

School Building Assistance Committee

Meeting Minutes – May 2, 2013 Amended and approved

Members Present: David Dockendorf, MaryLou Osborne, Karin Chavis, Barbara Flavin, Robert DiMento, David Girard, Tim Gordon, Martha Kelleher, Richard Lawton, John Macero, Arthur Marcella, Gary Skomro, Vinny Crossman, Anthony Evangelista, Monica Ford

Members Absent: Jim McKenna, Debi McDonald, Gail Conlon, Gerry Boyle

Also Present: Tina Stanislaski, HMFH, George Metzger, HMFH, MaryAnn Williams, Skanska, Dale Caldwell, Skanska, Harry Berlis, McPhail Associates LLC

Visitors: Peter Gill, Town Council President, Mr. Mael, Town Council, Dave Osborne, Citizen

David Dockendorf called the meeting to order at 6:04 P.M.

Dave Dockendorf turned the meeting over to MaryAnn Williams who read a statement clarifying her position regarding a side conversation from a previous meeting. (David Osborne, private citizen, is the name of the person who questioned Ms. Williams' side conversation)

Mary Lou Osborne also read a statement regarding School Building Assistance Committee Meetings: While this and all meetings of the School Building Assistance Committee are open to the public, they are not "public hearings; they are *our* meetings in which we set out to accomplish things on our agenda. A short segment of our meeting is set aside for public comment, but it is not to encourage a dialog between attendees at the meetings and the meeting participants.

Both statements in their entirety are attached.

Motion:

To approve minutes of April 4, 2013

Barbara Flavin

Second: John Macero

Jim Letterie and Rob DiMento, abstained

No further discussion

Vote: Unanimous

Finance:

Two invoices:

Skanska issued April 4, 2013 for \$1,350

HMFH dated April in the amount of \$23,305.00

Motion:

Barbara to approve both invoices totaling \$24,655.00

Second: Karin Chavis

Discussion:

Tony Evangelista: Is there an end amount to what HMFH can spend?

Dave Dockendorf: Yes, by contract they have a fixed fee not to exceed amount for basic services, funding the building project is explained in Modular 5

No more discussions

Vote:

Unanimous

Public Comment:

One citizen made comments during the public comment section of the agenda

Geo Piers Presentations:

Harry Berlis, from McPhail Associates, LLC, Geotechnical and Geoenvironmental Engineers was introduced, Mr. Berlis gave a brief analysis of the site and the type of footings that were presently under the existing high school and the recommendation for the new middle school/high school.

McPhail Associates, LLC is recommending a Ram Aggregate Pier System design

Mr. Berlis explained that the system is:

- A proven system with high level of performance and reliability
- RAP systems support conventional shallow foundations and unreinforced to lightly-reinforced slabs, eliminating the need for pile caps and structural slabs associated with deep foundations. Improves soils by applying direct vertical ramming, which is crushed stone inserted into a tube, tube pulled out slowly. The soil is improved across the footprint of the building and spread footings can be used rather than having to use a deep foundation system.
- This is efficient and cost effective and this project would realize a \$300,000 savings using spread footings rather than having to use a deep foundation system. Currently half the school is sitting on spread footings. A slab on grade would be appropriate versus a structural slab which carries 4 times the cost in comparison. When you look at the MSBA exclusion of costs above \$275 per sf and the 8% of construction site cap this is an appropriate application.
- All RAP projects are engineered in-house by Professional Engineer representatives
- Superior on-site quality control is maintained through full-time quality control personnel to observe, inspect and test the system, including full-scale modulus load tests. Testing is done frequently, 10 percent, to confirm the design assumptions are consistent.
- Results makes soil stiffer
- When the existing High School was built, they did borings at every column and the information shows that it is 15 Feet at the deepest location to get down to marine clay.
- McPhail Associates has used this system on over 120 projects and 20 of them for Public Building. Conditions need to be suitable and this site lends itself well because the marine clay is at 15 Feet and will support the building load for a 3 story steel framed building.
- It is a patented system and there are a number of contractors capable of using this system so there would be completion.
- By using natural, local aggregate or reclaimed aggregates, Geopier systems can be environmentally safe and sustainable offering LEED point enhancement.

Questions:

Committee: Is this new technology?

Mr. Berlis: It has been around for over a decade, I have a list of projects that our company has successfully used this type of system that stiffens and strengthens the soil and supports the footings.

Committee: What is under the present school?

Mr. Berlis: Some caissons and spread footings

Committee: What would be the settlement issue between this system and another system?

Mr. Berlis: Relatively the same

Committee: What are the disadvantages?

Mr. Berlis: I do not feel there are any for this Town; I believe that this is the best system for this area. The land lends itself well for this type of foundation and it is the most cost effective.

Dave Dockendorf:

Thank you Harry,

My company is presently working on a project that is using this type of foundation and I did forward this information to Dave Girard so we have some information on the type of foundation

George Metzger:

We are very aware of the foundation and have worked with McPhail Associates LLC since the 1970's and have not had any issues with their recommendations/work. Given the cost benefit of this ground conditioning system over much more expensive solutions, we find this is a responsible technology and appropriate for these soil conditions.

Design Update and Discussion:

John Macero: presented overview of phone conversation with the MSBA with Karl Brown, Diane Sullivan and Caroline Walsh as to the upcoming June 13, 2013 submission deadline. Since it is an aggressive schedule and there is a financial cap on the project they (MSBA) suggested revisiting the October submittal.

Comments from the Committee, Skanska, HMFH:

- The Committee would like to see the breakdown of the figures (reimbursable and non reimbursable)
- Committee feels that they are not seeing the same figures that the Core group has seen, and is the basis of a recent telephone conversations with the MSBA
- Since the model has changed, have the site cost changed?
- George Metzger: according to MSBA, any costs over \$275 square foot are not reimbursable, MSBA will approve the project but will only pay up to 8% of construction for site costs
- Jim Letteries' personal opinion: a January vote has a better chance of passing and gives us more time to go over the design
- John Macero: MSBA said they have never had a community come in with a cap on their budget before, which is why they suggested revisiting the timeline.
- Miller Field's cost should not be in this project since we (SBAC) have to reduce the budget by 5 million dollars
- MaryAnn Williams: Everyone has seen these numbers being discussed. The figures submitted to the MSBA in the 3011 were based on February 14, 2013 PM+C Estimate which was included in the PSR Report submitted to MSBA and distributed to this committee. After their review of the Preferred Solution Submission, the MSBA suggested Skanska should populate the 3011 template and send to the MSBA for their review because a Town Share Cap was introduced. The 3011 is a document that is used for the Project Scope and Budget when schematic design and schematic design estimates are complete.
- MaryAnn Williams: We will be having a design overview meeting on May 10th with Skanska, PM+C and HMFH to review progress drawings and will have developed two independent estimates that will be reviewed and reconciled at a breakout meeting on May 28 to review costs, designs

Design Plans

George and Tina briefly explained the design plain:

- Positions of bathrooms, stairs
- Library and Media Room will be shared, right now it is L shaped
- 2nd floor is basically the same
- 3rd floor Project Area is shared
- Two elevators
- Auditorium still in the center
- Gymnasium on the second floor

Comments from Committee:

- Move the gym to the first floor
- Move the locker rooms
- Move the library
- Move Administrations offices (back to back)
- Since they use a team concept in the middle school the grades level is not restricted to being on the same level
- Sharing elevator is a possibility
- Black Box also has flexibility as to where it is moved
- Emergency plans will be developed by the school, and doors are figured in the design and done to code
- Parking for Staff: Staff will have card keys to get into building
- Teachers are allow to share rooms which is why Prep rooms are included in the design

The design team stated that the request by the SBAC to do further study impacts the team's ability to respond to the schedule previously discussed as further study will now add another several weeks to the process and we cannot commence estimating when we do not have a final schematic design. The committee did not want to rush the decision making process and upon review of the latest iteration of floor plans that was on point for being a highly efficient space, the School Building Committee wanted greater input and recognized that this cost overage should be addressed with a more thoughtful less rushed approach in order to reach what they thought would be the best outcome weighing all the factors for Winthrop. Further study by the design team rather than continuing with this latest iteration presented. We believe this will most likely impact the schedule 4-6 weeks and needs to be vetted further with the team. This resulted a change to target the October 2, 2013 MSBA BOD Meeting rather than the July 31st, 2013.

Motion:

Robert DiMento: That we do not rush this process, look at the numbers and other designs
Second Barbara Flavin

Vote: Unanimous

Motion:

John Macero: Take out the Miller Field renovation cost from the scope of this project
Second: Karin Chavis

Vote: Motion passed with the exception of Arthur Marcella who opposed the vote

Public Relations Report from Office of Campaign and Political and Finance Seminar

Mary Lou Osborne and Richard Lawton gave a brief update regarding the distribution of information to the Citizens of Winthrop by SBAC. Town Council President Peter Gill, Richard Lawton and Mary Lou

Osborne attended the weekly seminar at The Office of Campaign and Political Finance on April 26th. This agency is very specific with what and how information can be distributed.

Example: SBAC cannot do mass mailings, they cannot do a drop, they cannot send information thru the schools, unsolicited distribution is prohibited. SBAC has to stay away from raising money for a Ballot Questions Committee, as do town officials and employees. The same restrictions do not apply to elected officials. Mary Lou stated that Campaign and Political Finance has no prohibitions with SBAC members also serving on a Ballot Question Committee as long as the committees keep their roles separate. We were advised that any member of SBAC wishing to join a Ballot Question Committee should also personally check with the Ethics Commission for any concerns by them.) Campaign and Political Finance are willing to send someone to conduct a seminar in Winthrop for all interested parties if desired by the town. Mary Lou will email the notes to the committee and publicity can be discussed at a later date.

Update on Meeting Dates and Schedules

MaryAnn Williams will forward information that was discussed earlier in the meeting to the committee and have new figures prior to May 16th meeting

Tina will look at the design per request of the committee and send out to committee prior to the May 16th meeting

Motion to Adjourn at approximately 9:50 p.m.

Gary Skomro

Second Arthur Marcello

Vote: Committee voted to adjourn with one abstention, Karin Chavis

Respectfully Submitted

Judi Buono, Secretary