

Minutes for: Lincoln School Building Committee

Project: Lincoln High School

Meeting Date: 01/25/18

Meeting No.: 3

Discussion Status Due Date Action by...

3.1 Co-Chair A. Russo called the meeting to order at 6:30 p.m. Record

3.2 OPM INTRODUCTION

J. Winikur thanked the Committee for its recent selection of Colliers as the project's OPM and noted that the Governor's school building task force recommendations were being tracked closely. Immediate project priorities appeared to be confirming the schedule, schematic design submission to RIDE and selection of a construction manager. Record

3.3 APPROVAL OF MEETING MINUTES

Motion made by A. Milazzo, seconded by M.A. Roll, to approve the minutes of the 12/21/17 and 01/11/18 Building Committee meetings. Record

3.4 REVIEW SITE CONSULTANT STATUS

SMMA's team reviewed recent site consultant activities:

1. The Phase 1 geotechnical investigation has been completed. The glacial till which primarily underlies the site should provide good foundation support but could impact drainage.

2. Site survey activities have been impacted by snow cover earlier this month but are scheduled to be completed within two weeks.

3. The wetlands survey has been completed.

4. Traffic counts will be completed within the next few weeks.

5. Hazardous material sampling and laboratory analysis are completed with the final report preparation in progress.

Closed

Open

Closed

Open

Open **02/08/18 SMMA**

3.5 PROGRAMMING and DESIGN UPDATE

SMMA (A. Loiselle) provided an update on programming and design noting that the biggest change has been in the SPED area; an additional classroom has been shifted to SPED with Principal McNamara's approval. J. Zito asked about sound level concerns at the proposed auto shop and wood shop. A. Loiselle responded that sound readings from the District are pending and that once received, SMMA will confirm the acoustical separation needs. Open SMMA

3.6 REVIEW PROJECT SCOPE and COST REDUCTION STRATEGIES

SMMA (J. Seeley) led an overview and discussion on project scope and cost reduction strategies based upon the 01/24/18 handout, Schematic Design Construction Cost Estimate. Key points noted:

1. The schematic design construction cost estimate of 01/11/18 reflected a GMP construction cost of \$ 50,850,002.

2. The GMP construction budget is \$ 50,302.480 which will need to be reduced by \$ 1,333,900 to accommodate the fee for OPM services, resulting in a revised GMP construction budget.

3. The Schematic Design Construction Estimate is therefore a total of \$ 1,881,422 over budget.

4. L. Cullen asked why the reduction was being proposed in the Construction budget category. J. Seeley responded that it was the only category where a reduction could be made.

5. M.A. Roll pondered whether the Project would qualify for RIDE reimbursement of the OPM services fee and suggested that the Committee maintain contact with the local legislators concerning this issue. J. Winikur stated that Colliers will contact RIDE to seek clarification.

6. J. Seeley explained that there are basically three strategies to bring the SD Construction Estimate in line with the budget:

a. Opt for the (\$ 2,747,000) gymnasium addition deductive bid alternate,

b. Provide additional funding to overcome the deficit,

c. Compensate for the overage by selecting from the listing of (14) potential cost reductions listed in the 01/14/18 memo.

7. A. Loiselle then led the Committee through a detailed review of each of the (14) cost reduction options. While no vote was taken, members reactions for individual items ranged from apparent consensus “yes” for some items, “no” for others and “maybe” for the balance.

8. J. Ward explained the capital reserve funding process and the

approvals that a potential budget initiative must travel through the Budget Board, Town Council and Financial Town Meeting.

9. After further discussion, the Committee's consensus was to post & schedule a vote at the next meeting for the Deduct Gymnasium Addition Alternate.

Open

Vote Req'd

02/08/18

02/08/18

Colliers

Committee

3.7 RIDE Submission

SMMA (J. Seeley, A. Loiseau) explained that the intent was to submit the Schematic Design package to RIDE tomorrow, Friday, January 26th. SMMA sought, and received, the Committee's consensus to proceed with the submission. A formal vote approving the Schematic Design submission will be scheduled for the next meeting.

Vote Req'd

02/08/18

Committee

3.8 Construction Manager at Risk Selection Process

Colliers will prepare a draft Construction Manager at Risk Request for Proposals and will review same with the Committee at its next meeting. Open 02/08/18 Colliers

3.9 Adjournment

There being no further business to discuss, the motion was made and seconded to adjourn the meeting at approximately 7:55 p.m. Closed