



ATTLEBORO SCHOOL BUILDING COMMITTEE

MAYOR PAUL HEROUX, CHAIR JOHN F.D. JACOBI, VICE-CHAIR
MUN. BLDG. COMMISSION (CHAIR.)

DAVID SAWYER
SUPERINTENDENT OF SCHOOLS

BILL RUNEY
PRINCIPAL - AHS

ROBERT GEDDES
SCHOOL COMMITTEE

JASON PARENTEAU
FACILITIES MANAGER

TERRI DESISTO
MUN. BLDG. COMMISSION

STEPHEN WITHERS, JR.
SCHOOL COMMITTEE

LAURIE REGAN
ASST. SUPERINTENDENT

SCOTT DOMENICI
SCHOOL COMMITTEE

MICHAEL TYLER
MUN. BLDG. COMMISSION

JACQUELINE ROMANIECKI
MUN. BLDG. COMMISSION

EDWARD STANTON
MUN. BLDG. COMMISSION

ANDREW ACOSTA
MUN. BLDG. COMMISSION

GERRY FRICOT
MUN. BLDG. COMMISSION

MARC FURTADO
DIR. OF FINANCE

MINUTES

SCHOOL BUILDING COMMITTEE

June 18, 2020 5:30 PM-Remote Meeting

Per Governor Baker's order suspending certain provisions of the Open Meeting Law, G.L. c.30A. Sec.20, the public will not be allowed to physically access the SBC meeting but can access the meeting via Zoom: <https://us02web.zoom.us/j/81783021239>

Call Meeting to Order at: _____ 5:32

Members in attendance – Jack Jacobi, David Sawyer, Jason Parenteau, Laurie Regan, Jackie Romaniecki, Gerry Fricot, Bill Runey, Ed Stanton, Marc Furtado, Rob Geddes, Mike Tyler

Others present – Jeremy Stull, Steve Johnson, Craig Olsen, Joe Milani, Maryann Williams, Anjanette Kelso

Approval of Minutes:

VOTE: To approve May 13, 2020 SBC minutes. -emailed 5/14/20 and 6/16/20
Voted Roll Call – vote passes 11-0

Bills & Payments:

VOTE: To approve May invoices in the amounts listed below
Voted Roll Call – vote passes 11-0

| <u>Vendor</u> | <u>Invoice #</u> | <u>Amount</u> |
|---------------|----------------------|--------------------|
| Skanska | 1316825-000-14138-45 | \$125,260 |
| Kaestle Boos | 1627.00-40 | \$112,902 |
| Consigli | Application 13 | \$3,869,542 |
| Total | | \$4,108,064 |

Attleboro High School-project update:

KBA:

Acoustic Shells Option

Can be procured through FF&E, but often done in construction budget because of cost. Would make it MSBA reimbursement eligible. Concave shells in back of auditorium, sound gets lost behind the stage without them. The shells push the sound back out to the audience. Very common in high school auditoriums. Propose to build into GMP instead of waiting for FF&E and having to rely on project savings to fund. There is an allowance for it in the GMP. Cost is ~ \$35,000.

VOTE: Accept addition of Acoustic Shells as presented
Voted Roll Call – vote passes 11-0

Consigli:

Construction Update – Project is on time. The team shared aerial photos and gave an update on construction progress. Making good progress on schedule, weather has been cooperative. Building planned to be closed in November, able to work through the winter. Currently have temporary electric service. Won't install rotary on RWD until the end of project as construction delivers would damage to rotary.

Western Fields on Schedule for mid-September turn-over. Turf to get laid early July. Infiltration system update – field will all be level, regardless of system design. Cleaning/access points available off field. Intended to resolve ongoing problem of water buildup and flooding at north end of fields. Similar to systems under parking lots. Require Vac-truck to clean

Topping off to be after all trusses installed, likely first week of July. Topping off ceremony: beam is on south side of building, best vantage point is 50-yard line of the football field. Set up time for signers in parking lot for a few days.

OALs:

OAL 41 Wall protection, wall covering - 5 contractor bids. RJ Forbes recommended at \$268,100. Additional allowances built in for repair and protection brings total to \$391,100.

OAL 43 Miscellaneous Equip – specialized shop/lap equipment. AET labs \$2,452,618 plus allowances for 2022 market/any MEP changes/acoustic shells. Total is \$2,972,618

OAL 44 Final cleaning – 4 bids. Cleaning interior and exterior at end of project. Recommending Jerez LLC \$320,800, allowances bring total to \$445,800

OAL 45 Signage – Interior and exterior signage, including smart signs. \$408,000. allowances for sign changes total \$450,500.

Net budget savings on all four around \$1.3 M.

Discussion on preference given for local vendors. Because of pre-qualification standards for non-trades, some of the smaller local outfits weren't able to pass. Reached out to contractors in vicinity, but RJ Forbes is the only one in Attleboro.

VOTE: Accept recommendations on above OALs

Voted Roll Call – vote passes 11-0

Change Order #11

| CR # | Description | Amount |
|-------------|-------------------------------------|--------------------|
| CR072 | Edge of Roof Slab | \$12,549.95 |
| CR080 | Added roof drain Bldg A & C | \$20,960.29 |
| CR083 | Storefront Panel Revisions | \$28,782.24 |
| CR088 | Potential COVID19 costs March-April | \$18,716.19 |
| CR091 | Roof Blocking Revisions | (\$2,361.19) |
| CR094 | Added Masonry Lintel at Auditorium | \$18,289.39 |
| CR097 | Added HSS Header at building C | \$23,812.05 |
| CR098 | Fiber Revisions per AACS | \$7,610.84 |
| CR099 | VAV Box and Associated Piping | (\$29,995.94) |
| CR103 | COVID-19 Cost Impacts May | \$11,686.67 |
| CR104 | Boulder Removal April | \$3,777.86 |
| CR106 | Added Cleanouts Outside per City | \$5,153.34 |
| CR110 | Theater Lighting Revisions | \$8,335.55 |
| CR112 | Lab Casework | (\$7,214.48) |
| CR114 | Plumbing Size Pipe Revisions Bldg A | \$27,094.54 |

| | | |
|--------------|-------------------------------------|--------------------|
| CR118 | Operable Partition Height Revisions | \$4,865.62 |
| CR119 | Adder Reconciliation | \$(52,383) |
| Total | | \$99,679.92 |

VOTE: Accept Change Order #11
Voted Roll Call – vote passes 11-0

GMP (Guaranteed Maximum Price)

Collaborative efforts between Consigli, KBA, and Skanska to capture all of the project costs within the budget. All change orders and OALs are rolled into this. Allowances and contingencies total around \$10.3 M allocated above and beyond the contract values to cover things like temporary heat, off hours work, unforeseen conditions. The team also looked at assumptions and clarifications which identify things they expect to occur during the project and try to address scopes of work with a greater level of detail to address potential risks and being very clear whether or not money is carried for those items identified. The team reviewed updated schedules, reviewed the site logistic plans and came up with reliable and durable strategy for the duration of the project. KBA, Skanska and Consigli have worked collaboratively for months to reconcile the budget numbers and all Pre-GMP changes due to coordination are incorporated into the contract values and the project moves forward starting with no changes. Benefit of CM at risk approach evident here: you get to start construction before you finish design. Savings are in escalation, added cost through change orders as coordination happens. All tied together in GMP. That process saved more money than was spent, and gets the building opening one year earlier than not going CM at risk. The GMP is exactly the budget submitted to MSBA. Owner’s construction contingency and owner’s contingency are fully intact. Skanska will be providing a much larger packet presenting to the Mayor for signature. Fields at \$4 M not in original scope are within this budget.

Reorganized information by cost code. Different bid packages combined into one cost code when applicable. GMP Values on doc (posted to website) are contract values excluding allowances. If not spent, can be redistributed or go back to owner. Spent \$52,249,185 so far out of \$259,918,210 total. This document brings the approach from a budget to actual contract values.

VOTE: Accept the GMP as presented
Voted Roll Call – vote passes 11-0

Next Meeting Dates: July 15 5:30 PM.
Possible date for following meeting on August 12 5:30 PM

VOTE: To adjourn at 6:37 PM
Voted Roll Call – vote passes 11-0