



ATTLEBORO SCHOOL BUILDING COMMITTEE

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MUN. BLDG. COMMISSION (CHAIR.)

DAVID SAWYER
SUPERINTENDENT OF SCHOOLS

BILL RUNEY
PRINCIPAL - AHS

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SCHOOL COMMITTEE

JASON PARENTEAU
FACILITIES MANAGER

TERRI DESISTO
MUN. BLDG. COMMISSION

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SCHOOL COMMITTEE

LAURIE REGAN
ASST. SUPERINTENDENT

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SCHOOL COMMITTEE

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MUN. BLDG. COMMISSION

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MUN. BLDG. COMMISSION

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MUN. BLDG. COMMISSION

GERRY FRICOT
MUN. BLDG. COMMISSION

MARC FURTADO
DIR. OF FINANCE

GALE CLARK
MUN. BLDG. COMMISSION

KELLY BENNET
MUN. BLDG. COMMISSION

MINUTES SCHOOL BUILDING COMMITTEE February 10, 2021 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: 5:31 pm

Members in Attendance: Dave Sawyer, Jason Parenteau, Jackie Romaniecki, Gerry Fricot (joined late), Kelly Bennet, Terri DeSisto, Scott Domenici, Ed Stanton, Marc Furtado, Mike Tyler, Andrew Acosta, Gale Clark (joined late) Jack Jacobi, Paul Heroux

Others Present: Jeremy Stull, Craig Olsen, Mary Ann Williams, Anjanette Kelso, Joe Milani, Steve Johnson

Approval of Minutes: from January 20, 2021 meeting
VOTE – Approve 13-0 (Clark and Fricot joined late)

Bills & Payments:

VOTE: Approve 14-0 (B. Runey disconnected)

<u>Vendor</u>	<u>Invoice #</u>	<u>Invoice Date</u>	<u>Amount</u>
Skanska	1316825-000-1451-53	2/5/21	\$103,290.00
Kaestle Boos	16027.00-48	1/29/21	\$110,515.00
Consigli	Application 21	1/31/21	\$5,401,544.72
Intertek	315808	1/27/21	\$4,100.00
Intertek	311119	12/28/20	\$2,250.00
Total			\$5,621,699.72

Attleboro High School-project update:

Consigli:

1. Construction update/drone photos

Roof substantially complete. Last month the two lower roofs had not been completed. Snow has prevented some progress in detailing. On backside, more block at lower walls in addition to framing and AVB. More of the brick install ongoing near future loading dock area as well as front elevation in “bump outs”. Masons working in tented areas to allow for masonry work during the winter. Extreme cold temps don’t allow for brick install.

Interior – 4th floor mockup lab underway. Will be completed 100% for KBA review (colors, heights, etc). Across the hall there is a classroom mockup for designer review. Next walkthrough this work will be complete. From 4th floor classrooms, corridor boarding and taping is well underway. Lower half of walls to be tiled, upper half painted. Down on 1st floor building C area – lots of framing in progress. Floors 2 & 3 framing is complete, continue with MEP rough in those area. Starting drywall at tops of walls.

Other progress: slabs on grades completed except at Auditorium and small area for access to auditorium. Lot of work taking place tenting off spaces for SPF and mechanical room MEP buildout. Will move SPF around to get ahead of MEP’s. Major focus is on A B C building getting inspections and such.

No update at Western Fields – snow covered.

No issues with COVID – minor issues with materials but nothing that held us up. PT lumber and flooring has longer lead times but worked into schedule. A few workers have been positive but there is no on site transmission. Continue to monitor mask use.

Windows have been installed; metal panels installed in between will start mid to late March. On the front side started curtainwall framing. They follow behind the masons.

2. Approval of GCO 05 for \$5,780.44 (added cost to project – comes out of owner contingency)
 - a) GCR024 - \$14,146.15 - LEED signage & striping for green vehicles
 - b) GCR033 – (\$8,365.71) – credit for fencing revisions and gate stop revisions.
 - c) GCR038 - \$0.00 – clarified pressure sensor locations. No costs/submitted for record
 - d) **Vote to approve GCO #5: approved 15-0**
3. Review of CR, CT, and Allowance logs (attached)
 - a. Informational for SBC, much still to be vetted by KBA, Skanska, an Consigli

KBA

1. Outdoor Classroom

Potential added value item. Outdoor classroom to allow teachers in good weather to bring classroom outside. Explored how we can take what we already have in the project to create a learning space. Working with Consigli on how to accomplish this. Intent is a no cost or low cost change. Classroom would be along the walkway to the mall area at front of building. Intent is students can come out of western stair to the front of the building. There is a natural hill built into design that would work nicely for seating. There are plantings for shade, could also be a potential gathering spot for visiting the school. The benches would be equipped with anti-skateboarding aluminum trim plate that gets epoxied to the stone. Can look into making adjustments to allow for a bit more separation between “class” and those that may be walking through on the walkway. From an educational standpoint, Bill Runey & Dave Sawyer believe this is definitely an asset to the learning plan.

Concern – area is exposed, is this a security issue? Other potential areas to have outdoor sessions? Obviously always concerned about safety, with all the security measures in design it will be a safer campus. Being outside there is exposure. Currently, the chorus class is outside so it’s not uncommon for classes to be outside. KBA had looked into other areas, this was the prime location. The alternative was over near the plaza near the cafeteria but challenges include the big infiltration area is in that area. Another area considered was near automotive but too far from academic classrooms. There is a berm that also at the proposed area to visually separate it from the driving lane. If move ahead with this want to be sure it’s convenient enough to be used.

Concern #2: distraction to other classes. Push back to RWD with separate walkway. Will look into this option. concern with people coming and going, rotate so that teacher is looking back toward the school? KBA considered that and found that from a supervision standpoint looking out toward RWD is preferable.

Noted that AHS vision is to have expanded hours at the Bistro.

Question: Not an MSBA reimbursable expense. This is an exploration exercise right now. There is added educational value but will not be reimbursed. Can be tabled to the end of the project. Intent is to have minimal to no cost to project.

Question: All the drainage has been done in this area? There isn't any drainage specific to this. The reason the berm is in place is to shed to drainage.

Comment: MAW/SKA – understand the questions and concerns. MSBA reimburses up to \$333/s.f. and anything above that is the owner's cost. There is money below the line in owner's contingency. Would not recommend moving forward if money was not available. Skanska's experience is that these spaces are beneficial to the community and the educational program.

Can talk about it further when the numbers come in – will table for now

2. Flooring Changes at Teacher Planning Area

Collaboration classrooms (4) the drawings own luxury vinyl tile in these spaces. Recommending revising to resilient textile floor. Purely the intent is similar to breakout area where kids can sit on floor, has acoustic properties to keep things quiet. Additional similar concept in teacher planning area where teachers are working together in large space. Recommend for same reason (acoustic) to be a resilient textile flooring as well. Working with Consigli to get pricing on these potential changes. Resilient product is extremely durable and very easy to maintain and clean. Schools are wholeheartedly in support of this change per M. Furtado. Looks like carpet but functions like tile in its resilience. KBA has used this product a lot in locker rooms in police departments. Bill Runey and Jason both agree that it's a great product and would support consideration. Consigli to put together costs. Differential costs with the materials. Should not be a differential cost for labor.

Skanska:

PFA Bid Amendment: Legal amendment to the Project Funding Agreement. Establishing values based on the buyout with Consigli. Go from budget estimates to actual bids in finalizing Guaranteed Maximum Price with Consigli.

MSBA look at eligible costs, building costs and site costs. The good news as we have gone through this process and aligned the amended agreement with issues with project scope, budget and cash flow – we were able to recognize savings to the project to allow us to add the Western Fields. What that means is that if we look at the difference between PS&B and projected reimbursement vs. actual reimbursement it is \$1.7m more cost to the District. It means we were within 1.7% of projected reimbursement. The additional costs

attributed to receiving \$5m additional fields at a cost of \$1.7m to the City. Any site costs that exceed 8% of building costs are excluded from site cost reimbursement. That being said, the Western fields are 100% not eligible for reimbursement. Good news is that we came in under budget and able to add additional scope.

Need to recommend that the Mayor execute the Project Funding Agreement with the MSBA. This is the next step in proceeding with project with MSBA.

The \$259m includes the Western Fields

VOTE recommend Mayor to sign PFA Amendment – approve 14-0 (B. Runey disconnected)

New Business: Excess land adjacent to 99 & 100 Rome to turn property over to abutters has been filed with the City and is scheduled for Council approval (abandonment as part of public way – transfer ownership to abutter for \$1).

Next Meeting Dates: 3/10/21, 4/14/21

VOTE: To adjourn at ____ 6:31 pm ____

Approve 12-0 (Parenteau, Runey, Furtado disconnected)