

**ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
8/24/23 – 3:00 PM**

Attendees:

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

Other Attendees:

Skanska USA Building, Inc.: John Benzinger, Ben Murphy
Design Team (JWA/SMMA): Helen Fantini, Dorrie Brooks, Kristian Whitsett
Public: Marilyn Richards

Welcome & Approval of Meeting Minutes

- Steve Chrusciel began the meeting at 3:02 PM.
- Steve asked for a motion to approve the 8/10/23 ELHSBC Meeting Minutes.
- **Greg Thompson made the motion to approve the 8/10/23 SBC minutes with the amendment that Beth Marsian-Boucher be listed as Community Member. Beth Marsian-Boucher seconded the motion.**
 - **8 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Frank Paige, Heather Brown, Elizabeth (Beth) Marsian-Boucher, Bruce Fenney, Greg Thompson, Kimberly Collins**
 - **0 opposed,**
 - **3 abstained, Kathleen Hill, Pamela Blair, Tom Christensen**
 - **2 absent, Ryan Quimby, Dr. Daniela LaBarre (joined meeting after this vote was taken)**
- **The motion passed.**

Public Participation

- No public Participants

Skanska Update – Schedule & Process

- John Benzinger, Skanska, gave a schedule/process update:
 - Schematic Design Package will be submitted to MSBA on 8/25/23.

- MSBA will review and respond to the SD submission by the end of September.
- MSBA approval of the Project Scope and Budget will occur at the 10/25/23 Board of Directors meeting.
- The Town has been working with its legal counsel and the MSBA to finalize the Project vote language.
- Skanska has been in contact with the OIG and expects NTP approval for CM @ Risk services within the next few weeks.

Design Update – Summary of Schematic Design Submission

- Kristian Whitsett, JWA, provided an overview of the Schematic Design Submission:
 - Kristian reviewed the estimated costs at Preferred Schematic:
 - Total estimated construction cost at PSR was \$147.5M.
 - Approx. total Project cost at PSR was \$177M
 - Approx. MSBA reimbursement at PSR was \$55M – \$57M
 - Anticipated District share at PSR was \$120M - \$122M
 - Kristian reviewed the estimated costs for Schematic Design:
 - PM&C (Designer’s estimator) estimated construction costs at \$147,283,566.
 - PCM (OPM’s estimator) estimated construction costs at \$147,792,248.
 - The project team averaged the two estimates to achieve a fully reconciled estimate of construction costs at \$147,537,907.
 - Kristian provided an overview of the SD Total Project Budget:
 - Construction Budget is \$147,537,907.
 - Soft costs are \$25,782,738
 - Contingencies are \$4,140,000
 - Estimated Total Project Budget is \$177,460,645
 - Approx. MSBA reimbursement is \$63,145,648
 - Anticipated District share is \$114,314,997
 - Kristian reviewed the Add Alternates that have been identified but are not included in the estimated construction cost:
 - Lighting for varsity baseball and softball fields: add \$1,273,490.
 - Sports field storage building: add \$46,022
 - Additional athletic field irrigation beyond base scope: add \$513,026
 - Provide sod ILO seed for athletic fields: add \$975,051
 - Athletic field netting adjacent to neighboring property: add \$269,112
 - Ground source heat pump ILO air source heat pump: add \$9,805,447
 - Kristian shared recent exterior and interior renderings produced by SMMA.
- **Steve Chrusciel asked for a motion to approve the Schematic Design (SD) Submission and authorize Skanska USA Building as Owner Project Manager to submit to the Massachusetts School Building Authority on behalf of the district. Beth Marsian-Boucher made the motion. Kathleen Hill seconded the motion.**

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

New Business

- Upcoming Milestones:
 - 9/12/23 – Town Council reviews bond structure w/ Kim Collins
 - 9/15/23 – Town Council votes on bond commitment and votes on ballot language
 - 10/25/23 – MSBA approves scope & budget
 - 11/7/23 – Special election for Debt Exclusion vote.
- Next SBC meeting scheduled for 9/14/23 at 3PM.
- The SBC tentatively scheduled a meeting for 10/19/23 at 3PM.
- The SBC will look to designate a CM selection subcommittee at its next meeting.
- Frank Paige recommended starting Community Forum tours at 5:30 PM rather than 5 PM.
- The SBC identified volunteers for the upcoming open house events.

Approval of Meeting Minutes

- **At 3:42 PM, Frank Paige motioned that the SBC take a 15 minute recess, Beth Marsian-Boucher seconded the motion.**
 - **12 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Kathleen Hill, Elizabeth (Beth) Marsian-Boucher, Bruce Fenney, Greg Thompson, Tom Christensen, Kimberly Collins, Dr. Daniela LaBarre**
 - **0 opposed,**
 - **0 abstained,**
 - **1 absent, Ryan Quimby,**
 - **The motion passed.**
- During the recess, Skanska USA Building completed the 8/24/23 SBC meeting minutes. The 8/24/23 SBC minutes were printed and distributed to the SBC members for their review.
- The SBC resumed the meeting at 4:17 PM.
- **Tom Christensen made a motion to approve the 8/24/23 SBC minutes up to the point of recess. Greg Thompson seconded the motion.**
 - **10 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Kathleen Hill, Elizabeth (Beth) Marsian-Boucher, Dr. Daniela LaBarre, Greg Thompson, Tom Christensen.**
 - **0 opposed,**
 - **0 abstained,**
 - **3 absent, Ryan Quimby, Bruce Fenney, Kimberly Collins**
 - **The motion passed unanimously.**

Adjournment

- **Motion to adjourn made by Greg Thompson. Seconded by Tom Christensen.**
 - **10 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Kathleen Hill, Elizabeth (Beth) Marsian-Boucher, Dr. Daniela LaBarre, Greg Thompson, Tom Christensen.**
 - **0 opposed,**
 - **0 abstained,**
 - **3 absent, Ryan Quimby, Bruce Fenney, Kimberly Collins**
 - **The motion passed unanimously.**
- Meeting adjourned at 4:18 PM.