

**School Building Committee**  
**Thursday, November 14, 2019**  
**7:00 p.m., Open Session**  
**Hartwell Multipurpose Room**

**Present:** Chris Fasciano, Chair; Kim Bodnar, Vice-Chair; Buck Creel; Jennifer Glass; Michael Haines; Gina Halsted; Becky McFall; Tara Mitchell; Craig Nicholson; Peter Sugar; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, PPDC; Chris Dugan, liaison, Conservation; RuthAnn Hendrickson, liaison, Water Commission; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Shane Nolan, Daedalus; Tim Ericson, Consigli; John LaMarre, Consigli; Gregg McGuirrl, Consigli.

**Absent:** Tim Christenfeld; Sharon Hobbs; Steven Perlmutter; Andrew Glass, liaison, Historical Commission; Dan Pereira, liaison, Parks & Recreation; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board; Peter von Mertens, liaison, Conservation.

**Also Present:** Rob Ford; Jim Hutchinson; Audrey Kalmus; Judith Lawler; Peter Watkinson.

**Welcome and Opening Comments:** Chris Fasciano brought the meeting to order at 7:02pm.

**Public Comments:** none

**Design Updates:** Jennifer Soucy, SMMA, reviewed updates to two aspects of the design – the Auditorium and the Learning Commons:

- Auditorium: There will be new seating, carpeting and handrails, the walls will be painted; the stage will be refinished and there will be some acoustical wall treatments. Ms. Soucy presented three color schemes.
  - Green Scheme:
  - Blue Scheme
  - Red Scheme
  - There was general discussion about the options, and the committee agreed that the green scheme should be pursued with a carpet option that looks more like the one shown in the blue scheme.
- Acoustical Tiles: Following up on a prior meeting, Ms Soucy presented several new color schemes for the acoustical panels in the Learning Commons:
  - Blue/Green scheme – this was an update on a previously shown scheme
  - Yellow/Blue scheme – this was an update on a previously shown scheme
  - Linear Blue/Yellow/Gray Gradient Scheme – this was a new scheme that drew on the blue and yellow colors and changed the shapes of the panels to a more linear form.
  - After some discussion, there was agreement by the committee to proceed with the Gradient Scheme.

**Review 90% Construction Documents Cost Estimate/Decide Value Engineering/**

**OPM Update:** Shane Nolan, Daedalus, reviewed the project progress report:

- 90% cost estimates have been completed.
- They have met with the Conservation Committee.
- The project will next be reviewed with the Planning Board.
- The Site Group met.
- The logistics team continues to meet.
- Pre-qualification of Trade Sub Contractors is ongoing. There has been a good response; bidding will be in January and February.
- No major budget/expense updates.

*Cost Estimates:* After the three cost estimates were reconciled, there was a variance of \$898,334. The differential is due to a couple of things: some of the previous value engineering (VE) items did not yield the full value predicted, this accounts for about \$300K; also, the bid market continues to be tight. There is a plan to get back on budget. Joel Seeley, SMMA, requested an additional meeting to allow time to further develop the list of possible list of VE items and provide pricing.

- Mr. Nolan noted that HVAC, concrete and drywall are all areas that have been increasing because the market is busy.
- Buck Creel asked how much is left in design contingency. There is about 2% left, which is important in a complex renovation project. Mr. Creel expressed concern that when we take items out, it will be hard to get them back.
- Kim Bodnar expressed that this number is, frankly, a bit surprising after the effort we went through at 60%.
  - Mr. Seeley noted that Consigli has recently been through bidding on a number of projects, and is seeing how the market is.
- Audrey Kalmus, Capital Planning Committee, asked, as a resident, how do we know this is the last time we will be going through the process? What if the bids come in and we are over budget again? Also, if two thirds of the cost is due to escalation, how will that impact us going forward.
  - Mr. Nolan noted that these are still estimates. We have had good response to the trade sub-bids and hopefully there will be good competition, but that is why there are still design and other contingencies in the project.
- Mr. Creel expressed his concern that there are a lot of constraints on the building, and that some items that don't seem like they are key parts of the program, are. Dr. McFall underscored that making additional changes to the project is more than "just a process" — it has impact.
- The committee agreed to have a meeting next Wednesday, November 20<sup>th</sup>, at 7pm.

Ms. Soucy walked the committee through potential VE items.

- The updated list will be distributed to the SBC for discussion on November 20<sup>th</sup>.
- Peter Watkinson noted that a number of the items have long-term operating cost implications.
- Mr. Creel asked when the list, with prices, will be sent out — Mr. Seeley said it could be sent out on Tuesday.
- Ms. Bodnar asked for a recap of how the Guaranteed Maximum Price will be fixed.
  - Mr. Nolan said that the GMP will be determined by a combination of the low bids from pre-qualified subs and a negotiated price with Consigli.

**Decide Bid Alternatives:** The SBC is deferring this item until the November 20<sup>th</sup> meeting.

**Construction Update** — John LaMarre, Consigli, reported that next week they will pave the temporary parking lot. They are waiting for Eversource to bring in the transformer and overhead wires for power.

- The corridor was built, which allows the interior work to go on.
- Predicting to be finished by the end of the year.
- Ms. Bodnar asked Consigli to ensure that the contractors are not parking in the handicapped spots in front of the school.

**PPA Discussion – Solar Working Group:** Mr. Creel reported that there has been a lot of work with SunPower. The group is focused on getting a signed agreement by December 31<sup>st</sup>, as the tax incentives will change. We are still waiting for the DOER to make emergency changes to the SMART incentive program that will help our type of project. Mr. Creel noted that our project is different from the typical project because we do not have current usage patterns, only predicted usage patterns.

- Mr. Creel said that previously there were two different proposed prices from SunPower, each based on how many trees would be removed. Mr. Creel said the group pushed back to ask for prices that better reflect the actual tree plan. There is a solution that is

relatively cost-neutral that will allow for 11 trees to be kept. The sub-group will come to the SBC on December 4<sup>th</sup> for approval.

- Mr. Creel referred to a memo that Ken Bassett had sent to the committee about those 11 trees. Mr. Creel asked the SBC to note a couple of corrections to the memo:
  - The entire benefit of the PPA will stay on campus – any electricity generated that is not used by the school would be used by other buildings on the campus.
  - The 11 trees will have some impact on electricity generation.

**Outreach Update:** Ms. Bodnar said that Outreach will meet tomorrow morning at 10am. Another meeting will need to be scheduled for November 21<sup>st</sup>.

**Educational Working Group Update:** Ms. Soucy reported that the group took care of a lot of loose ends over the past couple of weeks.

**OPR/MEP/GEC Incentive Working Group Update:** Mr. Nolan distributed the latest “issues logs” from the Commissioning Agent to the subgroup. They are under review with SMMA.

**Site Subcommittee Update:** Ms. Bodnar reported that the group met two weeks ago to review the planting plan, the outdoor lighting plan, and to discuss items such as trash receptacles. There was also a discussion about a new location for the butterfly. Ms. Soucy said that Peter Lukacic has created an updated plan, and that it will be brought to the meeting next week. Tara Mitchell asked whether there would be trash, recycling, and composting bins. The current plan is for trash and recycling.

**Approve Minutes from October 16<sup>th</sup> Meeting:** Peter Sugar moved to accept the minutes. The motion was seconded by Craig Nicholson, and they were approved unanimously.

**Discussion of other Topics:**

- Mr. Creel asked if the administrative team could get the detailed cost estimates prior to the next meeting. Consigli will provide those to the administrative team.

**Adjournment:** Michael Haines moved to adjourn. The motion was seconded by Mr. Nicholson, and the meeting adjourned at 8:35pm.

Minutes respectfully submitted by Jennifer Glass