

Minutes

Minuteman School Building Committee Meeting

Monday, July 27, 2020 at 5:00 p.m.

Via Remote Participation

Voting members present:

Ford Spalding, Mike Majors, David Frizzell, Alice Kaufman, Alice DeLuca, Maryanne Cooley, Bill Blake and Nawwaf Kaba

Others Present: Greg Joynt, Henry McElroy, Maryanne Williams, Kevin Mahoney, Luke McCoy, Rick Ikonen, Bob Gerardi and Julia Pisegna

Absent: Don Lowe, Dana Ham, and Orlando Pacheco

1. Call to Order: Open Session

Mr. Spalding called the meeting to order at 5:05 p.m.

2. Approval of Draft Minutes of June 15 , 2020

The vote to approve the draft minutes of June 15, 2020 was taken as follows:

Moved (Frizzell) and seconded (Majors)

To approve the draft minutes of June 15, 2020, as presented,

VOTE: Motion passed.

Roll Call:

Ford Spalding (Yes)

Dr. Edward Bouquillon (Yes)

Michael Majors (Yes)

Maryanne Cooley (Yes)

Kevin Mahoney (Yes)

Nawwaf Kaba (Yes)

David Frizzell (Yes)

3. ADOPTION OF REMOTE PARTICIPATION

VOTE: To adopt remote participation by all members of this Minuteman School Building Committee pursuant to and in accordance with Sections (2) and (3) of the Executive Order Suspending Certain Provisions of the Open Meeting Law made by the Governor of Massachusetts on March 12, 2020, such adoption to be effective until said Executive Order is rescinded or the Commonwealth's State of Emergency as referenced in said Executive Order, is terminated, whichever happens first.

Moved (Frizzell) and seconded (Majors)

To approve the adoption of remote participation, as presented

VOTE: Unanimous

Roll Call:

Ford Spalding (Yes)
Michael Majors (Yes)
Kevin Mahoney (Yes)
David Frizzell (Yes)

Dr. Edward Bouquillon (Yes)
Maryanne Cooley (Yes)
Nawwaf Kaba (Yes)

4. Approval of Team Invoices

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

| Category | Firm | Invoice Number | Amount |
|---------------------------------|-------------------------|----------------|---------------|
| a. OPM | Skanska | No. 79 | \$ 8,740.00 |
| b. Architect | KBA | No. 44 | \$ 85,405.44 |
| c. CM for Construction Services | Gilbane Pay Requisition | No. 36 | \$ 229,130.54 |

Moved (Bouquillon) and seconded (Cooley)

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

VOTE: Unanimous

Roll Call:

Ford Spalding (Yes)
Michael Majors (Yes)
Kevin Mahoney (Yes)
David Frizzell (Yes)

Dr. Edward Bouquillon (Yes)
Maryanne Cooley (Yes)
Nawwaf Kaba (Yes)

5. Updates:

a. Project/Schedule Update:

Mr. Joynt provided Committee members an update on the site construction and noted the contamination issue and the unforeseen items found:

- 1) RAM soils – located by the old greenhouse from a leak in the fuel line;
- 2) LRA soils – located by the old greenhouse from an unknown petroleum source release;
- 3) Former 1,000 gallon waste oil underground storage tank vault – soil tested positive for oil impacted
 - 1,000 gallon underground storage tank
 - Phase II study – borings taken outside of the vault tank area to check for previous fuel release – no contaminants were found
 - After site demolition, the concrete vault was found and the soil contained within was contaminated with petroleum

- Soils were removed, and the original cover was contaminated with asbestos containing mastic which required the soil and concrete to be disposed of as ACM
- 4) Gas station underground storage tank – 5,000 gallon vault: concrete vault cover broken and left inside vault and tested positive for asbestos. Soils to be removed by ACM; and
 - 5) Two former wells, which were deep and potentially geothermal wells, to be properly decommissioned

(Ms. DeLuca joined the meeting at 5:18 p.m.)

(Mr. Frizzell joined the meeting at 5:22 p.m.)

Mr. Joynt shared a graphic and described the extent and location of the RAM soils, LRA soils, gas vault soils, wastes oil vault soils, two wells, and the work that Gilbane has done on the site to clean and remediate the process, as well as the status of the work completed to date.

(Mr. Blake joined the meeting at 5:28 p.m.)

(Ms. Kaufman joined the meeting at 5:28 p.m.)

Mr. Joynt then discussed the budget impact due to the contamination, noting that this work is required to clean the site to the appropriate standard and meet LEED requirements with an anticipated total cost of the project to be \$950,000. As of July 19th, the cost was \$515,755, leaving the total budget for the remaining work of \$434,245.

Mr. McElroy shared with Committee members that they anticipate completing the work on the contaminated soil, including excavation, removal, demobilization of the FRAC tanks, removal, demolition and disposition of the fuel vaults, then back fill of these areas in the next week or so, pending DEP approval.

Mr. Joynt noted the continued site work, electrical work outside and drainage work being completed surrounding the building footprint, as well as the removal of the old light poles on Marrett Road and Tremont. The new light poles conduit and wiring is estimated to be completed in two weeks, with the anticipated date for the new poles to be set and energized for the week of August 3rd. Minor curb work, grading work and final loom and seed is expected to be completed in the next two weeks. The last activity of the installation of the new guardrail is expected to be in place the week of August 10th, which would complete the site work in and around the existing building area.

The interior punch list items have been completed, and the last of the replacement doors are expected to arrive the week of August 3rd.

Exterior punch list items outside include landscaping and planting which are scheduled for this week. The Lincoln Town Inspector will return to inspect the plantings, and with the exception of two or three small items, final Certificate of Occupancy is expected in the next two weeks.

Mr. Joynt noted that we are on target for the close-out with MSBA.

Ms. DeLuca inquired about the gas station and asked about available expense recovery options. Dr. Bouquillon confirmed that the gas station was owned by Minuteman in the 1970's.

Mr. Joynt stated that if we caused the contaminate, we are required to pay for the contaminate, however, he will look into the possibility of any environmental protection recovery or State funding that might be available.

Ms. Cooley agreed, and shared that in her experience, the expense typically would fall on the regional school district.

Mr. Frizzell provided the background of the gas station and shared that it was run by Minuteman and that it was not a branded gas. He noted that there is a trust fund for UST underground storage tank leakage, but one would be required to pay into the trust fund. He was not aware whether Minuteman paid into the trust fund, and noted that it was worth investigating that issue.

Mr. Joynt noted that while asbestos is an issue, the volume of soil is the bigger issue and described the scope of an area approximately 5 to 10 times the area of the old greenhouse, and noted that the cost is being driven by the volume of soil and the amount of dewatering necessary, and that to date, approximately 3,500 tons has been removed. Mr. Joynt stated that LEED standards require that the site meet residential standards.

b. Budget Update:

Ms. Nguyen reviewed the budget and reported that with the project nearing the end, costs are being finalized, and to date, the projected final balance remaining is \$167,081, and an estimated return of \$815,679 in construction budget, and noted Change Order No. 23 in the amount of \$566,189.00. Ms. Nygen also noted the potential costs for the removal of the contaminated soil in the amount of \$540,145, which will be a future Change Order item, leaving a total projected final balance remaining of \$3,820,453.

6. Approval of Change Order No. 23

Mr. Joynt presented to the Committee Gilbane Change Order No. 23 in the amount of \$566,189.00 and highlighted the following items:

- OS-417 – Painting of additional theatre removable railing supports;
- OS-547 – Removal and disposal of contaminated soil south of old greenhouse;
- OS-541 – Removal and disposal of the foundation of the Superintendent Office; asbestos containing material found during the demolition;
- OS-579 – Preparing of the dewatering plan for the removal of the contaminated soils around the old greenhouse; and
- OS-573 – Removal and disposal of contaminated soil around the old greenhouse.

Moved (Frizzell) and seconded (Bouquillon)
To approve Change Order No. 23, as presented,
VOTE: Unanimous

Roll Call:

Ford Spalding (Yes)
Michael Majors (Yes)
Maryanne Cooley (Yes)
David Frizzell (Yes)
Alice Kaufman (Yes)

Dr. Edward Bouquillon (Yes)
Kevin Mahoney (Yes)
Nawwaf Kaba (Yes)
Alice DeLuca (Yes)
Bill Blake (Yes)

Ms. Nygen confirmed for Ms. DeLuca that the volume of asbestos containing mastic found on the foundation removed was 220 tons.

Mr. Majors inquired about bond market activity. Mr. Mahoney responded that we are currently cash flowed out thru May, at this point, we will not be issuing any permanent debt until project completion.

Ms. DeLuca shared that it is disappointing to see the dwindling of funds as we try to complete the athletic fields project.

c. Athletic Complex

Luke McCoy, Kaestle Boos Associates, presented the athletic complex project update and highlighted the project scope reduction and design considerations ensuring that each field meets National Federation of State High School Associations requirements, provides a safe facility for athletes, spectators and visitors, maximizes revenue potential and minimizes impact to the approved site plan.

Mr. McCoy reviewed the project base bid scope, and project bid alternates scope highlighting alternative options No. 1-6, and additional project scope reduction considerations noting that dependent on the impact of the current soil remediation, additional reductions may be required to maintain the project budget.

Mr. McCoy will continue to update Committee members as the project moves along.

Mr. Spalding noted that in the next few weeks, more answers to the budget issues will be available and we will be able to ascertain how close we are to the \$5.9 million, all subject to bidding. The School Committee will then vote after the bids are received.

Ms. DeLuca asked the team if they were confident there were no additional areas of contamination to remediate on the premises. Mr. Joynt shared that he does not believe there are other areas of contaminated soil, noting that the tanks discovered were the only ones that they had record of, and while some areas were investigated, no additional contamination was found.

Mr. Spalding thanked Mr. McElroy and Mr. Roise for their presentation and all their hard work on this project.

7. Next Meeting:

Mr. Spalding noted that the next meeting is scheduled for Monday, August 17th, 2020 at 5:00 p.m.

8. Adjournment:

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

Moved (Kaufman) and seconded (Kaba)

To adjourn the meeting at 6:47 p.m.

VOTE: Unanimous

Roll Call:

Ford Spalding (Yes)

Michael Majors (Yes)

Maryanne Cooley (Yes)

Alice DeLuca (Yes)

Alice Kaufman (Yes)

Dr. Edward Bouquillon (Yes)

Kevin Mahoney (Yes)

Nawwaf Kaba (Yes)

Bill Blake (Yes)

Julia Pisegna, Recorder