

School Building Assistance Committee

Meeting Minutes of July 10, 2013

Members Present: Karin Chavis, Eileen Belastock, Robert DiMento, Dave Dockendorf, Barbara Flavin, Paul Giella, Martha Kelleher, Richard Lawton, Jim Letterie, John Macero, Arthur Marcella, Debi McDonald, Jim McKenna, MaryLou Osborne, Gary Skomro, Gerald Boyle

Members Absent: Monica Ford, Tim Gordon, Vinny Crossman, Anthony Evangelista, Dave Girard

Also Present: MaryAnn Williams, Skanska, George Metzger, HMFH, Tina Stanislaski HMFH

Visitors: David Osborne, Citizen, Mr. Mael, Town Council

David Dockendorf called the meeting to order at 6:05 P.M. and introduced Eileen Belastock as the new Principal of Winthrop High School. Ms. Belastock will soon be representing the High School on the School Building Assistance Committee.

Public Comment:

Mr. Osborne, Citizen expressed his opinions.

Motion by Jim Letterie to approve the minutes of June 26, 2013

Second by Mr. McKenna

No Discussion

Vote: 14 yes, two abstentions: Karin Chavis and Barbara Flavin

Finance:

Motion to approve Skanska invoice 11858-21 in the amount of \$9222.00 by Barbara Flavin

Second by: Richard Lawton

No Discussion

Vote Unanimous

Total Project and Budget/Independent Cost Estimates

MaryAnn Williams explained the Schematic Design Estimates from PM& C and Skanska. Both Schematic Design Estimates as reconciled were emailed to each committee member for review and are on file. The Owner's Project Manager completed its review of the two *Schematic Design* construction cost estimates for the Winthrop Middle / High School and offered the following:

Designer's Construction Cost Estimate Totaled: **\$61,975,835**

OPM's Independent Construction Cost Estimate Totaled: **\$64, 461,407**

OPM's Estimate of Project Cost: **\$79,978,300**

Designer (PM+C) - Construction Trades Sub-total: 45,564,865

OPM's (Skanska) - Construction Trades Sub-total: \$ 46,113,194

(Construction Trades Sub-totals are within 1.29% of each other)

Estimates are within the District's Total Project Budget of \$82,950,000 and within the District's share cap not to exceed \$ 42,975,000. The estimated project cost is within the District's project budget and the District and its consultant will be forwarding a reconciled and complete Schematic Design Submittal, on which the Total Project Budget is based, to the MSBA on July 19, 2013, in anticipation of consideration at

the August 28, 2013 Facilities Assessment Subcommittee Meeting and at the MSBA Board of Directors Meeting scheduled for October 2, 2013.

The MSBA will not accept Schematic Design Submittals for which the estimated project costs exceed the District's budget, or Total Project Budget updates that do not reflect the project scope included in the Schematic Design Submittal documentation.

Ms. Williams further explained:

- Estimated Budget Column Eligible Costs
- Scope Items Excluded Column—Ineligible Costs
- Basis of Estimated Total Facilities Grants Column
- Estimated Maximum Total Facilities Grant Column
- How the Construction Contingency fund was which is close to 5%
- Reimbursable Share Costs
- Total Project Budget
- Target District Share Cap
- MSBA gives a final determination of eligibility/ineligibility costs at the end of the project when Final Audit is completed
- If submitted to MSBA by July 19, 2013 the team hopes that we will hear back from MSBA with their comments and then conversations/negotiations can begin
- Until there is an executed Project Scope & Budget Agreement the reimbursement rate for discretionary points is just a request for the time being and not a guarantee on what is reimbursable as it is not yet determined by MSBA

Conversation:

- The District is to appropriate and authorize the total project cost, including the District's and MSBA's share; however the District will only have to borrow for its portion.
- MSBA reimburses the Town throughout the project, as paid invoices are submitted for reimbursement of eligible costs
- Construction costs in the estimate are based on today's construction costs and then there is escalation of costs carried based on in our experience how we believe costs will escalate over time
- Type of Computer equipment to be purchased is up to the Superintendent
- Plans still include two elevations
- The cost of Miller field is not included in the budget
- Cost of financing Short term loans to finance debt would come out of owners costs
- If you use less than what is in the design, for example: if you said you were going to use 84 doors, must you have 84 doors or would you not be penalized? No.
- Parts of the roof will be able to support solar panels in the future
- Redesigning the building, cutting square footage, all helped the Town to stay within the Town Council imposed District Share Cap
- This is a very efficiently laid out building
- Questioned whether the budget had to be reviewed by the School Committee first, Mr. Skomro felt that it did not.
- Mr. Letterie did not feel comfortable voting for the Project Budget Sheet because he felt uncomfortable with the amount in the contingency, and feels he needs more time to review the swing space info and the entire sheet
- Richard Lawton stated that he was comfortable with the work that the professionals the committee hired to bring us to this point and we should make a motion.

Motion to submit the Schematic Design Project to MSBA by Skanska (OPM) by July 19, 2013

Karin Chavis, second Barbara Flavin

Discussion:

There was a great deal of work that went into the analysis in the estimates. Independent cost estimates were completed by Skanska and PM+C, estimators reviewed each other's estimates and then met afterwards for a line by line discussion with the design team, PM+C and Skanska. Then estimates were reconciled based on the line by line review. There is nothing that is arbitrary in the analysis, everything is based upon real information, and this will allow us to discuss our figures with the MSBA. Then it is anticipated that we should hear back from the MSBA with their comments and the MSBA will schedule a Project and Scope Budget Conference with the District likely sometime in August.

No further discussion

David Dockendorf, Co Chair requested a roll call vote:

Vote:

Dave Dockendorf	Yes
Robert DiMento	Yes
Paul Giella	Yes
Richard Lawton	Yes
John Macero	Yes
Debi McDonald	Yes
Mary Lou Osborne	Yes
Karin Chavis	Yes
Barbara Flavin	Yes
Gerald Boyle	Yes
Martha Kelleher	Yes
Arthur Marcella	Yes
Gary Skomro	No
Jim McKenna	No
Jim Letterie	No

Motion passed, 12 - 3

Communications Committee Update

The Communications Sub Committee met with Frank DeMarco, Teacher at Winthrop High School and Zack Sullivan, WHS graduate. Mr. Sullivan has been hired to re vamp the web site. Mary Lou Osborne will be his direct contact from the SBAC and Mr. DeMarco will assist Zack with access thru the School Department. The Communications Committee has arranged to pay Mr. Sullivan \$285 a month, reflecting the \$2000 agreed upon by the full committee to address the website needs. Communications Committee also worked to update the Fact Sheet.

Swing Space

Enabling proposal by HMFH for the Swing Space Plans had been referred to the Swing Space Committee. The committee advised that this proposal not be approved at this time and was tabled for the evening.

Meeting:

July 18, 2013 Meeting Cancelled (Originally considered to be a session for Value Engineering that's not needed since the Total Project Budget is within the District's Budget and Town Share Cap.

Other Business:

Public Comment Policy not addressed

Updated Facts Sheets being updated through the Communications Committee

Project Managers and Designers will give a presentation to update School Committee members and Town Council on schematic design and budget. Meeting scheduled to take place at the A.T. Cummings School Monday, July 15, 2013 with presentations for sometime after 6:30 P.M.

Motion to Adjourn: Barbara Flavin

Second: Karin Chavis

Vote: Unanimous

Respectfully Submitted

Judi Buono, Secretary