

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
8/10/23 – 3:00 PM

Attendees:

Stephen Chrusciel, School Building Committee Chair (virtual)
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business, absent
Frank Paige, ELHS Principal, absent
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member, absent
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director
Tom Christensen, Deputy Town Manager, absent
Kimberly Collins, Director of Municipal Finance

Other Attendees:

Skanska USA Building, Inc.: John Benzinger, Victoria Clifford (virtual)
Design Team (JWA/SMMA): Helen Fantini, Dorrie Brooks, Kristian Whittsett

Welcome & Approval of Meeting Minutes

- Gordon Smith began the meeting at 3:03 PM.
- Steve asked for a motion to approve the 7/20/2023 ELHSBC Meeting Minutes.
- **Ryan Quimby made the motion. Elizabeth (Beth) Marsian-Boucher seconded the motion.**
 - **7 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Heather Brown, Elizabeth (Beth) Marsian-Boucher, Greg Thompson, Ryan Quimby, Kimberly Collins.**
 - **0 opposed.**
 - **3 abstained, Bruce Fenney, Daniela LaBarre, Frank Paige.**
 - **3 absent, Pamela Blair, Kathleen Hill, Tom Christensen.**
- **The motion passed.**

Public Participants

No public Participants

Design Updates

- Life Cycle Cost Analysis:
 - Andy Oldeman, JWA, gave an overview of the Life Cycle Cost Analysis

- MSBA requires us to study 3 mechanical systems and compare them to the code baseline. Four systems were studied in the presented in the life cycle cost analysis.
- Includes installation costs and estimates for operating energy costs.
- Mechanical equipment would need to be replaced after 50 years.
- Group discussed the Mass Save incentive plan.
- The design team recommended the VRF system.
- Bruce Fenney asked if we've built in the incentive plan savings in the SD total project budget?
- Beth asked if the WRF chillers use freon and if that will change in the next 5 to 10 years?
 - Andy responded yes, and it is very possible the systems will change in 5 to 10 years as most do.
- Dorrie Brooks suggested hiring a Photovoltaics Design Consultant in the DD phase
- Greg requested we highlight the Photovoltaics in the exterior design. from the front exterior view
 - Beth disagreed and suggested we conceal and Photovoltaics as much as possible.
 - Bruce added that this is an all electric building, so we should highlight that with the Photovoltaics.
 - The Design Team responded that they will look into developing this in the DD Phase.

Value Engineering

- Design team presented Recommended Scope Reductions/Value Engineering (VE) items recommended by the Value Engineering Subcommittee:

Recommended Scope Reductions

Item	Item Description
18	Eliminate Basketball Court Lighting (and new controls cabinet)
3	Eliminate 6' wood fencing along property line, 504lf
4	Eliminate 6' chain link on southern perimeter, 455lf
5	Eliminate 4' Chain link fence on property line, 743lf
6	Eliminate Lft Arm Barrier Gate at Emergency Access Path
7	Reduce Caliper of Tree Site
8	Reduce Quantity of Plant Materials by 10%
10	PreK Playground EQ Allowance of 60K ilo of outlined scope
12	Granite Block Seatwalls to Precast at rear side of school only
14	Aluminum feeders ilo copper
15	Reduce AV Allowance for Auditorium to \$200,000 from \$450,000
16	Formed Metal ilo Porcelain Clad Rainscreen
19	Reduce design and quantity of bollards (based on memo Opt. 2)
23	Wall tile ilo veneer wood wainscot in academic wing
24	Eliminate acoustic treatment to Gym Walls
25	Steel ilo glulam beams
26	Gyp Ceiling ilo wood slatted ceiling, 2455sf
30	Athletic fields - eliminate 12" gravel base, geo-textile fabric, reduce topsoil from 12" to 8" including associated cut/fill adjustments
36	Correct estimated toilet ceramic wall area to 12,000sf from 14,994sf
40	Adjust the triple pane glazing at curtain wall price to \$240/SF and window to \$185.
41	Replace 13,566 sf stabilized stone dust pathway with bituminous concrete walkway (including bituminous. Reduce width to 6 ft.
42	Reduce gravel below footing to 6" thick section of imported ¾" crushed stone. Provide 8" thick section of imported base course sand & gravel below the building slab. Soil/fill below the top layer of topsoil can remain in place. Assume that 80% of this 2' average depth of fill can remain in place.
Estimated value of deductions before markup \$6.9M	
Estimated value of deductions after markup \$8.5M	

- The following items were discussed:

- Gordon clarified that the Preschool program at the High School is a class for child development and not the Preschool program that is housed at Meadowbrook.
- Beth asked if aluminum feeders were safe,
- John Benzinger, Skanska, responded that the aluminum feeders for commercial work are safe. John noted that aluminum feeders in residential work are different.
- Bruce added that the Town makes their own millings.
- To be discussed with the Design Team in the DD Phase.
- Beth asked how much square feet was included in the outdoor athletics storage.
- Bruce Fenney confirmed that a diesel generator would be the preference for the town.
- **Gordon Smith made the following motion: Motion to accept the recommended scope reductions by the value engineering subcommittee with 1 amendment to the current list, #25, #26, and recognizing the new cost savings from earthwork, relative to the ability to retain existing soils on site. The motion was seconded by Greg Thompson.**
 - **7 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Heather Brown, Elizabeth (Beth) Marsian-Boucher, Greg Thompson, Ryan Quimby, Kimberly Collins, Bruce Fenney, Daniela LaBarre, Frank Paige.**
 - **0 opposed.**
 - **0 abstained.**
 - **3 absent, Pamela Blair, Kathleen Hill, Tom Christensen.**
- **The motion passed.**

Total Project Budget Update

- The Project Team presented the Schematic Design Total Project::

Construction Budget (PSR Estimate: to be adjusted per reconciled SD estimate)	\$ 147.8 M
Soft Costs (OPM & A/E Administration, FF&E, Misc. Project Costs)	\$ 25.78 M
Contingencies (Owner's & Construction)	\$ 4.1 M
Estimated Total Project Budget	\$ 177.8 M
Estimated Max. Total Facilities Grant	\$ 62.2 M
Anticipated District Share	\$ 115.5 M

Figures above developed prior to final soils VE addition and Committee VE approval and estimate revision. Figures do not represent final MSBA scope and budget agreement.

- The Team reported that the SD budget has gone up to \$177.8M since the PSR budget, but from work with the SBC and Design Team, and realizing additional incentive points

- with Town Share has gone down to \$115.5M.
- John Benzinger, Skanska, noted that the cost will come down another \$300k with the scope reduction revisions.
- The Project Team reviewed the estimating and value engineering process.
- Greg asked why the Soft Costs have gone up since the PSR estimate
 - The Design Team noted that there are additional soft costs included pertaining to achieving the sustainability goals and PV design consultant.
- Gordon asked if the MSBA will revisit the district reimbursement rate?
 - Skanska to review with the MSBA.
- Dorrie noted that there are additional costs included to cover the construction manager at risk delivery method which was not included in the PSR estimate.
- **Frank Paige made the following motion: The East Longmeadow School Building Committee completed its review of the Schematic Design Total Project Budget of \$177.5M for the East Longmeadow High School Project and approves the submission to the MSBA for its consideration. Elizabeth (Beth) Marsian-Boucher seconded the Motion.**
 - **10 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Frank Paige, Heather Brown, Elizabeth (Beth) Marsian-Boucher, Bruce Fenney, Dr. Daniela LaBarre, Greg Thompson, Ryan Quimby, Kimberly Collins.**
 - **0 opposed.**
 - **0 abstained.**
 - **3 absent, Pamela Blair, Kathleen Hill, Tom Christensen.**
- **The motion passed unanimously.**

Proprietary Items

- The Design Team gave an update that the District requested changes to the previously voted Proprietary Items:
 - #2, #4, #6 to change to AXIS.
- **Greg Thompson made the following motion: Motion to approve the following proprietary items:**
 - Item #1: StruxureWare - for BMS
 - Item #2: AXIS- for door access system
 - Item #3: Schlage - for door hardware
 - Item #4: AXIS - for security cameras
 - Item #5: Atlas - for clocks and paging
 - Item #6: AXIS - video surveillance system
- **Ryan Quimby seconded the motion.**

- **10 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Frank Paige, Heather Brown, Elizabeth (Beth) Marsian-Boucher, Bruce Fenney, Dr. Daniela LaBarre, Greg Thompson, Ryan Quimby, Kimberly Collins.**
- **0 opposed.**
- **0 abstained.**
- **3 absent, Pamela Blair, Kathleen Hill, Tom Christensen.**
- **The motion passed unanimously.**

Upcoming Milestones

- 8/8: Town Council meeting update
- 8/15: Skanska to submit the budget statement
- 8/15: Submission to MSBA for early deliverables
- 8/24: SBC to approve the SD Submission
- 8/25: Full SD Package Submission to the MSBA
- 9/12: Town council meeting with Kim on bond process
- 9/19: Town Council Ballot Language Vote
- 10/25: MSBA Project Scope and Budget Agreement
- 11/7: Debt exclusion vote
- Gordon asked what the turnaround time is for approving the ballot vote language?
 - Skanska to confirm with the Town Council and the MSBA.
- Pool Process:
 - Documented to be estimated next week.
 - Will have budget numbers by 9/6.
 - John asked if we need to hit town council meetings for the pool.
 - Will need to have a budget set by the 9/12 town council meeting.
 - Week of the 6th - pool meet to review budget and VE (plan for the 7th).
 - Skanska/PD&C to confirm with estimators

Communications

- Victoria Clifford, Skanska, gave an update that the National Night Out booth was successful.
- Beth volunteered to lead the effort for SBC outreach at upcoming School Open Houses.
- Meadowbrook booth outside
- The committee discussed presenting boards at the entrances and providing the informational monthly pamphlets and QR code to the building project website, and advertise the time/date/place of upcoming community forums.
- Skanska to set up boards at East Longmeadow Library.
- Daniella suggested providing information on the project at St Michaels CCD program.

New Business

- John Benzinger noted that Longmeadow has issued an RFP for a new elementary school.

Motion to adjourn by Ryan Quimby. Seconded by Frank Paige.

Meeting adjourned at 4:55 PM.