:**

Ms. Nguyen reviewed the budget and reported that we remain on time, on budget, with 93.7% completed, 97.4% committed, and noted Change Order No. 17 in the amount of \$166,642.00. Ms. Nguyen also noted the projected final costs of \$143,017,790.00, as well as the projected final balance remaining in the amount of \$1,904,690.00.

Dr. Bouquillon provided a PowerPoint presentation to update members regarding the status of the athletic fields project and phased completion opportunities which focused on the question of what we want for the students, shared the history and general timeline of the athletic fields planning of all phases, elements of the base contract, costs of the full build, full build assumptions, some of the unknowns experienced to date, resources and potential revenue in support of funding, as well as other funding opportunities.

Dr. Bouquillon noted that there was no vote necessary by members, and that this presentation was for informational purposes only.

##### **b. Project/Schedule Update:**

Mr. McElroy provided a building update as follows:

- 1<sup>st</sup> Floor - North West Elevation
  - Demolition of exterior wall masonry assemblies stock piled for hauling and removed;
- 1<sup>st</sup> Floor – West Elevation
  - Demotion of exterior wall masonry assemblies, stock piles removed and hauled offsite;
- 1<sup>st</sup> Floor – South elevation
  - Truck wash established on south elevation. Demolition material sorts in piles by material type;
- 1<sup>st</sup> Floor – South Elevation
  - Exterior wall demolition in progress; and
- 1<sup>st</sup> Floor – South Elevation
  - Demolition of exterior wall masonry assemblies stock piled for hauling and removal.
  
- Punchlist Progress Summary
  - Items completed = 818
  - Items closed = 436
  - Total items ready for inspection = 323
  - Total items open = 45

February Construction Schedule:

Mr. McElroy shared that the December and February vacation periods while students were not in the building was a great help to workers.

- Greenhouse
  - Both greenhouses are complete and available for use by Minuteman
  - Gakon completed screening punch list and installation over February school break
- Theater
  - Temporary Certificate of Occupancy issued for a portion of the Theater providing access to the basement, first floor and mezzanine levels
  - Design team working to provide direction on netting at railing systems and cover plates at grid iron level to address the items identified by the Building Inspector

Mr. McElroy noted that the theater now has full occupancy with the new systems and no fall hazard, and they are very comfortable with the safety plan and with the significant safety measures in place which was an additional cost of approximately \$20,000.00.

- Demolition Phase
  - Demolition is underway. The building structure and foundations removal is scheduled to be complete in ten weeks.
  - Balance of utilities, roadwork and site finishes to be complete in the Spring 2020 post pricing effort of PR#108. Revised and removed scope from the site and electrical contractors.

Dr. Bouquillon noted that the photovoltaic project has been cancelled due to the size of the project being too small for the company, and that Beth Greenblatt from Beacon Integrated Solutions is continuing to engage other potential companies for our project.

Mr. Joynt explained that the photovoltaic issue may change the LEED points for the project noting that based on the progress of the project, the summary of the LEED status and the path forward is as follows:

- The PV option through the Sunpower's PPA being pursued is now unlikely to be an option based on Sunpower withdrawing from the program that this project was under, which reduces the LEED points by between 2-5 points;
- To offset these reductions different credits or another PV project must be pursued;
- The PV option is the only cost positive credit, and that other credits will require investment from the owner; and
- The project must receive 50 total points, LEES Silver, to qualify for the MSBA's 2% reimbursement for sustainability.

Dr. Bouquillon shared that Beth Greenblatt from Beacon Integrated Solutions is continuing to engage other potential companies for our project.

## **5. Approval of Change Order No. 16**

Mr. Joynt presented to the Committee Gilbane Change Order No. 17 in the amount of \$108,379.00 and highlighted the following items:

- OS-149-RFL- 620 – Added C12 channels at elevator shaft for CMU to be continuous to the underside of the roof deck and fully connected to the roof framing;
- OS-494 – Conflict with existing utilities;
- OS-525 – Revised VFD connections for chiller;
- OS-352-Sitework for temporary pave bridge approaches due to AHJ’s requirement for TCO, demo temporary paving, and revisions to bridges approach aprons. Cost associated with concrete work for the aprons will be a separate change order;
- OS-332 – Relocate VACU 43 and 44 for clearance per electrical inspector; and
- OS-537-Extension of submittal exchange system for the project from November 2019 through June 30, 2020

Mr. McElroy noted the importance of having this catalog of documents in place. The original understanding was that the team would have this system for the duration of the project, but now realize the exchange system needs to be extended.

Moved (Kaufman) and seconded (Frizzell)  
 To approve Change Order No. 17, as presented,  
**VOTE:** Unanimous

**6. Next Meeting:**

Mr. Spalding noted the next meeting date is scheduled for March 16<sup>th</sup> at 5:30 p.m.

**7. Adjournment:**

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

Moved (Frizzell) and seconded (Kaufman)  
 To adjourn the meeting at 5:25 p.m.  
**VOTE:** Unanimous

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Julia Pisegna, Recorder