

SCHOOL BUILDING COMMITTEE

MINUTES FOR MEETING HELD ON FEBRUARY 9, 2010

Present: R. Hirsch, P. Pasterczyk, R. Joyal, B. Barkett, C Swanson, R. Crosbie, P. Greenberg, R. Bistran, L. Berte, J. Hart, G. Bruns, J. Roberts (OMR), C. Koehler (OMR), J. Luxenberg (JLA), Noah Luskin (JLA)

The meeting was called to order at 7:04 pm.

R. Joyal made a motion to accept the minutes of 11/19/2009, which was seconded by R. Hirsch. The minutes were approved by unanimous vote.

R. Joyal made a motion to accept the minutes of February 3, 2010, which was seconded by R. Hirsch. The minutes were approved as amended by a majority vote. There were two abstentions (P. Pasterczyk and P. Greenberg)

There were no invoices submitted for approval.

A meeting was held earlier in the day involving the architects from OMR and the Town's Fire Chief, Police Chief and representative from the Building Department.

Three documents were handed out to the Committee members: DRAFT Project Budget Summary, Schematic Design - Proposed Total Project Budget, and Potential Value Engineering Items.

The total project budget as presented was \$78,543,262.00 with the voter share equaling \$45,647,106. This total project figure is approximately \$1.4 million less than the preliminary figure of \$79,892,000, with a voter share equaling approximately \$43,000,000.00. The \$2,000,000 difference is due mainly to some open issues regarding whether all or some of the demolition and hazardous materials removal costs will be reimbursed. JLA will advise the Committee when this open issue has been clarified; however, it is likely that demolition of the building is probably not eligible for reimbursement.

The current project cost is \$310.00 per square foot with a MSBA "target" of \$275.00 per square foot. The effective reimbursement percentage is approximately 45% based upon the total cost.

The Committee reviewed all of the line items in the Potential Value Engineering Items, voting on each item, for addition to or deduction from the program. N. Luskin from JLA will publish an updated document based upon the votes taken. The additions and deductions (only) from the program are as follows.

Additions

012	Light shelves	\$221,472.00
020	1971 Wing Façade	\$520,000.00 (adjusted)
022	Natatorium paint	\$87,000.00
027	Automatic Fixtures	\$98,000.00
048	Conduit for PV	<u>\$15,000.00</u>
	<i>Total for adds</i>	\$941,472.00

Deductions

004	Exterior Elevations	(\$300,000.00) adjusted
006	ACT ceiling tile	(\$92,000.00)
014	Roofing material to PVC	(\$98,000.00)
036	Generator fuel to diesel	(\$42,000.00)
042	Site lighting (no bollards)	(\$53,000.00)
049	FF&E contingency	(\$329,000.00)
017	Gym corridor skylight	(\$48,000.00)
023	Reduce unit pavers	(\$72,000.00)
024	Reduce plantings	(\$104,000.00)
038	Electric service to 2500 amps	(\$36,000.00)
041	Lightning preventer	(\$45,000.00)
009	Change window finish	<u>(\$16,000.00)</u> adjusted
	<i>Total for deductions</i>	(\$1,235,000.00)

The net change to the project price was reduced \$293,528.00 as a result; the changes to the reimbursement amount and that borne by the Town of Longmeadow will need to be calculated. These figures will be presented on or before the next SBC meeting.

The following items will be discussed at a future meeting after having been further investigated: 014 roofing material, use of photo voltaic equipment, 029 air conditioning, 030 existing mechanical (boilers) in the 1971 wing.

The following motion was made by Paul Pasterczyk, seconded by Peter Greenberg and passed by unanimous vote. "Move that the total project budget of \$78,543,262.00 be accepted as adjusted by the additions and deletions approved by the School Building Committee."

The following motion was made by Rich Bistran, seconded by Paul Pasterczyk and passed by unanimous vote. "Move to accept the schematic design and budget as amended to submit to the MSBA".

The following motion was made by Peter Greenberg, seconded by Roland Joyal and passed by unanimous vote. "Move that the School Building Committee request the Select Board to approve the use of a Construction Manager at Risk on the LHS building project." Approval by the Select Board allows JLA to request of the Inspector General's office the use of a CM at Risk on the project. The Town is not obligated to use a CM at Risk, the vote just allows the use of the CM at Risk.

The schedule of subject matter articles was reviewed and revised. C. Swanson will send an updated copy to all members via email.

For the information session scheduled for February 11th, P. Pasterczyk and N, Luskin will put together information related to the tax impact.

C. Swanson will work on developing a "set" presentation for all committee members to use.

A ballot committee is being formed (called Lancer Pride) under Beth Baron's leadership.

Decisions related to the February 25th forum will be determined on the 11th.

Peter Greenberg made a motion, seconded by Paul Pasterczyk to adjourn the meeting at 11:37 pm. The motion passed unanimously.

Respectfully submitted,

Paul Dunkerley