

Longmeadow School Building Committee

October 21, 2010

Location:

School Committee Meeting Room

Time:

7:00 PM

Attendees:

Name	Assoc.	Present	Name	Assoc.	Present
<b>Building Committee:</b>			<b>Joslin Lesser + Associates:</b>		
Robert Barkett	LSBC	Y	Jeffery Luxenberg	JLA	N
Christine Swanson	LSBC	Y	Thomas Murphy	JLA	Y
Lawrence Berte	LSBC	Y			
Richard Bistran	LSBC	Y			
Gwen Bruns	LSBC	Y	<b>OMR Architects:</b>		
Robin Crosbie	LSBC	Y	Charles Koehler	OMR	Y
Marie Doyle	LSBC	Y	Jeanne Roberts	OMR	Y
Paul Dunkerley	LSBC	Y			
Peter Greenberg	LSBC	N	<b>Gilbane Buiding Co.:</b>		
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 7:02 PM.

- Approval of the Minutes from the September 15, 2010 School Building Committee Meeting  
 Miscellaneous edits were submitted.  
**Motion:** R. Crosbie moved to approve the September 15, 2010 meeting notes as amended. R. Joyce seconded. All voted in favor with 2 abstentions.
- Project Schedule  
 An updated project schedule for the early work site package #1 was presented. A permanent concrete sidewalk from the tennis court parking area to the high school site will be included in the scope of the work. The use of the tennis courts parking lot and the inclusion of a permanent concrete sidewalk was discussed and was considered to be the best solution, providing a permanent improvement for the Town and negating the need for the construction of a temporary parking lot on the school site. The need for the temporary parking area was identified as 40 parking spaces by the traffic study. B. Barkett reported that the Longmeadow Shops declined the request for the temporary use of their parking lot. He will follow up with

the Longmeadow Park and Recreation Dept. re: the use of the tennis court lot. A press release will be drafted for distribution.

The Gilbane Guaranteed Maximum Price proposal for Early Site Package 1 including the sidewalk, underground ductbanks and other infrastructure work for temporary relocation of utilities was presented to the Committee. The total cost of the work which includes the subcontractor T&M Equipment and Gilbane general conditions was \$348,492.00. The cost of the sidewalk was identified as \$54,000 for approximately 1600 feet length. Gilbane expects to begin work on November 1, 2010.

**Motion:** R. Joyal moved to approve the GMP proposal from Gilbane Building Company in the amount of \$348,492.00. P. Pasterczyk seconded. Vote was unanimous in favor.

3. Design Coordination Meetings with Working Groups

J. Roberts, OMR Architects reviewed the general schedule for Design Coordination meetings and reported that the next meeting is scheduled for Wednesday October 27. The topic will be the proposed preliminary landscaping design for the project. The Exteriors working group will be invited to this meeting as will various Town and School representatives.

4. Superintendent's Update

M. Doyle reported the following items:

- The cell tower committee met and reviewed the bylaws, visited local tower installations, discussed potential income and discussed the past history of cell towers on school sites. She reported that Verizon was the only candidate for the tower as the other carriers currently had adequate coverage in the area. The Committee would meet again on Friday.
- The turf field proposal was presented to the school committee and the motion failed – voting 3 in favor and 3 against, with one member absent.
- A maintenance tracking program that was identified in the MASS CHPS checklist is currently being utilized by the schools. The purchase of additional components to enhance that system is being investigated.
- A resolution to enforce the current language to purchase only Energy Star equipment for the project will be put on an upcoming School Committee agenda.
- A resolution to update or revise the existing anti-idling policy will be put on an upcoming School Committee agenda.
- A conference call was held with the Superintendent of the Hampden Wilbraham Schools and their architect to discuss the permitting process they encountered during their recent project.
- The renovations at Wolf Swamp School to accommodate the new temporary District Offices are moving along well. The plan is to move into the new spaces during the December school break. Cost information, currently estimated to be \$48,850 was presented by M. Wrabel. In response to a question M. Doyle reviewed where the displaced classrooms and spaces would be relocated. T. Murphy reported that since the temporary relocation of the District Offices to another location provides a schedule enhancement for the project and also provides greater efficiencies during construction as opposed to the early renovation of those spaces in the existing building the costs for this work can be considered part of the project.

5. Town Manager's Update

- R. Crosbie reported that the temporary parking/sidewalk, temporary DPW move to Glenbrook and the MA CHPS town-based items were already discussed during this meeting.
- P. Pasterczyk reported that the Finance Group has chosen Unibank Advisory Services as the financing consultant. They asked the representative for 4 options for financing and had selected an option that

would fund the project through June 2012 in the \$25-\$35 million dollar range. They hope to get this on the Select Board agenda in November.

6. Planning Board Update

B. Barkett reported that a preliminary meeting with the Board Chair, Walter Gunn to review the project and the submission package was recently held. A presentation to the Planning Board for Site Plan Review and a public hearing has been confirmed for November 3.

7. Alternates

A FAQ document was presented by T. Murphy which outlined some of the basics of the bid alternate process. Potential alternates have been suggested and will be evaluated in the coming weeks as the Design Development cost estimates are received. A list of potential alternates will be put on the agenda for the November 18 SBC meeting. The Committee discussed that more information was needed regarding the turf field alternate and this should be presented in greater detail to the School Committee for reconsideration. The Committee also discussed that a specific process for reviewing and specific criteria for deciding which options are selected should be determined.

8. Lockers

The proposed composition of two tiered lockers was briefly discussed. M. Doyle reported that the two tier lockers at Lincoln Sudbury School were well received. Lockers with flat tops were not well received. OMR expects that a mockup of the proposed locker configuration will be built.

9. Roofing Material

A brief discussion of the pros and cons of PVC and TPO roofing was held. Both roof types will be included in the Design Development package for pricing purposes.

10. Salvage

A preliminary meeting to discuss items in the existing school building which are to be salvaged was set up for Wednesday, October 27. The intent is to define these items by mid-December for inclusion in the construction contract document or coordination with the construction schedule. FFE equipment should be inventoried to determine what will be saved and reused in the new school.

11. Invoices

Invoices for JLA and OMR were presented.

**Motion:** P. Pasterczyk moved to approve invoices as identified in the October 21, 2010 JLA Memorandum in the total amount of \$378,173.94. J. Jester seconded. Vote was unanimous in favor.

12. Financing

The current plan for financing the project was briefly discussed relative to the new plan proposed by the advisor. The original funds allocated for temporary borrowing and the process and timing of issuing permanent bonds for the project will be reviewed.

13. Committee Members

The meeting attendance requirement and the status of committee members who have not met those requirements were briefly discussed. The Committee discussed if it was necessary and how additional committee members should be appointed.

14. Air Displacement System

B. Barkett reported that he had contacted the representatives of the Bourne school that installed an air displacement system similar to that proposed for the LHS project. They reported that they liked the system but don't utilize the school in the summer months to a great degree.

15. Adjournment:

The meeting was adjourned at 9:15 PM

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