

BUILDING COMMITTEE

February 22, 2021 7:00 pm

Present were Mr. Guida, Ms. Clancy, Dr. Anderson, Mr. Learned, Mr. Messore, Mr. Brenner, Mr. Feeney, Mr. Finn, Mr. Fiore, Ms. Jacobs, Mr. Terrell, Mr. Hervey, and Ms. Bae. Town Council representative, Ms. Conway.

Also present were Mr. Schimble and Mr. Trim of KBA, Mr. Tavares, Compass Group and Mr. Rubeck of Peregrine.

Mr. Guida called the meeting to order at 7:07 pm.

Ms. Clancy asked for a motion to approve the minutes of the December 07, 2020 meeting. Mr. Feeney moved and Mr. Brenner seconded. The motion passed. Mr. Hervey, Mr. Fahey and Mr. Terrell abstained.

Review and act - Peregrine Contract Extension

Mr. Fiore reviewed with the Committee that the contract with Peregrine has expired. It was discussed that for the best interest of the project the District should continue with Peregrine as the OPM. The District negotiated an extension with their contract to be billed at an hourly rate.

Mr. Brenner made a motion to recommend to the School Committee to adopt contract amendment #2 as presented. Mr. Feeney seconded. The motion passed 10/0/2. Mr. Fahey and Mr. Guida abstained.

Lincoln Avenue Sidewalk Extension

Mr. Guida reaffirmed that after speaking with Bond Counsel the Committee has no opportunity to use the money from the project for the sidewalk extension. However, the Committee could make a recommendation to the School Committee to use the funds that are being given back to the Town to be used for the sidewalk. It would be up to the Town to determine whether to use the money from the bond.

Mr. Guida made a motion to recommend to the School Committee that they ask the Town Council to consider using a portion of the funds from the Middle School project to replace and repair sidewalks extending from the school grounds on Middle Highway and Lincoln Avenue. Ms. Clancy seconded. The motion passed 11/1 with Mr. Learned opposing.

Public Announcements of Budget Surplus

Mr. Guida feels that it is time to inform the town that some of the funds will be returned to the Town from the school project. There will be approximately \$4 million dollars in surplus funds. Mr. Guida feels it is the responsibility of the Committee to share the information with the town.

Mr. Guida feels that the Committee has done a very good job with the project and feels that it is time to celebrate with the Town that there are funds being returned.

Mr. Brenner agrees and feels it is very appropriate to have a press release and announce to the Town that “here is where we stand”. All the Committee members have exceeded the expectations of their purpose.

Mr. Tavares will be reviewing for the Committee the budget and expense for the project and how they have come up with the surplus of \$4 million.

Mr. Guida suggested that we table the discuss regarding the press release until we hear from Mr. Tavares on the budget status.

OPM Report

Mr. Tavares gave the general updates of the project. There has been progress with the auditorium AV and the student union tie-in and was scheduled for completion today. A tentative walkthrough has been scheduled for the week of February 22nd. The AV in the gym has been corrected.

The broken clean out in the art room has been fixed. After the investigation regarding the broken clean out it was determined that the pipe was defective and the contractor agreed that it was not the fault of the owner.

Mr. Tavares reviewed the project budget figures. The project was initially projected to cost \$68.4 million. The subtotal of the committed funds is \$63,568,571, leaving approximately \$4,831,429 in uncommitted funds. Mr. Tavares feels that leaving approximately \$800,000 in reserve for any pending change orders and items the contractor has decided not to complete is sufficient. This would allow the Committee to return \$4 million back to the Town.

Mr. Tavares reviewed some of the pending change orders and the one change order that was agreed upon this morning.

KBA Report

Mr. Schmigle reviewed the open items and punch list. The exterior messaging beacon has been installed. Training on the BMS laptop programming and card access will begin this week. All the missing items have been delivered.

DPW has asked for the access road to be widened near the main entrance. Sketches have been provided for pricing and review.

The final landscaping acceptance letter for phase 1 and 2 has been submitted to the District for review and approval.

Phase 3 - Athletic fields - the District has received several recommendations for the fields by third party vendors. This item is being held in case the subcontractor for the fields does not fulfill their requirements for the contract.

Mr. Schmigle explained that per the contract right now there is \$325,000 left for the contractor to be paid, of which, \$83,000 is in the allowances that are due back. This leaves approximately \$242,000 left in the contract. A large portion, approximately \$75,000 of this, is held for the auditorium, gym and cafe`. The value that is due back to the contractor is what is left to complete the project.

Mr. Schmigle explained that the District has received three separate proposals from outside vendors for repair of the fields. They have given their recommendations on what it would take to get the fields ready for play.

There has been a letter that has been drafted by KBA addressed to Brait and given to the OPM team, the District and counsel to review. The letter states what is expected to be completed by Brait this spring. If those tasks are not completed as stated, the District will need to hire one of the vendors to get the fields in satisfactory condition for next fall. This value is approximately \$240,000.

Mr. Schmigle explained that there would be enough value remaining in the contract to complete the project.

Mr. Schmigle further explained that another letter has been issued for the installer to install an in place markup of the panels in the gymnasium. This will also be analyzed by installer's engineer to ensure that the installation is correct. The engineer for KBA will also review the work. Mr. Schmigle believes that this item will be completed in 2 or 3 weeks.

Mr. Tavares explained that there will need to be weekly meetings regarding the athletic fields to make sure everything is done to the Town's satisfaction. Ms. Jacobs requested that the DPW be included in all upcoming meetings and discussions regarding the grounds and fields.

Mr. Learned emphasized that it is very important that the work schedule is adhered to so we don't lose valuable time to get the fields ready.

Solar for Education

Mr. Schmigle presented to the Committee a presentation on education with solar. Mr. Schmigle explained the opportunities that are available at the Middle School. Mr. Schmigle explained typically an array that is designed for educational purposes would cost between \$25 - \$50,000.

Mr. Schmigle stated that at the Middle School there isn't a roof access for students to be able to interact with the units so that the system would need to be on the ground.

There was a discussion among the members to possibly have a bigger system to be installed. Dr. Anderson is excited about the project, however if it is on the roof the students would not have the access and on the ground there would be potential security problems with regard to the panels.

It was suggested that a sub-committee be developed to work with Mr. Trim from KBA to gather more information on what is required with regards to a bigger system. Four members volunteered for the solar ad hoc subcommittee: Co-Chair Anna Clancy, Andy Anderson, Philip Hervey, and Kim Jacobs.

General Public Discussion

Thomas Rimoshytus - 1 Howard Street - had concerns with regard to the solar plan and the possible added cost for the project. Mr. Rimoshytus also stated his concerns with regard to the fields and when they will be ready for use.

Mr. Terrell made a motion to adjourn at 9:15 pm. Mr. Brenner seconded. The motion passed unanimously.