
THURGOOD MARSHALL MIDDLE SCHOOL – Lynn, MA

TMMS Building Committee Meeting No. 18

Tuesday, July 8, 2014

City Hall, Room 302

11:00 AM

Agenda

1. Design Update
 - Finalize Exterior Colors
 - Interior Color Scheme
 - Status of RFQ for the Remaining Trade Contractors
2. Review of 90% CD Construction Cost Estimates
 - Cost Comparison/Reconciliation Spreadsheet
 - Value Engineering Items (vote required if implemented)
 - Total Project Budget Update
3. Construction Update
 - Work Completed
 - Upcoming Work
4. Overview of 90% Construction Documents Submission
 - Review of 60% CD Responses to MSBA Review Comments
 - Approval to Submit the 90% CD Submission to MSBA on July 10, 2014
5. Next SBC Meeting
 - TMMS Building Committee Meeting Tuesday, August 12, 2014 10:00 AM Proposed

MARSHALL MIDDLE SCHOOL – LYNN, MA	MEETING MINUTES
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School Building Committee (SBC) Meeting No. 18	July 8, 2014
Location:	3 City Hall Square, Room 302
Time:	11:00 AM

Attendees:

Name	Assoc.	Present
Edward Calnan	SBC	Y
Richard Cowdell	SBC/Principal – TMMS	Y
Michael Donovan	SBC/ISD/Building Commissioner	Y
John Ford	SBC/School Committee + Rep Steven Walsh	Y
Richard Fortucci	SBC/Treasurer/CFO	Y
Thomas P. Iarrobino	SBC/School Committee Secretary	N
Catherine Latham	SBC/Superintendent	Y
Sue Rowe	SBC/Dir. Curriculum & Instruction	N
Jaye Warry	SBC/Deputy Superintendent	N
Charles E. White	SBC/Purchasing Agent	N
<i>Darren Cyr</i>	<i>Councilor Ward 3</i>	<i>N</i>
<i>Patrick Santerre</i>	<i>TMMS Parent</i>	<i>N</i>
Michele Desmarais	Inspectional Services Department	Y
Gene Raymond	Raymond Design Associates (RDA)	Y
Angela O'Brien	OSO Interiors (OSO)	Y
Jeffery Luxenberg	Joslin, Lesser + Associates (JLA)	N
Lynn Stapleton	Joslin, Lesser + Associates (JLA)	Y
Mike Mallet	Walsh Brothers Inc. (WBI)	Y
Brian Bianchi	Walsh Brothers Inc. (WBI)	Y
Mazi Hashemi	Walsh Brothers Inc. (WBI)	N

Superintendent Latham called the meeting to order at 11:03 AM. There was a quorum of the School Building Committee voting members in attendance.

I. Design Update

Finalize Exterior Design Colors

1. RDA presented the two options for the exterior material colors developed over the last month. The differences in the two options were purely color-related as the building design is set. All material colors were agreed to except the color of the brick. Color Option 9a/c was the recommended color option. There

was not consensus among the Committee members and it was agreed to postpone a vote on the brick color until actual brick sample panels could be presented to the Committee. For the 90% CD Submission to the MSBA, RDA will Option 9a/c elevations and renderings. Depending on the final vote at the next SBC Meeting, the final brick color option will be included in the 100% specifications.

Interior Color Theory

2. A packet was handed that included Floor Patterns and Colors, Renderings and Color Boards of all Major and Typical Spaces. RDA's Interior Design Consultant explained the color theory and how the colors are used throughout the school. The color choices for the interior finishes were based on the various colors of sea glass. With the school approximately a mile from the ocean, use of sea glass colors was a way to tie the school to its surroundings.
3. JLA is waiting on a response from MSBA as to whether the building has to pay to receive LEED certification or if the process can be followed without LEED providing the final certification.

Miscellaneous Design Comments

4. The SBC requested that the high shelf along the back wall of the classrooms be eliminated.
5. A double storage cabinet and a half storage/half wardrobe and shelf cabinet should be provided in each classroom. All cabinets and storage units in the classrooms are moveable and part of the FFE procurement. There is no built-in millwork in the classrooms to allow the maximum flexibility as possible.
6. In the Teacher Planning Rooms, there will be assigned storage units/space for each teacher.
7. The Library/Media Center will be set up more as a Learning Commons space.

Status of RFQ for Remaining Trade Contractors

8. JLA provided an update on the prequalification process for the Main Bid Package Trade Contractors. The RFQ was advertised in June 25, 2014 and SOQs are due July 22, 2014. It was confirmed that the same Prequalification Committee members for the Early Bid Package will continue for the Main Bid Package. A Prequalification Committee Meeting is scheduled for August 5, 2014 to determine the prequalified Trade Contractors. Notifications will be sent to those prequalified by August 12, 2014.
9. JLA provided a list of all companies and their associated trade that have downloaded the RFQ from the JLA website. JLA asked that Walsh Brothers, RDA and their Consultants reach out to Trade Contractors not listed to increase interest in prequalifying to bid on the Main Bid Package.

II. Review of 90% Construction Cost Estimate

Cost Comparison/Reconciliation Spreadsheet

10. JLA handed out the Cost Comparison/Reconciliation Spreadsheet comparing the two 90% Cost Estimates provided by Walsh Brothers and PM&C. JLA, RDA, Walsh Brothers and PM&C estimators met on July 7, 2014 to reconcile the two estimates. Prior to reconciliation, Walsh Brothers' estimate was \$68,499,703 which was \$774,459 over budget and PM&C estimate was \$68,135,651 which was \$410,407 over budget. Several value engineering opportunities that were previously identified in the 60% CD phase were implemented to bring the estimates within budget. The final reconciled estimates were both below the budget of \$67,725,244 with Walsh Brothers' estimate at \$67,725,243 which was \$1 below budget and PM&C's estimate at \$67,633,464 which was \$91,780 below budget. At the end of reconciliation, the estimates were only \$91,779 apart which is a 0.14% variance.

Value Engineering Items

11. A list of the Value Engineering Opportunities Implemented in the 90% Construction Documents were handed out. Each item had been previously identified for use if needed; however, each item was again reviewed with the SBC prior to taking a vote to formally approve implementation of the list.

The value engineering items implemented include the following:

- Eliminate Sound Barriers for RTUs AT Wings A & B
(Proved unnecessary based on final site acoustical monitoring report) \$375,000
- Eliminate Terrazzo in Corridors Only and Replace with Sheet Vinyl
(Terrazzo remains in the lobby areas) \$120,000
- Reduce Display Case Costs
(Display Cases were in excess of what was desired by the school) \$100,000
- Reduce Lockers
(Lockers were in excess of the student occupancy) \$ 52,000
- Reduction in Woodshop Equipment
(Some Woodshop Equipment is provided in the FFE Budget) \$ 50,000

The following vote was taken:

Motion: Motion made and moved by Ed Calnan that the Thurgood Marshall Middle School Building Committee vote to formally approve the implementation of the above Value Engineering Opportunities. Seconded by John Ford.

Vote: 6 in favor, 0 against. The vote was unanimous and there was no discussion.

12. A list of Potential Value Engineering Opportunities for Future Consideration was provided to allow flexibility to stay within budget as the Construction Documents are completed. The list was reviewed with the SBC. The SBC prioritized the order in which these items would be taken since the desire was not to implement these VE Opportunities if at all possible.

Total Project Budget Update

13. The Total Project Budget Tracking Form was provided by JLA. JLA explained that the Site Acquisitions and Site Clean-up Budget was exceeded by \$580,176 due to the final costs for property purchases, relocation services and contaminated soils, USTs and hydraulic lift pits removal. A Budget Revision Request No. 3 was approved by the City/District and has been sent to the MSBA to transfer money from the Owner's Contingency to the Site Acquisitions and Site Clean-up Budget to cover the overage. It was also explained that there were some budget transfers amongst the Designer's Extra Reimbursable Services budget lines.

III. Construction Update

Work Completed/Upcoming Work

14. Walsh handed out an updated Construction Schedule and reviewed the construction activities completed and upcoming work planned.

The following activities were noted:

- Pre-excavation of the entire site is complete.
- Abatement and demolition of the buildings are complete.
- Underground drainage and piping is near completion.
- Removal of contaminated soils, USTs and hydraulic pits are completing today.
- Pile rigs are mobilizing on site today and test piles will begin on 7/10/14.
- Production piles will start on 7/14/14 and complete by September 2014. There 460 piles and 10-20 will be driven per day.
- Structural steel erection to begin mid-September 2014.

15. The SBC requested that Walsh Brothers provide monthly updates on planned construction activities to post to the project link on the Lynn Public Schools website. It was also noted that WBI should look at posting the updates on the construction fencing near the trailers.

IV. Overview of the 90% Construction Documents Submission

16. JLA informed the SBC that the responses to the MSBA's 60% Construction Documents review comments were submitted to the MSBA on June 27, 2014.
17. The 90% Construction Documents Submission was reviewed by the SBC and approved for submission.

The following vote was taken:

Motion: Motion made and moved by John Ford that the Thurgood Marshall Middle School Building Committee vote to approve the 90% Construction Documents Submission for submittal to the MSBA on July 10, 2014. Seconded by Richard Fortucci.

Vote: 6 in favor, 0 against. The vote was unanimous and there was no discussion.

V. Meeting Schedule

18. The following meeting has been scheduled:

- TMMS Building Committee Meeting August 12, 2014 Room 302 11:00 AM

VI. Adjourn

Vote to Adjourn

19. The following vote was taken:

Motion: Motion made and moved by Dr. Latham that the Thurgood Marshall Middle School Building Committee vote to adjourn the meeting at 1:30 PM. Seconded by Richard Fortucci.

Vote: 6 in favor, 0 against. The vote was unanimous and there was no discussion.

Respectfully submitted,
Joslin, Lesser + Associates, Inc.

Lynn Stapleton