

Longmeadow School Building Committee

May 12, 2011

Location:

Fire Station

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	N	Jeanne Roberts	OMR	N
Paul Dunkerley	LSBC	Y	Eric Johnson	OMR	Y
Peter Greenberg	LSBC	Y			
Ronald Hirsch	LSBC	Y	Gilbane Building Co.:		
Jen Jester	LSBC	Y	William Kearney	GBC	Y
Roland Joyal	LSBC	Y	Anthony Iaccarino	GBC	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.

- Visitor’s Questions/Comments
 S. Altman, 661 Williams St., reported that the construction noise at her house was objectionable and asked for the CM to look into the matter. A. Iaccarino, GBC will follow up on this.
- Approval of the Minutes from the April 28, 2011 School Building Committee Meeting
Motion: G Bruns moved to approve the April 28, 2011, meeting notes with minor edits. M. Wrabel seconded. The vote was unanimous in favor with 2 abstentions. (12-0-2)
- Superintendent’s Update
 No Superintendent Update was given, as M. Doyle was not in attendance.

4. Town Manager Update

The Town Manager reported that there were no new issues to report.

5. GMP Presentation and Review

T. Murphy, JLA presented the Guaranteed Maximum Price (GMP) proposal from Gilbane Building Company. Murphy gave a summary of the organization of the GMP document, a review of the bid numbers vs. the estimates and the budget, a description of the negotiation process and an overall review of the full project budget. More detailed information about aspects of the GMP document and process was added by W. Kearney and A. Iaccarino from Gilbane and C. Koehler of OMR Architects. In response to questions about the bid numbers variance from the budget or estimate numbers, the design/construction team reported that variances were due to several factors including market changes from the date of the estimate, added scope of work from the 90% construction documents to bid documents, and some scopes of work shifting from one bid package to another and not aligning with the estimate subtotal. The final bid numbers in total, were lower than the estimate, which allowed the project to include the alternates in the scope of work. Specific questions from numerous Committee members regarding the list of qualifications included in the GMP proposal package were answered and discussed.

Motion: R. Crosbie moved to approve the GMP Proposal dated May 12, 2011 in the amount of \$63,685,999 in accordance with the CM-at-Risk Contract, Section 6.7.1; and to authorize the execution of the GMP Amendment in the amount of \$47,794,430 in accordance with Section 6.7.2 of the Contract. R. Joyal seconded. The vote was unanimous in favor with one abstention. (13-0-1)

6. Construction Safety

In response to a question about safety on the construction site, W. Kearney reported that GBC placed a very high value on safety. They have established safety programs that all subcontractors must adhere to and the GBC staff has a high level of responsibility for monitoring safety procedures. Their safety director will visit the site regularly. P. Dunkerley reported that he has been very happy with the process and protocols that have been practiced in the early work occurring on site.

7. Commitments

A proposal from OMR Architects and their consultants for the design of the upper field was presented and reviewed.

Motion: G. Bruns moved to approve commitments for printing and for the upper field design as outlined in the May 10, 2011 memo from JLA in the amount of \$33,512.50. R. Joyal seconded. The vote was unanimous in favor. (14-0-0)

8. Invoices

Invoices totaling \$125,429.50 were presented.

Motion: G. Bruns moved to approve the invoices in the amount of \$125,429.50 as outlined in the May 10, 2011 memo from JLA. R. Hirsch seconded. The vote was unanimous in favor. (14-0-0)

9. School Committee Naming Policy

G. Bruns reported that the School Committee has posted a naming policy on the School Committee web site and requested SBC members to review the policy.

10. Groundbreaking

R. Joyal noted that the groundbreaking ceremony was a very nice event and thanked all who participated and helped with the planning. The co-chairs thanked all those who attended.

11. Next Meeting

The next SBC meeting was scheduled for June 9, 2011.

12. Adjournment:

The meeting was adjourned at 8:50 PM.

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