

## Meeting Minutes

Name of Committee: Devotion School Building Committee

Meeting Date: 4 May 2016 Time: 8:00 a.m. Meeting Location: Trane Memorial Health Center, Denny Room.

Attendees: See attached sign-in sheets.

Next Meetings: 8 June 2016 at 6:00 p.m., Devotion School, Cafeteria, 13 July 2016 at 8:00 a.m., Town Hall, Room 103. Interior design review working group 18 May 2016 at 3:00 p.m. Devotion School Library, Community Meeting 8 June 2016 at 7:00 p.m. Devotion School Auditorium.

Topic: Meeting Minutes

Motion to approve the minutes of 4 March 2016. *Unanimously approved with one (1) abstention (K. Kaplan).*

Topic: Project Update:

T. Guigli provided an update on the project. The 60% Construction Documents (60% CD) two independent cost estimates have been completed and “reconciled”. A revised Department of Elementary and Secondary Education (DESE) submittal has been drafted and reviewed by the Superintendent of Schools. The architect (HMFH) and contractor (Shawmut) have been working diligently on both the 60% CD submission to the Massachusetts School Building Authority (MSBA) and the Early Bid Package. The Early Bid Package is about 25-33% of the work of the project and includes hazardous materials abatement, demolition, earthwork, concrete, structural steel and electrical enabling.

Shawmut anticipates receiving bids for the non-filed sub bid work on 13 May 2016. The only trade (filed sub bid) work is electrical enabling. At this time the bid opening for that is 18 May 2016 at 12:00 noon. Once all that information is received, the change order for Guaranteed Maximum Price (GMP) #1 will be prepared. It is anticipated that it will be considered for approval by the Building Commission, School Committee and Board of Selectmen on 7 June 2016. Meanwhile, design work continues for GMP #2, the balance of project work, anticipated to be finalized this fall.

The move planning work continues. The school library is slated to be closed on 6 June 2016 as it will be relocated first. The balance of the school move begins on 21 June 2016 and will be completed by 10 July 2016. Work at 30 Webster Street is ongoing. Building and School staffs are monitoring it and attend weekly job meetings on site.

Topic: “Reconciled” Cost Estimate and Value Engineering:

K. Lloyd of Shawmut presented the “reconciled” cost estimate summary (see attached) date 3 May 2016. The variance between the final numbers by both independent cost

estimators is approximately \$1.2 million or 1.4% overall; there is wider variances within the various line items, but overall the estimates are considered “reconciled”. The current estimate includes contingencies that add up to approximately \$4.6 million including design contingency, escalation and GMP contingency.

In response to questions regarding the apparent wide discrepancy in line E20 “Furnishings”, it was noted firstly that this pertains to built-in items such as casework, not “loose” furnishings. Much of the discrepancy is attributed to where each estimator carried the cost in their work.

It was noted that the estimate includes Rheinzink on exterior elevations in lieu of pre-patinated copper. The cost of pre-patinated copper is estimated at about \$3 psf higher than the Rheinzink, based on a standard process (finish) and not an effort to match the patina of any existing copper, which would be far more costly. It was noted that either material will respond over time to weathering in their unique manner.

Although the architect and contractor do not recommend value engineering or alternates at this time, it was noted that the Committee should be ready to consider such efforts at any time as the project advances through bidding and construction. The first actual pricing from subcontractors will be received in the coming weeks and there will be variances from the estimates (up or down). In addition, it was noted that significant scope “creep” was noticed in the work associated with GMP #1, especially with steel and concrete quantities. The project team shall be wary of other scope “creep” that may be associated with the future GMP.

Included in the cost estimate is approximately \$90K for soldier piles and lagging at the end of the building at the corner of Harvard and Stedman Streets, as some had expressed interest in taking measures to save trees in that location. T. Brady stated that without those measures, all trees in that location will not likely survive construction. Replacement trees in that scenario would be 2-3 inch caliper and will result in a radically different look there. After some discussion, it was agreed to eliminate the soldier piles and lagging in favor of traditional means of excavation. Trees lost will be replaced as needed with smaller caliper trees.

Also included in the cost estimate is a proprietary item, “School Guard Glass” at certain locations around the three entry points to the building and at the cafeteria glass wall. It’s premium for these locations is estimated at \$15K. It is a film added to the glazing that is intended to slow entry by unauthorized intruders. M. E. Dunn stated that it was included as a result of a meeting with School and Police Department staff and the design team as part of a wider discussion on school security including key and fob access, exits, knock boxes, etc. In the near future, the Building Commission, School Committee and Board of Selectmen will be asked to consider it proprietary for this project.

Topic: DESE Resubmission:

D. Collins of HMFH presented the DESE Resubmission which has been reviewed by the Superintendent of Schools. Once the school program is finalized, any change, no matter how minor it may seem, requires a resubmission to the DESE. In this case, a records room was relocated to another side of a room as part of the normal design process. The resubmission addresses this any other minor changes.

Motion by Dr. J. Connelly to approve the DESE resubmission for the Edward Devotion School Project. ***Unanimously approved.***

Topic: 60% Construction Documents Submission to the MSBA:

D. Collins presented the 60% Construction Documents submission to the Committee.

Motion by K. Kaplan to approve the 60% Construction Documents and authorize the Owner's Project Manager (OPM) to submit it to the Massachusetts School Building Authority (MSBA) on behalf of the Devotion School Building Committee. ***Unanimously approved.***

Meeting Adjourned at approximately 10:00 a.m.

Respectfully submitted,  
Anthony Guigli  
Owner's Project Manager

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