


LEICESTER MIDDLE SCHOOL – SCHOOL BUILDING COMMITTEE (LMS-SBC)				MEETING MINUTES	
Leicester Middle School Library		APPROVED 01/30/20			
January 9, 2020					
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	---
Chris Clark	LMS-SBC	---			
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	Y	Melissa Gagnon	NV5	----
Dennis McGrail	LMS-SBC	Y			
Jim Reinke	LMS-SBC	Y	Regan Shields Ives	Finegold Alexander	Y
Marilyn Tencza	LMS-SBC	Y	Christopher Lane	Finegold Alexander	----
Cady Maynard	LMS-SBC	---	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 5:49 PM.

2. Monthly Approvals

MOTION: Mr. McCarthy moved, seconded by Mr. McGrail, to recommend approval of the 11/07/19 meeting minutes.

VOTE: The Committee voted unanimously to approve the 11/07/19 meeting minutes.

MOTION: Mr. McGrail moved, seconded by Mr. Reinke, to recommend approval of the following NV5 invoice:

- NV5 November 2019 Invoice #145592 for OPM FS/SD services - \$4,000

The Committee voted unanimously to authorize the invoice approval.

MOTION: Mr. McCarthy moved, seconded by Mr. Reinke, to recommend approval of the following Finegold Alexander invoices:

- Finegold Alexander November 2019 Invoice #17471 for A/E FS/SD services - \$48,870
- December 2019 Invoice #17507 for A/E FS/SD services in the amount of \$48,870 Amendment #4 (ANRAD) Invoice 174555 - \$1,566.95
- Amendment # 5 (Flow Test) invoice - \$3,975

The Committee voted unanimously to authorize approval of these invoices.

3. Design Update

NV5 & FAA proceeded to update the SBC on matters related to project estimates, Total Project Budget (TPB), Value Engineering (VE) and the path forward. It was noted that at the Feasibility/Preferred Schematic phase, the TPB was represented as \$87mm, with an estimated District Share of approximately \$ 45.5mm. Subsequent to that summary, it was agreed that the following items would be added to the TPB:

- Additional FFE of \$ 700/student x 930 students: \$ 651,000
- MSBA mandated Cost Recovery for pro-rated grant monies extended to the Town of Leicester for Memorial and LMS Accelerated Repair Projects: \$242,500
- It was also noted that these items are non-reimbursable from the MSBA
- The two independent estimating firms – Fennessy Consulting (FAA) and PM&C (NV5) performed analysis and generated estimates based upon the Schematic Design set of documents. The estimates were reconciled to within approximately \$3.6M of each other, a variance of >4%.
- Both construction estimates were above the previously approved construction budget of \$69.5M, with the lower estimate, Fennessy, closer to the original budget. There were some notable changes to the documents between the PSR and SD sets of documents. The building SF increased by approximately 9,500SF, plus a 1,350SF maintenance building was added. Additional significant scope included a comprehensive underground stormwater management system. The SD plans also included major upgrades to the baseball field, soccer field and tennis courts; modifications to these fields were excluded in the Preferred Schematic scope and estimate. Track modifications, as well as synthetic turf field at the high school were both included in the previous scope/estimate. There was discussion among the SBC about potentially presenting the baseball/soccer/tennis court scopes as a 2nd article to be presented at Annual Town Meeting. Mr. Berthiaume noted that without tennis courts, there is the real likelihood that the tennis program would be discontinued. Mr. Armington noted that LPS should be able to maintain the existing tennis courts, which are currently in acceptable condition. Furthermore, it was noted that speaking with Becker College about potential use of their fields should be investigated.

- In light of the estimates exceeding the previously approved budget, the project team met with the District on 01.06.20 to review a list of potential Value Engineering (VE) items, which were generated by the OPM and Designer. This VE list was distributed to the SBC this evening. The list included columns for “Accepted VE”, “Possible VE” & “Not Accepted VE.” There was a lengthy discussion regarding the list. The total of both the Accepted and Possible items is \$3,125,866, which reduces the estimated Fennessy construction cost estimate from \$75,294,094 to \$72,168,228. NV5 will repopulate the MSBA TPB/Form 3011 spreadsheet with the new values and report on the correlating District/State shares. There was a motion by Mr. McCarthy, seconded by Ms. Boss, to accept the VE as presented – the SBC voted unanimously on the motion. Mr. Berthiaume again raised the subject of the potential 2nd Article at Annual Town Meeting for \$2.2M for the other fields; there was no further action on this proposal.
- FAA will also perform a quick cost analysis on potential alternative corridor wall treatments in lieu of porcelain tile, such as vinyl and solid surface options.
- Mr. McCarthy noted that the SBC should be ready to explain to the residents why costs have increased. There were also SBC member requests to understand the cost of LMS relative to other MSBA approved projects; NV5 will do some research and report. Mr. Genereux noted that, if the District Share did approach \$50M, securing a 30-year bond, in lieu of the 20-year bond previously discussed, would result in a similar additional annual tax burden for the average single family residence of approximately \$ 820/yr. The amount previously discussed was estimated at \$832/yr.

4. Schedule/ Upcoming Meetings

- 02/06/20 – Leicester School Building Committee, 5:30PM

5. Community Outreach

- It was discussed that Mr. McCarthy, as SBC liaison to Linda Colby and the *Friends of Leicester Middle School*, would invite Linda to the next SBC meeting to update the committee on her outreach efforts.
- It was also discussed that on the night of the 02/06/20 SBC meeting, it would be good to do a presentation on LCAC TV and Facebook Live, in an effort to connect more members of the general public. Mr. Brooks will coordinate.
- The next Community public forum is tentatively scheduled for 02/27/20

6. Other Business

- The SBC unanimously approved a motion made by Mr. Berthiaume and seconded by Ms. Boss to request that the Select Board entertain a date for a Special Town Meeting to be held on June 6, 2020 to vote on the debt exclusion bond for the project.

6. Adjournment

The meeting was adjourned at 8:25PM.

Prepared by: Bill Cunliff, NV5 [End of 01.09.20 Meeting Minutes]