



# ATTLEBORO SCHOOL BUILDING COMMITTEE

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MUN. BLDG. COMMISSION (CHAIR.)

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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

**GALE CLARK**  
MUN. BLDG. COMMISSION

**KELLY BENNET**  
MUN. BLDG. COMMISSION

## MINUTES SCHOOL BUILDING COMMITTEE October 13, 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/89402321624>

**Call Meeting to Order at: 5:30 a.m.**

**Members in Attendance:** Paul Heroux, Jack Jacobi, Dave Sawyer, Jason Parenteau, Jackie Romaniecki, Gerry Fricot, Kelly Bennet, Bill Runey, Terri DeSisto, Scott Domenici, Ed Stanton, Marc Furtado, Rob Geddes, Andrew Acosta

**Others Present:** Jeremy Stull (City of Attleboro), Mary Ann Williams (Skanska), Anjanette Kelso (Skanska), Steve Johnson (Consigli), Joe Milani (KBA)

**Approval of Minutes:** from September 15, 2021 meeting  
**VOTE Approved 13-0 (MF joined late)**

**Bills & Payments:**

**VOTE approved 13-0 (MF joined late)**

<u>Vendor</u>	<u>Invoice #</u>	<u>Invoice Date</u>	<u>Amount</u>
Skanska	1316825-000-14555-61	10/7/21	\$81,885.00
Kaestle Boos	16027.00-56	9/30/21	\$122,945.00
Consigli	Application 29	9/30/21	\$6,699,796.27
Briggs	INV0219556	9/25/21	\$2,088.50
FedEx	7-519-90587	10/4/21	\$22.79
FedEx	7-484-16417	8/30/21	\$26.62
STV   DPM	90022451	10/13/21	\$1,032.75
<b>Total</b>			<b>\$6,907,796.93</b>

**Recommendation to move forward with Maintenance Addition:** After considerable review and discussions with the budget team and Consigli, it has been determined that the project is able to support and fund the construction of the maintenance addition through the CM contingency (not the Owner's contingency). We are confident that there will be sufficient contingency in place to fund the rest of the project. The work will not begin until after the rest of the high school project is complete. There are opportunities for realized savings back to the project from the CM allowances. There were +/- \$10m carried in allowances; have moved past the work the allowance would have been used for. Waiting to move forward with the addition would be more expensive. It was the determination of the working group that moving forward is ideal to do at this time utilizing the CM Contingency savings being offered by Consigli.

**Blue Pride Way:** School committee approved motion to move forward with the renaming of Blue Pride Way. Mayor to send to City Council for approval under Chapter 82. Will have to move forward and accepted as a public way thereafter. Approved first draft of Memorandum of Understanding to City – City will be responsible for maintenance of the roadway. As soon as the plan is available from KBA – Mayor will send to City Council to officially have an address of 1 Blue Pride Way.

**Issue #1 – Tile Cracking in Kitchen:** Tile installation has been ongoing in hallways, bathroom walls and floors with no issues. In the culinary kitchen area, we have seen hairline cracks in the tile. We are actively trying to understand the underlying issue. There was a meeting with drywall company, tile company, KBA, SKA & Consigli. Reviewed multiple locations where the cracks were to see if there were any deficiencies in the installation of the wall. We were not really able to determine that there was a problem with the installation of either product. Still under review. Also looking into having the tile itself tested to see if it was the tile itself (bad batch). May take a couple of weeks to get an expert out here to try to resolve the problem. Different type of tile than what's been installed in other areas of the building.

**Issue #2 – Concrete crack in cafeteria:** Crack developed in the last area where concrete was poured at the south side of the cafeteria. When placed, all things were ok and tests were fine. Materials were stored (very common throughout building). When materials were remove the crack was revealed. We have a structural engineer coming out to look at this – may conduct slab survey to determine what the actual condition is. We are hoping to avoid proposed remedy from the sub (saw cut control joint) – we would rather have the input from the structural engineer.

Noted that quality control on the project has been excellent. These issues are two anomalies, and we will figure out what happened at both of these items.

### **Attleboro High School-project update:**

#### ***Construction update:***

Most of the progress on the exterior has been in the installation of the glass. They take a lot of time and effort to install the frames and glass. Big progress at front entry and the East and West corners of the academic building. Will help to keep building watertight. Roof screen work is ongoing on Academic Building.

Back side of the building (exterior) – last of the RTU's set in place. Lot of work on the exterior of the auditorium – started masonry, AVB complete. Also completed most of the brick at the gymnasium. Will begin field measuring for the glass at this area. Completing AVB here. South entry prepping for frames and glass install – ongoing.

West elevation – a lot of masonry completed where temp dehumidification was in place and corners at south end of building completed as well. More frames installed with glass install to follow. Good progress – leveling out, forming and prepping loading dock area. Gas company out last week to adjust their pipe.

East elevation – more progress made on masonry, more frames and glass in that area as well. A lot of the masonry complete – did not complete masonry where new maintenance addition will be going.

Exterior in really good shape. Starting to focus on finishes in the interior. 4<sup>th</sup> floor – installed decorative light fixtures, finish millwork, delivery of ceiling tile to flood ceilings followed by flooring in classrooms and science labs. Finish railing work beginning.

Drywall complete on 1<sup>st</sup> and 2<sup>nd</sup> floors. Started toilet partitions and fixtures going in on all floors.

A lot of the ductwork and MEP's in place at the auditorium high dance floor. Will drop dance floor so ceiling sub can start their work in this area following the painter.

Cafeteria – overhead duct/HVAC up high and mechanical piping installed up high.

2<sup>nd</sup> floor south buildings boarding on west side moving towards east.

Future marketplace area (1A) – boarding complete, taping then painting.

A lot of the tile on 1<sup>st</sup> floor corridor in place (south building).

Media Center – drywall complete, painting on going, prep for finish millwork in this area.

On schedule – still looking to have 99 to 100% of the glass installed by November to get the building closed in. Temporary heat measures ready to go – units being brought in to heat south side, using radiant panels to heat academic building. Permanent power work still ongoing –

targeting 1<sup>st</sup> or 2<sup>nd</sup> week of November to be tied in. Working extended hours with electrician to get everything in place.

Mayor would like to discuss some type of open house for the public and asked for thoughts. Discussed at OAC meeting – have a ribbon cutting in August then an open house later in September. Comes down to timing – if building is ready before the start of school, then that is an option. Don't want to push to get the building open for an event, would rather focus on getting the academics in place. Also, there is a tremendous amount of exterior work that will be happening throughout the summer including bus loop, underground structures, etc. so Consigli will need every last day to get things in place for beginning of school. Somewhere between September 15<sup>th</sup> and October 15<sup>th</sup> 2022.

*Questions:*

Gerry Fricot: Is the City going to have any exposure because of the tile issue?

Right now, it will be tracked as a contingency item – within the GMP so no additional costs. Hard right now to place blame on anyone. Not clear who or if anyone is at fault. Could be a design, installation, or material issue. Nothing is standing out at this time.

Gerry Fricot: What is going on with the slab cracking?

Looking into this – not entirely unusual for a slab to curl, only one to happen on this project. Have seen before on other projects. Could be the way it cured. What goes over it is a luxury vinyl tile.

***Change Order 13:***

GCR067 – Shooter Detection System	\$80,894.56
GCR092 Low Wall Supports & Mesh Partition	\$13,554.15
GCR094 Disconnect Switch at DOAU-4	\$3,738.19
GCR103 Bank Revisions	\$3,065.79
GCR105 Power at Sinks – Area D&J	\$950.45
GCR106 Soffit Revs. @ Graphics & 4 <sup>th</sup> floor bathrooms	\$7,365.27
GCR107 Dishwasher Connections	\$4,049.69
GCR110 Added bollards @ transformers	\$7,294.92
GCR112 3 <sup>rd</sup> fl. Media center opening revs.	\$9,833.68
GCR117 Plantings @ 100 Rome Blvd.	\$3,326.99
GCR119 Auditorium Paint Extents	<u>\$3,928.12</u>
<b><i>Total</i></b>	<b><i>\$137,991.80</i></b>

**VOTE Approve 13-0 (RG left)**

Review of GCR/GCT/Allowance logs

Approval of Contingency Transfers: GCT038 – Roof Sequencing @ Walls Area H & J - \$5,230.86

New item to note: GCT039 is the maintenance addition (stays within the GMP). Almost fully vetted with this coming in around \$845,000 and includes early work for fire protection, electrical, etc. Came in a little lower than anticipated. Hopefully at the meeting next month we will have the final number. KBA design costs have already been presented for approval – fit within the additional services line item so not actually additional costs to the project.

**VOTE Approve 13-0 (RG left)**

Allowance Logs – continue to trend towards savings. Still have subs coming on where the allowances may or may not be utilized. Will continue to monitor and report.

Building tour date – thinking somewhere close to Christmas/late November/mid December. Depends on how much people would like to see – finishes or behind the curtain. Will think about something around Thanksgiving – firm up at next meeting.

**Next Meeting Dates: 11/17/21 at 5:30pm. 12/15/2021 @ 5:30 p.m.**

**VOTE: To adjourn at 6:31 p.m.**