

Longmeadow School Building Committee

December 16, 2010

Location:

School Committee Meeting Room

Time:

7:00 PM

Attendees:

Name	Assoc.	Present	Name	Assoc.	Present
Building Committee:			Joslin Lesser + Associates:		
Robert Barkett	LSBC	Y	Jeffery Luxenberg	JLA	N
Christine Swanson	LSBC	Y	Thomas Murphy	JLA	Y
Lawrence Berte	LSBC	Y	Robert Alger	JLA	Y
Richard Bistran	LSBC	Y			
Gwen Bruns	LSBC	Y	OMR Architects:		
Robin Crosbie	LSBC	Y	Charles Koehler	OMR	Y
Marie Doyle	LSBC	Y	Jeanne Roberts	OMR	Y
Paul Dunkerley	LSBC	Y			
Peter Greenberg	LSBC	Y	Gilbane Building Co.:		
Ronald Hirsch	LSBC	Y	William Kearney	GBC	Y
Jen Jester	LSBC	Y	Anthony Iaccarino	GBC	Y
Roland Joyal	LSBC	Y			
Danielle Judge	LSBC	Y			
Paul Pasterczyk	LSBC	Y			
Mark Sirulnik	LSBC	N			
Michael Wrabel	LSBC	Y			

The meeting was called to order at 7:00 PM.

- Approval of the Minutes from the November 18, 2010 School Building Committee Meeting
Motion: R. Hirsch moved to approve the November 18, 2010 meeting notes as submitted. P. Pasterczyk seconded. All voted in favor with 2 abstentions. (13-0-2)
- Project Approval Update
 C. Swanson reported that the Zoning Board of Approvals voted unanimously on December 14 to approve the special permit for the excess height for the project.
- JLA Project Representative
 T. Murphy introduced Rob Alger as Joslin, Lesser Associate’s proposed project representative for the project when construction begins and explained the role of project representative. Rob gave the committee a brief overview of his professional experience. T. Murphy presented a revised organization chart that identified Rob as the project representative for the project and explained that with the committee’s approval this revised org chart would be forwarded to the MSBA.

Motion: R. Crosbie moved to approve the revised organization chart as presented. M. Wrabel seconded. Vote was unanimous in favor. (15-0-0)

4. Finance:

It was reported that the Select Board recently voted to approve the sale of a bond for the project at just under 27 million dollars. The co-chairs thanked the finance working group for their help.

5. Design Coordination Meeting/Working Group Update:

OMR presented a finish board with samples and interior renderings and gave a brief overview of the final decisions that were made at Interior and Exterior Working Group meetings that were held earlier in the day on Dec. 18. Sample of auditorium seating and lockers were reviewed by the Interiors working group as well as the general color schemes for various spaces. The committee was shown the brick that the Exterior Working group approved as the color/style to be used as the basis for the specifications.

6. Alternates:

Various scope decisions and Add Alternates were presented to the committee for a vote.

SCOPE DECISIONS

- Roofing material: The two options for roofing material, PVC and TPO, were presented and the reported pros and cons of each system were discussed by the attendees. The Committee voted in favor of using PVC as the basis of design by a vote of 12-3-0.
- Waterless urinals: Options for waterless urinals vs. low flow urinals, and the long term cost savings due to reduced water usage was discussed. After discussion, the Committee voted unanimously in favor of specifying waterless urinals for the project (15-0-0)
- Electric hand dryers: The use of electric hand dryers (high velocity) in lieu of paper towel dispensers in selected areas was discussed. It was expected that their use would reduce waste and maintenance costs over paper towels but some locations in the building would still require paper towels. After discussion, the Committee voted unanimously to approve the use of electric hand dryers in selected locations (15-0-0)
- The Committee requested that OMR explore the potential use of a "trough" style sinks in lieu of multiple individual sinks in some locations.

ALTERNATES

The Committee approved 4 potential alternates for inclusion in the bid documents for the project.

- Replace the Natatorium tile deck with a new tile deck and replace and relocate the existing diving boards.
- Provide a hydraulic stage thrust in lieu of the manual pit cover/stage extender that is included in the base scope. OMR was asked to explore the potential use of an electric/mechanical type instead of a hydraulic type.
- Expand the basement under the terrace near the loading dock. This was reviewed as an efficient method to increase the amount of exterior storage space for athletic equipment and other equipment at a minimal cost increase.
- Miscellaneous site features were identified as components of the overall site design that would be listed as an alternate package.

A discussion concerning the inclusion of turf field(s) as an alternate bid scope was discussed. The fields identified as potential candidates were the new practice field proposed for the Grassy Gutter/Bliss Road corner of the site and the "upper" practice fields. After discussion it was decided to continue to explore the potential need/desire for artificial turf fields but no alternates for this scope would be included in the bid

documents at this time. This scope can be designed and bid at a later date, after the release of bid documents for the trade contractor scope of work. The committee briefly discussed the potential of adding artificial turf to the stadium field. A working group may be formed to evaluate the options.

7. Commitments/Invoices:

Commitments: T. Murphy noted that as discussed at the previous SBC meeting, a cost proposal from Verizon for site telecommunications work for the project was further processed.

Motion: G. Bruns moved to authorize Robin Crosbie to sign the Verizon Letter of Intent as presented, dated November 18, 2010. M. Wrabel seconded. Vote was unanimous in favor. (15-0-0)

Motion: P. Pasterczyk moved to approve the commitment of funds in the amount of \$53,586.23 for the Verizon work. P. Greenberg seconded. The vote was unanimous in favor. (15-0-0)

Invoices: T. Murphy presented invoices from OMR and JLA for design development and construction document phase services and a requisition from GBC for preconstruction services and work completed on the early site enabling work.

Motion: P. Pasterczyk moved to approve the invoices as presented on the December 16, JLA memorandum in the amount of \$598,688.64. R. Crosbie seconded. The vote was unanimous in favor. (15-0-0)

8. Superintendents Report: (M. Doyle)

- The District Office expects to begin their move to the Wolff Swamp spaces on December 27.
- The Student Advisory Council has expressed interest in having the architects/engineers/contractors speak to the students about their work on the project. In response to her inquiry about the possibility of student involvement in the school building committee meetings, the Committee reported that student representative(s) are welcome to attend the meetings.

9. Town Manager Report: (R. Crosbie)

- R. Crosbie reiterated the approval of the project by the ZBA reported that they were very receptive and supportive of the request for a special permit.
- Mass CHPS letters and data have been submitted to OMR for their review

10. Introductory Meeting with Building Official:

C. Koehler reported that a meeting was recently held with the Building Official, Mark Denver, to review the overall scope and schedule for the project and specifically discussed the egress plan during construction. The plan was well received by Mr. Denver.

11. Project Schedule:

The general schedule for the construction work associated with the Early Bid Package #2 was discussed. A more detailed timeline will be developed and forwarded to M. Doyle. A meeting will be scheduled with administration officials to review the overall schedule for the full project so they may begin planning.

12. Adjournment:

The meeting was adjourned at 9:35 PM

Respectfully submitted,
Thomas Murphy
Joslin, Lesser + Associates, Inc.