



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

EDWARD PORRECA
MUN. BLDG. COMMISSION

JACQUELINE ROMANIECKI
MUN. BLDG. COMMISSION

EDWARD STANTON
MUN. BLDG. COMMISSION

MICHAEL TYLER
MUN. BLDG. COMMISSION

GERRY FRICOT
MUN. BLDG. COMMISSION

MARC FURTADO
DIR. OF FINANCE

MINUTES
SCHOOL BUILDING COMMITTEE
October 17, 2018 5:30 PM
(Room 178E – Attleboro High School)

Call Meeting to Order at: 5:35 pm

Members present: See attached sign in sheet

MOTION was made, and duly seconded to approve minutes of September 15, 2018 meeting.

THE MOTION PASSED UNANIMOUSLY

Motion was made, and duly seconded to approve payment of invoice #1316825-000-13578-25 from Skanska in the amount of \$56,445.00 for services rendered through September 23, 2018.

THE MOTION PASSED UNANIMOUSLY

Motion was made, and duly seconded to approve payment of invoice #16027.00-21 from Kaestle Boos in the amount of \$825,220.00 for services rendered through September 30, 2018.

THE MOTION PASSED UNANIMOUSLY

MOTION was made, and duly seconded to approve payment of invoice #2 from Consigli Construction in the amount of \$20,361.00 for pre-construction services September 2018.

THE MOTION PASSED UNANIMOUSLY

ATTLEBORO HIGH SCHOOL PROJECT

Jack Jacobi provided update on Rathbun Willard Drive public hearing. The traffic study commission recommended two (2) additional speed tables; one located in the area of Studley School, one on RWD. Council President, Mark Cooper not supportive unless traffic light installed at RWD and Thatcher St. Mike Tyler stated side walk improvements are needed to area.

Jack reported on the public hearing relative to waiving of building permits. Positive reception of council. Fees cannot be waived on services provided by plumber Brian Germain due to pay structure. An estimated \$951,000 total fees to be reinvested into school if fees waived.

October 25th joint SBC/MC/SC meeting postponed to November 15th Bray Auditorium 7:00 pm.

Energy services agreement reviewed and discussed. Agreement is similar to services provided by Mass Save for a home energy audit. No affect on MSBA funding agreement.

Motion was made, and duly seconded to recommend Mayor Heroux to enter into Energy Services agreement with National Grid.

MOTION PASSED UNANIMOUSLY

J. Milani-relocation of utility lines underground. National Grid proposal for review to J. Jacobi and Mayor Heroux.

Columbia Gas relocation-no issues with schedule. J. Jacobi- Contract needed? J. Milani-yes and engineering proposal.

Reconciliation of budget performed on Monday October 15th. Estimates provided by PM&C and Consigli Construction. Consigli's estimate utilized for purpose of MSBA submission. Project budget currently at \$225,380,965 MSBA approved construction budget is \$223,088,312. A reduction of \$2,292,653 to the budget is necessary. KBA presented a value management list of items for potential savings. All items were thoroughly reviewed and discussed with members of the board. The SBC opposed removing the following items from the project- changing roof material from 80 mil PVC to 60 mil PVC, revising roof membrane from fully adhered to Rhinobond system, and reducing the scope of the athletic building.

Based on the VM report, a motion was made, and duly seconded to **include** the following items in the project:

- use of 80 mil PVC roofing material
- fully-adhered roof membrane
- rubber flooring
- built in place masonry athletic storage building
- use of Barrier One slab on decks
- lightning protection system

- upon recommendation of Ed Porecca revise electrical wiring to aluminum for 400 AMP service or less for a cost savings to be determined.

MOTION PASSED UNANIMOUSLY

Motion to authorize Skanska to submit the DD submission to MSBA on or before October 24th with modifications made this evening.

MOTION PASSED UNANIMOUSLY

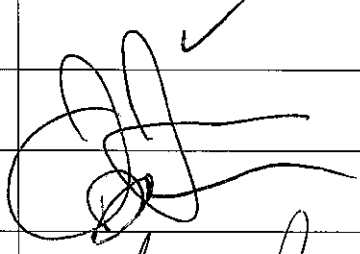
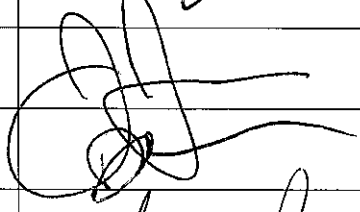

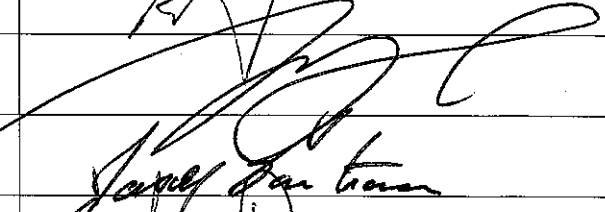
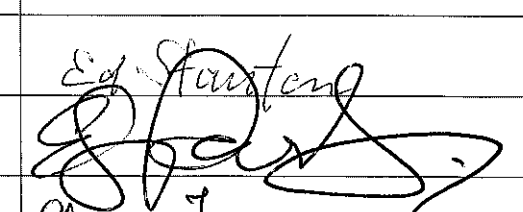
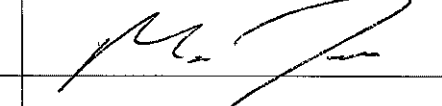
Additional meeting minutes (provided by Skanska) attached.

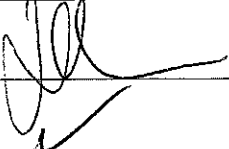
**Next Meeting Dates¹: November 15, 2018 6:45pm meet Room 178E
Public presentation in Bray Auditorium 7:00 p.m.**

VOTE: To adjourn. _____7:03 p.m. _____

SBC MEETING

Project: Attleboro High School	Meeting Date: October 17, 2018
Facilitator: Mayor Paul Heroux	Place/Room: Room 178E AHS

Name	Title	Company	Signature
Paul Heroux	Mayor	City of Attleboro	✓
Jack Jacobi	Vice-Chair	SBC	
David Sawyer	Superintendent	Attleboro Schools	
Laurie Regan	Assistant Superintendent	Attleboro Schools	Laurie Regan
Bill Runey	Principal	Attleboro High School	
Marc Furtado	Director of Finance	Attleboro Schools	
Jason Parenteau	Facilities Manager	Attleboro Schools	Jason Parenteau
Scott Domenici	School Committee	Attleboro Schools	Scott Domenici
Robert Geddes	School Committee	Attleboro Schools	Robert Geddes
Stephen Withers, JR	School Committee	Attleboro Schools	
Edward Stanton	Member	MBC	Ed Stanton
Edward Porreca	Member	MBC	
Gerry Fricot	Member	MBC	Gerry Fricot
Jacqueline Romaniecki	Member	MBC	
Terri DeSisto	Member	MBC	Terri DeSisto
Michael Tyler	Member	MBC	
Mary Ann Williams	Program Executive	Skanska	✓
Dale Caldwell		Skanska	
Anjanette Kelso	Program Manager	Skanska	✓

Name	Title	Company	Signature
Joe Milani	Associate	KBA	
Craig Olsen	Senior Architect	KBA	
Brian Solywoda	Principal	KBA	

Updates & Progress since last SBC Meeting:

- SBC voted to approve the previous meeting minutes and the September invoices for project services from KBA, Skanska and Consigli.
- Two weeks ago team members went before the Municipal Council for a hearing with Samiotes to discuss approvals for the project and then again last evening. The issue has been closed with conditions: there are additional speed bumps required along Rathbun Willard Drive, installation of traffic light at Thatcher and a request to install solar operated crosswalk lights at pedestrian crossings. DPW has looked into the associated costs for the traffic light, estimated around \$750,000. Will look into options to save money. Additionally, sidewalks need work and possible reconfiguration in some areas. There are a couple members of the City Council that would like the cost for the proposed traffic light to come out of the AHS project. It was stated clearly that this is not an option and that the City would fund the work by other means. There appears to be a misunderstanding about how the MSBA project grant works for site items and reimbursements.
- There was a request made at last night's Council meeting where it was requested to waive the building permit fee as well as the individual trade permit fees. The request was positively received which could result in savings to the project of about \$951,000 that can be reinvested into the project. The Plumbing permit fees were the only exception. The inspector receives 65% of the fee for their services. The remainder of the fee is expected to be waived. There is an IRS concern (arbitrage) to be avoided with carrying the fees in the bond that is relieved with this option.
- November 15th at 7:00 p.m. is the presentation to the three City Councils. Agenda is in place for how things will be presented. KBA will provide a design narrative and fly through, Consigli will talk about schedule and phasing. It is also the same evening as Blue Pride Night (beginning at 6:00 p.m.). Advised that parking will be at a premium as AHS clubs, activities and music events will be happening. Public attending Blue Pride events are invited to see the presentation.
- Mayor Heroux indicated that Highland Country Club will definitely be used for project parking. Not everyone in the community is in agreement about the decision as a task force was established to discuss and vet ideas for use of the property with no binding decisions being made by the group. SBC has made the decision and no vote is required otherwise. The decision allows other areas that would have been impacted previously for parking to remain intact including the ball field and farmer's market location. The consideration for parking at Highland is to make it permanent and possibly serve a future amphitheater for community use and as part of the High School performing arts program (possibly utilize grants for development of the program separate from AHS project). Parking lot will be designed to have drainage, temporary lighting and a binder course only (scope within project). Will go through all necessary permitting requirements. It was indicated and that moving forward with necessary planning and permitting should begin immediately. If process waits until next summer, there may be an issue with getting the issues before the appropriate City Council (only meet once a month instead of two). The plan is to get the parking area complete by the end of the summer 2019 to utilize for parking and as a lay down area for materials and equipment related to the project. Samiotes plans to complete the permitting for the AHS building by January 2019 and then pursue the necessary permitting through the (3) required City committees/boards for HCC thereafter. They are currently flagging and conducting site surveys in the area.
- National Grid Review/Incentive Program: KBA recommends the City enroll in the incentive program being offered. Without participation the City cannot apply for any rebates. When enrolled, the City will

SKANSKA

need to apply for the rebates which should more than offset the overall cost of the program. The program is a National Grid/Mass Saves incentive program and is completely separate from the MSBA funding of the project. The utility company uses their own engineer (Andelman & Lelek) to work along with the design team (KBA) through design and construction to ensure that the design meets the energy code and maximizes savings. Mass Saves models the building to see how energy is saved and then provide rebates on that. Payment for program comes out of the incentive at the end of the project. The MSBA does not lay claim to any of the incentive money nor will receipt of the funds impact the MSBA distribution of project related funding

- National Grid has notified KBA that they have gone through their review of the utility relocation plans without exceptions. The NGrid plans have been coordinated with Samiotes' plans and are included in the 100% DD documents. The NGrid utilities have been coordinated with the other adjacent services (electrical & technology). NGrid has sent a service agreement for signature from the City and request for payment – this will be forward to Attleboro City Solicitor for review and action. Total invoice is \$322,000. \$300,000 is carried in the 3011 for utility relocations and should be noted that originally these utilities were to be overhead, not underground.
- There was an additional meeting on site with NGrid, KBA, Consigli, Skanska, Attleboro Facilities Dept. and CES regarding temp power. A route over the High School roof was established to relocate existing utilities that does not require NGrid involvement (CM will run this work). KBA has discussed the plan with both the local Building Inspector and Fire Chief who take no exception to the proposal.
- Columbia Gas – no issues currently. Service will go through contract through City and Consigli. Previously it was discussed that Columbia will provide their own trenching and relocation of the gas lines (see Skanska meeting notes taken on 07.10.18). Discuss further whether Consigli would actually coordinate the trenching with the onsite activities.
- Water and Sewer – touch base with Samiotes and City departments for coordination.
- KBA has engaged consultants for additional work. All of the costs for the work will be covered under current project funds.
 - Samiotes – work related to Highland Country Club (carry fees in other basic services)
 - Irrigation consultant for athletic fields, study existing use and resources and needs for project
 - Traffic Study for traffic flow and impact toward Route 123 – additional request by City.
 - Acoustical – noise study already done. LEED requirement for the project
 - Cintas – additional flow test required within 1 year from start of construction. Scheduled for this month and will include FD & Water department.




Funding Agreement Budget Number & MSBA Submission Discussion

- Activities since last SBC meeting include submission of DD documents to the estimators, MA state ADA review with AAB in Boston, Schoolguard demonstration with APD, Conservation Commission Meeting, working group meetings and estimate reconciliation.
- Moving forward with MSBA DD submission on 10/24/18, staff programming meetings, Conservation Commission Meetings, Structural Peer Review on February 14, 2019 and 60% CD release on March 28. Skanska is also actively working on procuring 3 proposals for the MSBA required structural peer review to coincide with the February 14th document release and have sent out RFP's to qualified firms. The 60% CD package will include early packages and a site package will be issued in April 2019.

Budget/Estimate Discussions.

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- A reconciliation of the budgets was conducted on Monday October 15th at Consigli's office in Milford. Present were representatives from PM&C, KBA, Skanska and Consigli. For purposes of the MSBA submission, Consigli's estimate will be utilized as they are the Construction Manager for the project. The PowerPoint presentation material identifies the project costs including both hard and soft costs. The soft costs will fluctuate as the drawings and details continue to develop. As building costs increase, soft costs will decrease. There are contingencies built in for both the owner and CM.
- As reconciled currently, the project budget/total is \$225,380,965. The MSBA approved budget number is \$223,088,312 which leaves a difference of \$2,292,653 required to balance the two numbers. The total list of proposed VM items include \$2,452,816 in potential project savings
- Of the items originally presented, the changes/modifications suggested for value savings that include roof items was firmly opposed by the SBC. The proposed changes to the athletic building are also opposed. Instead, KBA has offered additional items for consideration. The final list of considerations is shown below and will be included with the budget as part of the Module 6A MSBA submission on October 24th. Upon completion of discussions, the SBA approved unanimously to have Skanska proceed with the submission to the MSBA on October 24th 2018.

VALUE MANAGEMENT		  	
		SD Construction Budget:	\$223,088,312
		DD Reconciled Estimate:	\$225,380,965
		Reduction to Budget	\$2,292,653
ITEM DESCRIPTION	COST	Recommended	Comments
Revise pre-stressed concrete tennis courts to be bituminous	(\$658,620)	(\$658,620)	
Change bus loop from unit pavers to bituminous	(\$568,872)	(\$568,872)	
Eliminate excavation for depressurization system	(\$103,200)	(\$103,200)	
Eliminate sod lawns (field remain sod) and hydroseed	(\$101,232)	(\$101,232)	
Revise exterior wall back from CMU to metal stud at locker rooms	(\$52,758)	(\$52,758)	
Eliminate SchoolGuard glazing at interior door side lites	(\$48,360)	(\$48,360)	
Revise Rubber flooring to be linoleum tile flooring	(\$416,794)	(\$416,794)	
Utilize flexible sprinkler heads in leui of standard	(\$271,620)	(\$271,620)	
Replace all 100A+ interior normal and standby/emergency feeders originally carried in EMT/CU with EMT/AL	(\$204,095)	(\$204,095)	
TOTAL COST REDUCTION	(\$2,425,551)	(\$2,425,551)	

ATTLEBORO HIGH SCHOOL

***The next SBA meeting is scheduled for November 15th at 6:45 p.m.*