

School Building Committee
Wednesday, November 20, 2019
7:00 p.m., Open Session
Hartwell Multipurpose Room

Present: Chris Fasciano, Chair; Kim Bodnar, Vice-Chair; Tim Christenfeld; Buck Creel; Jennifer Glass; Michael Haines; Gina Halsted; Sharon Hobbs; Becky McFall; Tara Mitchell; Craig Nicholson; Owen Beenhouwer, liaison Community Center; Chris Dugan, liaison, Conservation Commission; Andrew Glass, liaison, Historical Commission; Ruth Ann Hendrickson, liaison, Water Commission; Ed Lang, liaison, Green Energy; Ian Spencer, liaison, Public Safety; Shane Nolan, Daedalus; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Gregg McGuirl, Consigli.

Absent: Steven Perlmutter; Peter Sugar; Dan Pereira, liaison, Parks & Recreation; John Ritz, liaison, Gary Taylor, liaison, Planning Board; Peter von Mertens, liaison, Conservation Commission.

Also Present: Rob Ford; Jim Hutchinson; Judith Lawler; Andy Payne; Elise Sartori; Alice Waugh

Welcome and Opening Comments: Chris Fasciano opened the meeting at 7:01pm. He welcomed everyone and thanked them for coming to this extra meeting.

Public Comments: none

Decide Value Engineering and Add Alternates: Shane Nolan, Daedalus, said that tonight's extra meeting was needed to have time to take a closer look at the cost estimates that were completed last week. At the end of the preliminary reconciliation, there was about a \$900K gap that needed to be closed. Gregg McGuirl, Consigli, said that as a starting point they took a hard look at the Consigli costs, and they found \$300K of savings, which is a good start to closing the gap. Jennifer Soucy, SMMA, said that there are three additional items they identified that bring down the construction cost:

- Site Work item #32 — reduction in site drainage scope: After meeting with the City of Cambridge (the school is in the watershed of Cambridge's drinking water) and the Conservation Commission, changes were made to site drainage. These changes to the drawings were not included in the 90% cost estimates, and they result in a savings of \$167K.
- Interior/Exterior item #71 — Simplification of Roof blocking at all sloped roof eaves: This saves \$69K.
- Mechanical item #M9 — Reduction of number of appliances "under the hood": This saves \$8.5K

Joel Seeley, SMMA, noted that after taking these reductions, the SBC needs to find another \$259K. He and the team recommend finding another \$400K to provide an additional cushion going into the bid process.

Mr. Fasciano reminded the SBC that Peter Sugar sent a memo to a committee that expressed concern about the "hot" construction market and the possibility of having to make decisions that compromise the integrity of the project. He urged creation of an add alternate list.

- Buck Creel noted that there is 2% of design contingency left in the project.
- Andy Payne, Chair of the Finance Committee, referenced a memo that Mr. Nolan provided at the end of 60% Construction Documents phase. The memo reported on the remaining contingency levels. Mr. Payne asked for an updated version, which Mr. Nolan said he could provide.

The Committee began reviewing the spreadsheet of possible value engineering (VE) items. Ms. Soucy said there are a number of items that have been revised or added since the last list, and she explained

the color-coding on the spreadsheet: White items have been on the list since the beginning; blue items are new for 90%; pink items are “unrealized” VE items that didn’t result in maximum savings; green items impact net zero. Mr. Fasciano commented that the pink items were slightly revised after last week’s meeting. Ms. Soucy walked the committee through a number of the blue items that were added to the list. Mr. Seeley said that Kim Bodnar had asked SBC members to review the VE list and identify items they considered “off the table.” Mr. Seeley asked Ms. Bodnar to report the results:

- Ms. Bodnar noted that some members “stayed in their lane” — for example, Detective Ian Spencer only commented on items related to public safety.
- These are items that members of the SBC did not want to take out of the project:
 - Interior/Exterior items #2 – 11: Operable walls (7votes)
 - Interior/Exterior items # 60.1 – 60.7: Windows (6 votes)
 - Interior/Exterior items #66 – 69: High-efficiency insulation & triple-glazed windows (6 votes)
 - Sitework item #26: Reducing bike/walkways (6 votes)
 - Interior/Exterior item #30: Raised loading dock (6 votes)
 - Interior/Exterior item #37 – sun shades/canopy at Dining Commons (5 votes)
 - Interior/Exterior items #33 – 36: Other sun shades (4 votes)
 - Program Changes item 4.9: Auditorium seating (4 votes)
 - Sitework item #17.5: Landscaping (4 votes)
 - Interior/Exterior item #15: Porcelain tile in Dining Commons (4 votes)
 - Interior/Exterior item #18: Change linoleum flooring to VCT (4 votes)
 - Interior/Exterior item #74: Sunshades (4 votes)
 - Electrical item #15: Eliminate plug load controls (4 votes)
 - Auditorium 4.4: Eliminate acoustical wall paneling (4 votes)
- Ms. Bodnar said that Detective Spencer had requested the item E16, cameras, be kept in the project. He also advocated do not remove E11 and E16

The Committee moved on to discuss VE items that could be accepted to reduce cost:

- Electrical item E16.1: Rob Ford said he believes we can accommodate this amount (\$209K) in the FF&E (furniture, fixtures, and equipment) budget. He also thinks we could cover E18 and E19 (network switches and the band/chorus audio system, respectively) in the existing FF&E budget. Mr. Nolan noted that putting these items in FF&E will give us more control over the quality of the cameras, and the ability to use public bid lists may also be less expensive.
 - MOVED: Michael Haines moved to accept E16.1. Craig Nicholson seconded the motion, and the motion was approved unanimously. (\$209,950)
 - MOVED: Mr. Haines moved to accept item E18. Mr. Nicholson seconded the motion, and it was approved unanimously. (\$12,847)
 - MOVED: Mr. Haines moved to accept item E19. Mr. Nicholson seconded the motion, and it was approved unanimously. (\$50, 034)
 - **Accepting these three items closed the \$259K gap in the budget.**

The Committee began a discussion of “add alternates.” These are items that are identified and included in the bid package. If the bids come in lower than expected and/or there is contingency funding left as the project progressed, they are added back into the project. Mr. Seeley stated that there should be no more than 5-6 add alternates and they should be less-complicated items that do not require re-design in order to be put back into the project.

- Mr. Creel asked about item P5, additional funds for underslab sanitary and storm piping. Mr. Nolan said there is currently \$100K in the estimate, which they believe will be close to the amount needed.
- Mr. Fasciano asked about items E10 and E11. Mr. Ford said E10 would be a back-up system in case we lost power and the generator failed. Superintendent Becky McFall noted that having this would allow school to stay open under certain power-failure systems.

- Mr. Creel asked if, even if we do not install a larger battery back-up system (UPS), we could ensure that the physical space for the UPS is large enough to support a bigger one in the future. Ms. Soucy indicated that they could look at the space.
 - Mr. Seeley clarified that the additional cost would be for a bigger back-up battery; we are already going to a centralized system.
- Items E16.1 – E16.3: Detective Spencer said that with all of the PV on the roofs and structural elements that could be climbed, cameras are important for deterrence. Mr. Creel noted that there have not yet been discussions with the PV provider about whether or not they provide/expect a camera system. The PV panels are being leased, and are not owned by the town.
 - Mr. Ford asked SMMA for an opinion on where cameras might go. Ms. Soucy said they could go on the upper volumes. Mr. Ford asked whether we could lay in additional cabling to add cameras later?
 - Mr. Payne suggested that some more information is necessary to understand liability issues before making a decision on these items.
- Interior/Exterior line #76: Dr. McFall asked for more of an explanation about this item. Ms. Soucy said that they would pare interior signage down to what is required by code.
- Interior/Exterior line #29: Dr. McFall asked about the cubbies line item. This seems high compared to cubbies just purchased at Hanscom. The current cost of this line item is for custom cubbies. Mr. Haines suggested that the pre-made cubbies of the type at Hanscom could be installed in the same location, with some funds to remain for finish carpentry work to integrate them into the wall.
- The Committee returned to the conversation about add alternates, and asked for confirmation of items that are currently on the list. Ms. Soucy noted that the only one on the list, the Auditorium divider, \$212K
- The committee returned to the discussion of the K-2 cubbies.
 - MOVED: Mr. Christenfeld Interior/Exterior item 329 — \$30K should be moved to FF&E; \$30K stays in the construction budget; \$81,836 is taken as a reduction; Ms. Bodnar seconded the motion and it was approved unanimously.
- There was discussion about Interior/Exterior item #23.5, changing from 2'x8' ACT in the Dining Commons to 2'x2'. Mr. Haines was of the opinion that the 2'x2' holds up better.
 - MOVED: Mr. Haines moved to accept item #23.5 as a reduction. The motion was seconded by Mr. Nicholson and approved unanimously. (\$41,022)
- There was discussion about item 72.2, reclamation of the Smith stage flooring. It was noted that this wood was part of the 1994 project, and is typical flooring. Removing and refinishing the wood would be costly.
 - MOVED: Mr. Haines moved to accept Interior/Exterior item #72.2 as a cost reduction. Mr. Christenfeld seconded the motion and it was approved unanimously. (\$16,812)
- Dr. McFall indicated that the reduction of the signage allowance would be acceptable.
 - MOVED: Mr. Nicholson moved to accept Interior/Exterior item #76 as a cost reduction. The motion was seconded by Dr. McFall and approved unanimously. (\$49,207)
- Dr. McFall also indicated that the reduction of the interior graphics would be acceptable. A new item, #80 Environmental Graphics, was added as a VE item.
 - MOVED: Dr. McFall moved to accept Interior/Exterior item #80 as a cost reduction. The motion was seconded by Mr. Creel and approved unanimously. (\$8,444)
- There was discussion about other items that might be placed on the add alternate list.
 - MOVED: Jennifer Glass moved to place Sitework item #13 on the *add alternate* list. The motion was seconded by Mr. Christenfeld. The motion passed with 9 “aye” votes. Dr. McFall and Mr. Creel abstained. (\$50,478)
 - MOVED: Ms. Glass moved to place Interior/Exterior items #16 and #17 (roof screening) on the *add alternate list*. Mr. Christenfeld seconded the motion and it was approved unanimously. (\$84,390 and \$79,487)

The total amount of reductions taken beyond the initial VE process is \$425,624.

The Committee had a discussion about how to rank the four items identified for the add alternate list.

MOVED: Ms. Glass moved to approve four add alternate items in the following order:

1. Auditorium Partition
2. Roof Screening area G (Auditorium)
3. Roof Screening area H (Reed connector)
4. ½ Basketball Court near Reed Gym

Mr. Christenfeld seconded the motion and it was approved unanimously.

Ms. Bodnar asked the project team what the discussion would look like if, once the bids are received, the project is over budget. Mr. Seeley said that in the worst case, if they bids were way over, there would need to be a re-scope and rebid process. If the project is somewhat over, there could be a negotiation with Consigli and the non-trade subcontractors.

Approve Minutes from November 14th Meeting: Mr. Haines moved to accept the minutes of November 14th as presented. Mr. Nicholson seconded the motion and it was approved unanimously.

Discussion of other Topics: none

Adjournment: Mr. Nicholson made a motion to adjourn. It was seconded by Tara Mitchell and approved unanimously. The meeting adjourned at 9:41pm.

Minutes respectfully submitted by Jennifer Glass