



TOWN OF NORTHBOROUGH

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LINCOLN STREET ELEMENTARY SCHOOL BUILDING COMMITTEE MEETING MINUTES – May 7, 2015

Members Present: Leslie Rutan, Chair of Building Committee and
Board of Selectmen Member
John Coderre, Town Administrator
Christine Johnson, School Superintendent
Patricia Kress, Northborough School Committee Chair
Cheryl Levesque, School Business Manager
Jennifer Parson, Principal, Lincoln Street Elementary School
Jason Perreault, Board of Selectmen Member and
Vice-Chair of Building Committee
Julie Peterson, Building Committee Member

Also in attendance: Alan Minkus, Strategic Building Solutions
Tim Alix, Strategic Building Solutions
Katie Crockett, Lamoureux, Pagano & Associates

Absent: Jennifer Drohan, Northborough School Committee Member
Christopher Lawson, Building Committee Member

Leslie Rutan called the meeting to order at 1:30 p.m.

Approval of Minutes:

Mr. Perreault moved, Ms. Kress seconded, and it was unanimously voted to approve the minutes of the January 22, 2015 Building Committee meeting.

Mr. Perreault moved, Ms. Kress seconded, and it was voted with one abstention to approve the minutes of the February 12, 2015 Building Committee meeting as revised. Mr. Perreault abstained as he was not present at the February 12th meeting.

Mr. Perreault moved, Ms. Kress seconded, and it was unanimously voted to approve the minutes of the March 12, 2015 Building Committee meeting.

OPM'S Report:

Mr. Minkus distributed and reviewed the updated Project Schedule.

Mr. Minkus noted the schedule change to the deadline for receipt of general contractor bids from April 1st to May 1st and to the receipt of filed sub bids from March 18th to April 22nd. He is optimistic in regard to awarding a notice to proceed on May 8, 2015. The date of the Groundbreaking Ceremony has

been revised to June 18th at a tentative start time of 10:00 a.m. Mr. Minkus will be contacting MSBA to coordinate this date.

Mr. Minkus distributed the General Contractor Bid Tabulation Form noting that there were six pre-qualified GC's and three responses with the low apparent bid from Brait Builders Corporation in the amount of \$18,450,000. Excellent references have been received on Brait and SBS has had previous experience working with the contractor. The overall project remains under budget, however this amount reflects a variance of \$225,400 over the construction budget carried in the Project Funding Agreement with MSBA. Work will continue with Brait around ways to reduce this amount without reducing the quality of the building. Mr. Minkus recommended that a notice to proceed be issued to Brait.

Mr. Perreault moved, Ms. Kress seconded, and it was unanimously voted that the School Building Committee recommends that the contract be awarded to Brait Builders Corporation as General Contractor for the Lincoln Street Elementary School Building Project with a motion to proceed.

Mr. Alix provided an update on the modular classrooms. Triumph is in the process of refurbishing the modulars and will be coordinating site logistics with Brait. Discussion was held around an opportunity to view the modulars prior to being relocated to Lincoln Street.

Mr. Alix also provided an update on the materials testing bid process noting that four bids were received yesterday with John Turner Consulting from Dover, NH the apparent low bidder.

Architect's Report:

Ms. Crockett reported on the continuing work of the FF&E Committee. While the core set of furniture appropriate for the classrooms has been identified, teacher storage needs remains under discussion. She is hopeful to come forward with actual costs associated with FF&E at the next meeting and to have design development completed by July.

Any other business to come before the Committee:

Mr. Minkus announced that SBS is now part of Colliers International. The change will have no impact on their existing contract for services with the Town.

Next meeting date:

The Groundbreaking Ceremony will take place at 10:00 a.m. June 18th.

The next meeting of the Building Committee will be held at 12:00 p.m. on June 18th.

Adjournment

Ms. Peterson moved, Ms. Kress seconded, and it was unanimously voted to adjourn the meeting.

The meeting adjourned at 2:44 p.m.

Respectfully submitted,

Cheryl Levesque
Business Director

Documents used during meeting:

May 7, 2015 Meeting Agenda
Building Committee minutes – January 22, 2015
Building Committee minutes – February 12, 2015
Building Committee minutes – March 12, 2015
Updated project schedule dated May 7, 2015
GC Bid Tabulation Form dated May 4, 2015

