


LEICESTER MIDDLE SCHOOL – SCHOOL BUILDING COMMITTEE (LMS-SBC)				MEETING MINUTES	
Leicester Middle School Library		APPROVED 11/07/19			
October 10, 2019					
5:30 PM					
ATTENDEES/ DISTRIBUTION:					
NAME	ASSOC.	PRESENT	NAME	ASSOC.	PRESENT
Mark Armington	LMS-SBC	Y	Beth Johnson	LMS Asst. Principal	----
Jeff Berthiaume	LMS-SBC	Y	Greg Buteau	Community	Y
Tina Boss	LMS-SBC	Y	Tim Hickey	Community	Y
Harry Brooks	LMS-SBC	Y	Eileen Boisvert	Community	Y
Chris Clark	LMS-SBC	Y			
Chris Fontaine	LMS-SBC	Y			
David Genereux	LMS-SBC	Y			
Tom Lauder	LMS-SBC	Y	Tom Murphy	NV5	----
Kristina Looney	LMS-SBC	----	William Cunniff	NV5	Y
Paul McCarthy	LMS-SBC	----	Melissa Gagnon	NV5	----
Dennis McGrail	LMS-SBC	Y	Jennifer Carlson	NV5	----
Jim Reinke	LMS-SBC	Y	Regan Shields Ives	Finegold Alexander	---
Marilyn Tencza	LMS-SBC	Y	Christopher Lane	Finegold Alexander	Y
Cady Maynard	LMS-SBC	Y	Tony Hsiao	Finegold Alexander	----
David White	LMS-SBC	----	Beth Percy	Finegold Alexander	----

1. Call to Order

Mr. Brooks called the SBC meeting to order at 5:30 PM.

2. Monthly Approvals

MOTION: Mr. McGrail moved, seconded by Ms. Boss, to recommend approval of the 09/12/19 meeting minutes.

VOTE: The Committee voted unanimously to approve the 10/01/19 meeting minutes.

MOTION: Mr. Armington moved, seconded by Mr. Berthiaume, to recommend approval of the following additional Professional Services Request to the Finegold Alexander Contract for Designer Services:

- Amendment No. 06 R1 was received from Finegold Alexander on October 9, 2019, requesting that additional Geotechnical Services be performed. Work is proposed to include a minimum of (8) new drilled soil borings for the purposes of obtaining subsurface information for foundation design. Additionally, (7) hand-augured explorations will be performed for landscape architecture purposes in determining level of topsoil and soil chemical testing. There will be (1) day of test pits performed (Town will provide backhoe/operator) for the purposes of determining soil characteristics and historical water table for use in stormwater management/design. The proposed work also includes the installation of (2) groundwater monitoring wells.

Discussion: This revised proposal represents a reduction in the number of borings originally proposed. There were several comments from SBC members, regarding the purpose of the work, the timing of the request, and the overall need for additional borings. NV5 noted that once a building location is established, then additional borings are undertaken, generally in the next phase after project approval, the Design Development (DD) phase. NV5 also noted the distinction between borings and test pits, wherein borings help analyze foundation bearing conditions, while test pits help with determining groundwater elevations for subsequent civil engineering/stormwater management design. It was agreed that the additional borings would be performed, including revising the proposal to include an allowance of \$ 7k for additional borings – FAA will revise and submit.

VOTE: The Committee voted unanimously to authorize the amendment request approval.

MOTION: Mr. Armington moved, seconded by Mr. Reinke, that the project proceed to utilize the Construction Management at Risk (CMR, c. 149A) delivery method, as opposed to the Design-Bid-Build (DBB, c. 149) delivery method, for the new project.

Discussion: NV5 presented a PowerPoint slide show on the advantages and disadvantages of both methods of project delivery (this presentation was also provided at the September SBC meeting). NV5 noted that there is an approximate premium of 5% + to use CMR over DBB. Mr. Armington expressed his favorable opinion on the process to the SBC, including his success in using the method. Concerns were raised regarding the proposed athletic fields construction that have been discussed at recent meetings. Those fields are not currently included in the project cost estimates, and while the project costs were originally factored using CMR, it was thought that the fields could potentially be included in the project if it went DBB. Additionally, with regard to fields, there was discussion about potentially having the fields as a separate article at Town meeting. At a minimum, it was agreed that the field options would be identified on the documents as alternates, and the estimators would proceed to furnish breakout the costs for the various field options.

VOTE: The Committee voted unanimously to authorize using the CMR delivery method.

NV5 will prepare a schedule for procurement of the Construction Manager, beginning with the application to use CMR, which is filed with the Mass Office of the Inspector General (OIG).

There were other project costs discussed, relative to the MSBA’s seeking “Cost Recovery” or Leicester Accelerated Repair Projects (ARP) in which the MSBA participated. The MSBA provided grants for a boiler replacement at the Memorial School, a roof, windows, doors project at LMS, and another repair project at the Elementary (former Primary School). These costs have also not yet been factored into the Total Project Budget. The MSBA will calculate the prorated cost of their participation, based upon the remaining useful lives of the respective projects. This value, which for Memorial (\$9k) and LMS (\$233k) total approximately \$ 242k. This value reduces the estimated grant, thereby increasing the District share. With regard to the Elementary School, the MSBA will not render a cost recovery decision, until it understands the final disposition of the school. If the school stays within the District for educational purposes, there would be no penalty.

There was also discussion surrounding the PV panels at Memorial. While not part of the MSBA discussion, if there are added costs relative to early lease termination, the Town will need to confirm whether these costs are project related or not.

3. Design Update

FAA updated the SBC as to the status of Schematic Design (SD) working group meetings that have taken place (minutes of SD meetings shall be forwarded to the SBC).

FAA also presented a draft presentation for the upcoming public forum on October 15. FAA will follow up after the SBC meeting, incorporating the following comments for further approval:

- Include overall schedule update
- Single slide showing athletics fields and improvements; Add 5th tennis court in front
- Renderings make spaces look large; let the public know that this project is right within MSBA ranges for square footage – designed for what MSBA will reimburse
- List the ineligible spaces/square footages; Difference in new classrooms vs. existing

4. Schedule

With Annual Town Meeting scheduled for Saturday, June 6, 2019, and Town Elections scheduled for the following Tuesday, June 9, 2019, it was agreed that the District would request the MSBA schedule the project to be heard for Project Scope and Budget Agreement (PSBA) at the April 15, 2020 MSBA Board meeting. Submission for that meeting is required to be no later than February 13, 2020.

Below are targeted SD dates:

▲ Schematic Design (SD)	8/29/19	5/19/20
SD Documents	8/29/19	12/18/19
SD Estimates	11/28/19	12/19/19
SD Reconciliation/Value Engineering	12/20/19	12/20/19
Draft SD Report to SBC for Approval	12/20/19	12/20/19
Appendix "4C" Submittal to MSBA	12/23/19	12/23/19
SBC Approval to Submit SD Report to MSBA	12/23/19	1/7/20
Submit SD Report to MSBA	1/7/20	1/7/20

5. Upcoming Meetings

- 11/07/19 – SBC Meeting@ LMS Library, 5:30PM
- 11/20/19 – Public Forum @ High School, 6:00PM (time changed subsequent to meeting)

6. Adjournment

The meeting was adjourned at 7:47 PM.

Prepared by: Bill Cunniff, NV5 [End of 10/10/19 Meeting Minutes]