



TOWN OF NORTHBOROUGH

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LINCOLN STREET ELEMENTARY SCHOOL BUILDING COMMITTEE MEETING MINUTES –February 6, 2014

Members Present: Leslie Rutan, Selectmen Chair & Chair of Building Committee
John Coderre, Town Administrator
Jennifer Drohan, Northborough School Committee Member
Charles Gobron, School Superintendent
Patricia Kress, Northborough School Committee Chair
Christopher Lawson, Building Committee Member
Cheryl Levesque, School Business Manager
Jennifer Parson, Principal, Lincoln Street Elementary School
Jason Perreault, Chair, Financial Planning Committee and
Vice-Chair of Building Committee
Julie Peterson, Building Committee Member

Also in attendance: Alan Minkus, Strategic Building Solutions
Mel Overmoyer, Strategic Building Solutions
Katie Crockett, Lamoureaux-Pagano

The meeting was opened by Leslie Rutan, Chair at 1:05 p.m.

Approval of Minutes

Dr. Gobron moved that the Committee approve the meeting minutes of the November 14, 2013 meeting as submitted; Mr. Perreault seconded the motion; approved unanimously.

Dr. Gobron moved that the Committee approve the meeting minutes of the December 5, 2013 meeting as submitted; Mr. Perreault seconded the motion; approved unanimously.

Dr. Gobron moved that the Committee approve the meeting minutes of the January 9, 2014 meeting as submitted; Mr. Perreault seconded the motion; approved. Jennifer Drohan abstained as she was not in attendance on January 9th.

Review of the Joint Planning Board/Conservation Commission Meeting

Ms. Crockett reported the highlights of the January 15th joint meeting of the Planning Board and Conservation Commission. The boards were very favorable in their reception of the material

presented. Mrs. Kress, Mr. Coderre, Mr. Perreault, and Dr. Gobron attended the meeting and offered their insights.

Review and Approval of Documents Required for the Special Education Program.

Ms. Rutan discussed some of the highlights of the document, noting that it contained thorough information about the special education program at Lincoln Street School. Dr. Gobron mentioned that in writing this report, the school department wanted to make sure that flexibility in programming was retained.

Mr. Perreault moved that the Committee approve the documents required for the special education program as submitted; Mrs. Kress seconded the motion; approved unanimously.

Review and Approval of Documents required for the Schematic Design Submission to the MSBA

Mr. Overmoyer discussed the particulars of the costs associated with the schematic design submission to the MSBA. He prepared a summary focused on the data for easier comprehension by members of the Building Committee. The summary divides the expenses into three main categories: Construction Costs, Soft Costs, and Contingency.

Construction costs total \$18,285,000. These construction costs include the renovation, the addition, the hazmat expenses, the building site work, mark ups, and the baseball field.

Mr. Overmoyer emphasized that some construction expenses are ineligible for MSBA reimbursement. Removal of asbestos from flooring is not MSBA reimbursable. Some of the site work is also ineligible because MSBA limits reimbursement items in this area to 8% of the total construction costs. In addition, any expenses above \$275 per square feet are also ineligible for reimbursement.

Soft costs total \$7,195,553. These soft costs include the feasibility study, administration costs, architectural and engineering expenses, miscellaneous project costs, furniture, fixtures, and equipment.

The modulars are ineligible for reimbursement. Furniture reimbursement is limited to \$1200 per student.

Contingency costs total \$2,004,700. It is important to note that construction contingency accounts for \$1,458,000 which is 8% of construction costs. Owner's contingency amounts to \$546,700 which is 3% of construction costs. Therefore the total contingency equals 11% of the total construction costs.

Review of Schematic Design Estimates and Approval of Budget

Ms. Kress moved that the Committee approve the documents required for the Schematic Design Submission to the MSBA; Mr. Perreault seconded the motion; approved unanimously.

Review of Utilizing Construction Manager at Risk (CMR) or General Contractor (GC) for the Project

Mr. Overmoyer began the discussion by emphasizing that the issue is debatable. It is less likely that the project will come in over budget under the Construction Manager at Risk method. Changes and adjustments are made more easily under this method. Another advantage is that the Committee can choose the Construction Manager without going through the lowest bid method. The difficulty is that our estimators have researched the costs involved in selecting the Construction Manager at Risk and in the case of the Lincoln Street School Elementary School Project, there would be an additional two million dollar expense that would fall completely on the town given the MSBA's artificially low reimbursement cap of \$275 per square foot. The Committee discussed recent building costs for other projects and noted that no one can build a public school project for \$275 per square foot.

Public Relations

Dr. Gobron reported that he and Mr. Coderre are scheduled to present information about the project at the Senior Center on March 11th. A presentation at the Rotary Club is being scheduled for a Thursday in March. Julie Petersen has set up a presentation for the Junior Women's Club on March 25th at 7:30. On February 25th, at 7:00 p.m. there will be a joint informational meeting of all Northborough Committees and Boards to be held at Lincoln Street School. A tour of the building is scheduled for 6:30 p.m. On March 18th at 6:30 p.m. there will a public information session at Lincoln Street School. This session will also begin with a tour of the school.

The next regular Building Committee meeting is scheduled for Wednesday, March 12, 2014 at 1 p.m. at the Town Hall.

Adjournment

2:55 p.m. – Ms. Parson moved that the Committee adjourn; Mr. Perreault seconded the motion; approved unanimously.

Respectfully submitted,

Charles E. Gobron, Ed.D.
Superintendent of Schools

Documents used during meeting

February 6, 2014 Meeting Agenda

Lincoln Street Elementary School Building Committee Minutes – November 14, 2013

Lincoln Street Elementary School Building Committee Minutes – December 5, 2013

Lincoln Street Elementary School Building Committee Minutes – January 9, 2014

Lincoln Street Elementary School DESE Submittal – February 13, 2014

Lincoln Street School Project Proposed Schematic Design Budget compared to Preferred Schematic Report Budget – February 5, 2014

Lincoln Street School Project Schematic Design Proposed Budget Analysis – February 5, 2014

Lincoln Street School Schematic Design Estimate Analysis – February 3, 2014

Lincoln Street School Total Project Budget – February 3, 2014

Lincoln Street School Feasibility Study and Design Schedule – February 6, 2014