

Caleb Dustin Hunking School – Haverhill, MA**Meeting Minutes**

<u>School Building Committee (SBC)</u>	Date:	September 24, 2013
	Location:	Haverhill City Hall, Mayor's Office
	Time:	8:30 AM

Attendees:

Name	Assoc.	Present	Name	Assoc.	Present
<u>School Building Committee (Voting):</u>			<u>Public:</u>		
Mayor James J. Fiorentini	SBC	Y	City Councilor – Colin LePage		Y
Superintendent James F. Scully	SBC	Y	Paul Magliocchetti	SC	Y
Charles Benevento	SBC	Y			
Robert DeFusco	SBC	Y	<u>Haverhill Public Schools (HPS)</u>		
Robert Driscoll	SBC	N	Beverly Woodhouse	HPS	Y
Jonathan Goldfield	SBC	Y	Beverly Cassano	HPS	Y
Michael Peugh	SBC	Y			
Robert Scatamacchia	SBC	Y	<u>Joslin Lesser + Assocs. (JLA)</u>		
David Van Dam	SBC	Y	Bill Cuniff	JLA	Y
Scott Wood	SBC	N	Jeffery Luxenberg	JLA	Y
Ernest DiBurro	SBC	Y	Jennifer Gareau	JLA	Y
			Stephanie Gilman	JLA	Y
<u>School Building Committee (Non-Voting):</u>					
Thomas Geary	SBC	Y	<u>JCJ Architecture (JCJ)</u>		
Principal Jared Fulgoni	SBC	Y	James LaPosta	JCJ	Y
Mary Malone	SBC	Y	Stephen Armington	JCJ	Y
			Jim Hoagland	JCJ	Y

Mayor James Fiorentini called the meeting to order

1. Approval of Meeting Minutes from July 23, 2013 SBC Meeting:

MOTION made by J. Goldfield, seconded by J. Scully, and approved unanimously, to approve the July 23, 2013 SBC meeting minutes.

2. Construction Manager @ Risk Discussion and Vote:

JLA explained the positive and negative aspects of the General Contractor (GC) and the Construction Manager (CM) at Risk construction delivery process. JLA explained that while the low bidder is chosen in the GC process, the City would be able to choose a CM at Risk based on

both qualifications and fee, giving the City greater control over choosing a firm that is the best overall fit for the project. JLA went on to explain that the upfront cost of hiring a CM at Risk is more than covered by the additional 1% that the MSBA will reimburse the City if the City decides to hire a CM at Risk for the project. Another benefit of hiring a CM at Risk is the ability to bring a firm in early to work with the Architect for better construction coordination, resulting in fewer change orders over the course of the project. JLA, JCJ and a few members of the SBC have had more positive experiences working with CM at Risk firms than with GCs, many noting that the difficulty with GCs is related to change orders driving up the cost of a project. JLA explained that because CM at Risk firms are chosen based on qualifications and fee, they have more incentive to develop a positive working relationship with the team than GCs, who get their jobs through the bidding process. JLA added that when GCs save money on a project, the savings go back to the GC firm, whereas savings in a CM at Risk project go back to the client.

A member of the committee asked who would be in charge of managing the CM or GC and the Architect, JLA explained that, as the OPM for the project, JLA will be managing the project team. If there are any disagreements between the CM/GC and the Architect, JLA will determine the right path based on contractual obligation.

A member of the committee asked whether schedule would be affected by the construction delivery method chosen. JLA explained that typically the schedule will be positively affected by having a CM at Risk on board because early construction packages can be released before drawings are 100% complete, allowing construction to start earlier. If the City wanted to release early packages with a GC construction delivery method, bid packages would need to be released to contractors to bid on, meaning the low bidder on an early package and the low bidder on the main package could be two separate GCs. The coordination between the early package and main package would not be as smooth as it would if one contractor was working on the project all the way through.

The principal of the Hunking School noted that he has been involved with both GC and CM at Risk projects, and in his opinion, CM at Risk firms communicate better with the school and makes it a point to take an operating school's needs into consideration when scheduling material drop off and other potentially intrusive activities.

MOTION made by J. Scully, seconded by R. Scatamacchia, and approved unanimously, to pursue a Construction Manager at Risk construction delivery method for the Caleb Dustin Hunking School project.

3. Review of Design Alternatives:

JCJ presented the options the team is currently developing. The first two options presented, Option 5 and 6, examine the viability of building a school on the same site as the Bradford Elementary School. After thorough analysis, JCJ has determined that due to many issues such as traffic, parking, wetlands buffer zones, acquiring land, and dramatic topographical changes across the site, the Bradford site will not support an additional school.

MOTION made by J. Scully, seconded by J. Goldfield, and approved unanimously, to reject further development of Options 5 and 6.

JCJ went on to explain Option 2A, an addition/renovation combination that would preserve approximately one third of the building. This option would require difficult phasing and non-reimbursable swing space for the students during construction. Saving part of the existing building would require extensive reconstruction of the building's structure, which would require crews of people manually building new structure under the building in the very tight quarters of the crawl space. Due to the nature of the work, renovating the building would prove more costly than building a new school on the existing ball fields.

Option 4, JCJ explained, is a new building on the existing ball fields adjacent to the school. The floorplans are simple to keep construction simple and costs low. During construction, the existing school will remain in operation, and the students will not need to be relocated.

Members of the committee noted the importance of educating the community about the project. It was also noted that the community should know that passing this project is the City's only chance to take advantage of the MSBA reimbursement before the existing building is declared unsafe, resulting in relocation of students and overcrowding across the district. JCJ explained that the Community Meetings being held have been positive so far and noted that getting information out to the public face to face is very important.

4. Vote to Submit Preferred Schematic to MSBA

MOTION made by R. Scatamacchia, seconded by J. Goldfield, to approve submittal of Option 4, a new building on the existing playfields, as the Preferred Option to the MSBA in the Preferred Schematic Report.

Discussion: A member of the Committee wanted to know if the three story option was still being developed, and JCJ explained that the two story option accommodates the program; however, as the design is further developed, consolidating the footprint into a three story solution could free up more of the site for parking, circulation and fields.

The eight (8) voting members of the Committee present voted unanimously in favor of approving the submittal of Option 4, a new building on the existing playfields, as the Preferred Option to the MSBA in the Preferred Schematic Report.

5. Public Comment

Councilor LePage asked questions regarding modular construction and how the cost of the building would be estimated if the project heads in that direction. JLA and JCJ explained that both the OPM and Architect have an estimator that they will be working with closely throughout the project, and that once a CM at Risk is brought on board, they will also play a role in estimating cost.

6. Other Business

MOTION made by J. Goldfield, seconded by C. Benevento, and approved unanimously, to approve Joslin, Lesser + Associates Invoice #7 in the amount of \$15,250.00.



Project Management

MOTION made by J. Goldfield, seconded by C. Benevento, and approved unanimously, to approve JCJ Architecture Invoice #4 in the amount of \$45,150.00.

7. Upcoming Meetings

- 9/25/2013 @ 6:30 p.m. – Community Meeting – Silver Hill Horace Mann Charter Cafetorium
- 10/2/2013 @ 6:30 p.m. – Community Meeting – Bradford Elementary Cafetorium
- 10/3/2013 – Submission of Preferred Schematic Report to MSBA
- 10/22/2013 @ 8:30 a.m. – SBC Meeting – Mayor’s Office

MOTION made by R. Scatamacchia, seconded by J. Goldfield and approved unanimously to adjourn the meeting.

Prepared by: Jennifer Gareau, Joslin, Lesser + Associates

-End of Minutes-