

Minutes

Minuteman School Building Committee Meeting

Monday, June 15, 2020 at 5:30 p.m.

Via Remote Participation

Voting members present:

Ford Spalding, Mike Majors, David Frizzell, Alice Kaufman, Alice DeLuca, Maryanne Cooley and Frank Cannon

Others Present: KBA: Greg Joynt, Marianne Williams; Kevin Mahoney, Dave Horton, Rick Ikonen, Bob Gerardi and Julia Pisegna

Absent: Nawwaf Kaba, Don Lowe, Dana Ham, and Orlando Pacheco

1. Call to Order: Open Session

Mr. Spalding called the meeting to order at 5:40 p.m.

2. Approval of Draft Minutes of May 22, 2020

The vote to approve the draft minutes of May 22, 2020 was taken as follows:

Moved (Kaufman) and seconded (Cooley)

To approve the draft minutes of May 22, 2020, as presented,

VOTE: Motion passed.

Roll Call:

Ford Spalding (Yes)

Michael Majors (Yes)

Alice DeLuca (Yes)

David Frizzell (Yes)

Maryanne Cooley (Yes)

Alice Kaufman (Yes)

Kevin Mahoney (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made by the Governor of Massachusetts on March 12, 2020, such adoption to be effective until said Executive Order is rescinded or the Commonwealth's State of Emergency as referenced in said Executive Order, is terminated, whichever happens first.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 (DeLuca)

To approve the adoption of remote participation, as presented

VOTE: Unanimous

Roll Call:

Ford Spalding (Yes) Kevin Mahoney (Yes)
Michael Majors (Yes) Alice Kaufman (Yes)
Maryanne Cooley (Yes) Alice DeLuca (Yes)
David Frizzell (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. 78	\$ 7,600.00
b. Architect	KBA	No. 43	\$ 89,402.51
c. CM for Construction Services	Gilbane Pay Requisition	No. 35	\$ 1,055,262.89
d. Briggs	Briggs	No. 29	\$ 636.00

Moved (Frizzell) and seconded (Kaufman)
To approve the invoices for the School Committee’s Finance Subcommittee Warrant, as presented,
VOTE: Unanimous

Roll Call:

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

5. Updates:

a. Budget Update:

Ms. Nguyen reviewed the budget and reported that we remain on time, on budget, with 97.7% completed, reviewed the pending allowances and credits, and noted Change Order No. 22 in the amount of \$ -7,936.00.

Ms. DeLuca requested clarification on the allowance and credit figures, and Ms. Nguyen detailed the allowances and credits due to the project.

Mr. Spalding requested that Ms. Nguyen provide a memo to Committee members indicating the current balance of the project, noting the importance of accurate information as the School Committee will soon be voting on the athletic fields.

b. Project/Schedule Update:

Mr. Joynt provided a building update as follows.

- Majority of demolition of the old building is complete;
- Soil placement to bring the land back to sub-grade is ongoing;
- Removal of contaminated soil is expected to begin next week, noting that an amount of \$300,000 has been budgeted for soil removal. Mr. Joynt shared that with regards to the LEED requirement, the site needs to be cleaned to the highest standard, and that once complete, there will not be a residual effect on the site;
- Site contractors continue work on the punch list items and landscaping, which includes the planting of trees and shrubs

Mr. Joynt provided explanation as to the cause and location of the contaminated soil near the greenhouse, and that the work is being managed to the highest level of remediation.

Ms. DeLuca asked about the solar system being ballasted on the roof and the maximum wind speed or sustained wind speed for those solar panels. Mr. Joynt responded that based on the response from the vendor, the rated wind speed was 160 mph, and due to that high number, he does not foresee an issue with the building, as well as the code requirements due to climate change.

Mr. Joynt also explained that with a purchase power agreement, the vendor installs and operates the photovoltaic system on the property, with the added benefit that they are responsible for the operation of the system and are incentivized to keep it operational and a performance-driven system, and noted that the cost benefit to Minuteman generally would be approximately \$15,000 per year, as well as the LEED point benefit.

6. Approval of Change Order No. 22

Mr. Joynt presented to the Committee Gilbane Change Order No. 22 in the amount of \$ -7,936.00 and highlighted the following items:

- OS-588 749 – Per owner request provide credit for theatre neo control console;
- OS-506 751.1 – RFI 977 – Credit from kitchen equipment vendor due to failure to coordinate equipment with contract documents and submittals;
- OS-576 759 – Burnell assistance for the infrared scan of roof

Moved (Frizzell) and seconded (Kaufman)
To approve Change Order No. 22, as presented,

VOTE: Unanimous

Roll Call:

Ford Spalding (Yes)
Michael Majors (Yes)
Alice DeLuca (Yes)
Maryanne Cooley (Yes)

Kevin Mahoney (Yes)
Alice Kaufman (Yes)
David Frizzell (Yes)
Frank Cannon (Yes)

7. Next Meeting:

Mr. Spalding noted that the next meeting is scheduled for Monday, July 13th, 2020 at 5:30 p.m.

8. Adjournment:

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

Moved (Frizzell) and seconded (Kaufman)
To adjourn the meeting at 6:04 p.m.

VOTE: Unanimous

Roll Call:

Ford Spalding (Yes)
Michael Majors (Yes)
Alice DeLuca (Yes)
David Frizzell (Yes)

Kevin Mahoney (Yes)
Alice Kaufman (Yes)
Maryanne Cooley (Yes)
Frank Cannon (Yes)

Julia Pisegna, Recorder