

Agenda

Project: Lincoln High School
Re: School Building Committee Meeting
Prepared by: Joel G. Seeley, AIA
Location: Lincoln High School
Distribution: (MF)

Project No.: 15061.03
Meeting Date: 1/25/18
Meeting Time: 6:30 PM
Meeting No.: 3

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1. Approval of Minutes
 2. Review Site Consultant Status
 3. Programming and Design Update
 4. Review Project Scope and Cost Reduction Strategies
 5. RIDE Submission

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Minutes for: Lincoln School Building Committee
Project: Lincoln High School
Meeting Date: 01/25/18
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#	Discussion	Status	Due Date	Action by...
3.1	Co-Chair A. Russo called the meeting to order at 6:30 p.m.	Record		
3.2	OPM INTRODUCTION			
	J. Winikur thanked the Committee for its recent selection of Colliers as the project's OPM and noted that the Governor's school building task force recommendations were being tracked closely. Immediate project priorities appeared to be confirming the schedule, schematic design submission to RIDE and selection of a construction manager.	Record		
3.3	APPROVAL OF MEETING MINUTES			
	Motion made by A. Milazzo, seconded by M.A. Roll, to approve the minutes of the 12/21/17 and 01/11/18 Building Committee meetings.	Record		
3.4	REVIEW SITE CONSULTANT STATUS			
	SMMA's team reviewed recent site consultant activities: 1. The Phase 1 geotechnical investigation has been completed. The glacial fill which primarily underlies the site should provide good foundation support but could impact drainage. 2. Site survey activities have been impacted by snow cover earlier this month but are scheduled to be completed within two weeks. 3. The wetlands survey has been completed. 4. Traffic counts will be completed within the next few weeks. 5. Hazardous material sampling and laboratory analysis are completed with the final report preparation in progress.	Closed Open Closed Open Open	02/08/18	SMMA
3.5	PROGRAMMING and DESIGN UPDATE			
	SMMA (A. Loielle) provided an update on programming and design noting that the biggest change has been in the SPED area; an additional classroom has been shifted to SPED with Principal McNamara's approval. J. Zito asked about sound level concerns at the proposed auto shop and wood shop. A. Loielle responded that sound readings from the District are pending and that once received, SMMA will confirm the acoustical separation needs.	Open		SMMA
3.6	REVIEW PROJECT SCOPE and COST REDUCTION STRATEGIES			
	SMMA (J. Seeley) led an overview and discussion on project scope and cost reduction strategies based upon the 01/24/18 handout, <i>Schematic Design Construction Cost Estimate</i> . Key points noted: 1. The schematic design construction cost estimate of 01/11/18 reflected a GMP construction cost of \$ 50,850,002. 2. The GMP construction budget is \$ 50,302,480 which will need to be reduced by \$ 1,333,900 to accommodate the fee for OPM services, resulting in a revised GMP construction budget. 3. The Schematic Design Construction Estimate is therefore a total of \$ 1,881,422 over budget. 4. L. Cullen asked why the reduction was being proposed in the Construction budget category. J. Seeley responded that it was the only category where a reduction could be made. 5. M.A. Roll pondered whether the Project would qualify for RIDE reimbursement of the OPM services fee and suggested that the Committee maintain contact with the local legislators concerning this issue. J. Winikur stated that Colliers will contact RIDE to seek clarification. 6. J. Seeley explained that there are basically three strategies to bring the SD Construction Estimate in line with the budget: a. Opt for the (\$ 2,747,000) gymnasium addition deductive bid alternate, b. Provide additional funding to overcome the deficit,	Open	02/08/18	Colliers

	<p>c. Compensate for the overage by selecting from the listing of (14) potential cost reductions listed in the 01/14/18 memo.</p> <p>7. A. Loiselles then led the Committee through a detailed review of each of the (14) cost reduction options. While no vote was taken, members reactions for individual items ranged from apparent consensus "yes" for some items, "no" for others and "maybe" for the balance.</p> <p>8. J. Ward explained the capital reserve funding process and the approvals that a potential budget initiative must travel through the Budget Board, Town Council and Financial Town Meeting.</p> <p>9. After further discussion, the Committee's consensus was to post & schedule a vote at the next meeting for the <i>Deduct Gymnasium Addition Alternate</i>.</p>	Vote Req'd	02/08/18	Committee
3.7	RIDE Submission			
	SMMA (J. Seeley, A. Loiselles) explained that the intent was to submit the Schematic Design package to RIDE tomorrow, Friday, January 26 th . SMMA sought, and received, the Committee's consensus to proceed with the submission. A formal vote approving the Schematic Design submission will be scheduled for the next meeting.	Vote Req'd	02/08/18	Committee
3.8	Construction Manager at Risk Selection Process			
	Colliers will prepare a draft <i>Construction Manager at Risk Request for Proposals</i> and will review same with the Committee at its next meeting.	Open	02/08/18	Colliers
3.9	Adjournment			
	There being no further business to discuss, the motion was made and seconded to adjourn the meeting at approximately 7:55 p.m.	Closed		

Attachments:

- 01/25/18 School Building Committee Meeting # 3 - Agenda
- 12/21/17 School Building Committee Meeting # 1 - Minutes
- 01/11/18 School Building Committee Meeting # 2 - Minutes
- 01/11/18 Educational Programming Review Meeting - Minutes
- 01/17/18 Building and Fire Department Project Introduction Meeting - Minutes
- 01/24/18 Schematic Design Construction Cost Estimate - Memo
- 01/25/18 Renovation Scope of Work – Memo
- 01/25/18 Power Point Presentation

These minutes are intended to reflect the important issues and action items as discussed at the meeting on the referenced date. If there are any discrepancies, please respond by email to Charles.Roberts@colliers.com within one week of the publication.