

Morgan Building Committee  
January 05, 2015  
Minutes

Present: Vece, Heffernan, DiBona, Fritz (left at 6:05 PM), Chow, Stevens, Nye, Donovan, Sullivan, Giannotti, Farmer and Cross

Absent: Simoncini, Sullivan, Giannotti

Also present: Crouse, Reese, Chait, A. Daniels, Brooks and D. Strid

### **APPROVE MINUTES – DECEMBER 08, 2015**

DiBona made a motion, seconded by Chow and unanimously approved the minutes from December 08, 2015.

### **INVOICES**

Heffernan made a motion, seconded by Fritz to approve payment to Michael Horton Associates for \$312.50. The motion was unanimously approved.

Fritz made a motion, seconded by DiBona to approve payment to Fire Marshal Bill Robbins for his 4<sup>th</sup> quarter activities for a total of 22.50 hours at \$40.00 per hour for a total payment of \$900. The motion was unanimously approved.

Fritz made a motion, seconded by Chow to approve payment to PMG for \$13,565.22. The motion was unanimously approved.

Chow made a motion, seconded by Fritz to approve payment to Strategic Building Solutions for \$2,135. The motion was unanimously approved.

DiBona made a motion, seconded by Fritz to approve payment to FIP for \$1,893,864. The motion was unanimously approved.

### **PMG REPORT**

Crouse reviewed the following change order proposals with the board.

1. Change Order Proposal 67R1, dated June 8, 2015: \$1,711 for minor hardware modifications to Doors C107-1 and C107-2 in accordance with Newman Architects response to RFI 407. Approval is recommended.
2. Change Order Proposal No. 99, dated January 4, 2016: credit (\$3,550) Provide Hussey Courtside XC10HDPE injected molded plastic bench seating in lieu of the specified wood bleachers. This change was requested by the School and is discretionary to the MSBC.
3. Change Order Proposal No. 98, dated January 4, 2016: \$26,894 Furnish and install VF2 To Market OzoGrip in lieu of the specified VCT at the Science Labs, Natural Science Classrooms, and Prep Rooms. This request was made by Newman Architects as an upgrade to the lab flooring material. Newman notes that this material requires less maintenance and if selected (with item 4 below) will

eliminate all VCT from the project which will make maintenance more uniform throughout the school. This item is discretionary to the MSBC. The project team recommends approval of this COP.

4. Change Order Proposal No. 90, dated December 1, 2015: \$766 Furnish and install Urban Plank in lieu of the specified VCT in A114 and A119. This request was made by Newman Architects as an upgrade to the flooring material in these two rooms. This item is discretionary to the MSBC. The project team recommends approval of this COP.

5. Change Order Proposal No. 83R1, dated October 15, 2015: \$17,645 Millwork modifications in the administrative area, under counter refrigerator in Admin, Culinary Arts modifications including millwork modifications, added gas range, microwave, piping, etc. These modifications are the result of program review meetings and coordination meetings with school administrators and staff and are enhancements to the program. Approval is recommended.

Item	Description	Proposed Cost
1	Hardware revisions to C107-1 and C107-2	\$1,711
2	Molded plastic seat bleachers in lieu of wood	(\$3,550)
3	Lab flooring material modification	\$26,894
4	A114 and A119 flooring material modification	\$766
5	Admin area and culinary arts modifications	\$17,645
	<b>Total if All items are accepted:</b>	<b>\$43,466</b>

Total if all items are accepted: \$43,466

Fritz made a motion, seconded by DiBona to approve all changes as presented. The motion passed with a vote of 6 in favor (Vece, Fritz, DiBona, Chow, Sullivan and Heffernan) and 3 opposed (Stevens, Donovan and Giannotti).

The total amount previously approved for Change Orders is \$605,933.

Construction cost is \$52,565,725.

Total percentage of change orders to date is 1.15%.

Owner requested change orders, (i.e. tennis court lights) to date is 0.70% (\$371k).

The project contingency is currently \$2,213,536.

Within the construction cost we have \$474,000 of Remaining Contingency and over \$440,000 in Allowances. Based upon a conservative use analysis of the remaining construction contingency and allowances, approximately \$500,000 will likely revert to contingency.

Therefore, the project has approximately \$2.7M in contingency at this time. Since project inception, the average monthly change order has been almost exactly \$40k per month. Conservatively, if we anticipate six monthly change orders in the amount of \$100k plus \$300k for the storage facility the total expended contingency would be \$900,000 at project completion. Assuming a very conservative \$300k in Owner's

cost increases over the next 9 months, this would leave an estimated \$1.5M in contingency at project completion.

**NEWMAN ARCHITECTS / FIP REPORT**

- Daniels reviewed the bell tower options with the committee. The committee agreed on a basic fiberglass non-custom bell starting at \$1,000 with no engraving. Daniels will price out slightly larger options and report back to the committee.
- It was brought to the committee's attention that the ceiling height is lower in the classroom adjacent to the learning commons. This ceiling height difference will only be visible from the exterior courtyard. FIP gave an estimate of approximately \$12,000 to \$15,000 to raise the ceiling. This price does not include new lighting. There were some concerns regarding the HVAC in the classroom with the higher ceiling. Sullivan made a motion, seconded by Chow to approve not to exceed \$15,000 to raise the ceiling in the learning commons adjacent classroom from 12' to 18'. The motion failed to pass with a vote a 2 in favor (Sullivan and Chow) and 5 opposed (DiBona, Sullivan, Donovan, Giannotti and Heffernan).
- FIP reported on the job site activity from last month

The next building committee meeting is February 2nd at 6:15 PM. The site walk will begin at 5:00 PM. The March meeting will be scheduled for either March 1<sup>st</sup> or March 8<sup>th</sup> based on FF&E bid results.

Fritz made a motion, seconded by DiBona and unanimously adjourned the meeting at 6:47 PM.

Respectfully Submitted,

Mary Schettino