

Morgan Building Committee  
May 03, 2016  
Minutes

Present: Cross, Farmer, Heffernan, Vece, Crouse, DiBona, Nye, Donovan, Giannotti, Fritz,  
Simoncini (arrived at 6:30 PM), Sullivan (arrived at 6:30 PM)

Absent: Chow and Stevens

Also present: Crouse, Brooks (arrived at 6:30 PM), Daniels, Chait and Reese

### **APPROVE MINUTES – APRIL 5, 2016**

DiBona made a motion, seconded by Fritz and unanimously approved the minutes from April 05, 2016 with one abstention from Giannotti.

### **INVOICES**

DiBona made a motion, seconded by Fritz to approve payment to PMG invoice #36 for \$8,375. The motion was unanimously approved.

Fritz made a motion, seconded by Heffernan to approve payment to New England Environmental Services invoice #8481 for \$1,570. The motion was unanimously approved.

Fritz made a motion, seconded by DiBona to approve payment to Newman Architects invoice #20703 for \$26,203.17. The motion was unanimously approved.

Heffernan made a motion, seconded by Fritz to approve payment to Strategic Building Solutions invoice #15636 for \$3,446. The motion was unanimously approved.

DiBona made a motion, seconded Fritz to approve payment to Independent Materials Testing Laboratories invoice #2034-X for \$4,460. The motion was unanimously approved.

DiBona made a motion, seconded by Fritz to approve payment to FIP Construction invoice #13003.24 for \$2,134,937. The motion was unanimously approved.

### **PMG REPORT**

Crouse reviewed the following change order proposals with the board.

#### Change Order Proposals

The project team is requesting review and consideration for the following change order proposals for the New Morgan School.

1 Change Order Proposal 119: \$6,120 for the installation of additional fencing at the ball fields. This change provided modification to the baseball fencing to allow for removal of the batting cage off the field as well as fencing in front of the dug-outs for both baseball and softball. Approval of this change order request is recommended by the project team.

2 Change Order Proposal No. 120: \$2,792 for the procurement and installation of the additional buffer plantings along the east side of the tennis courts as recommended by Richard Snarski and reviewed by the Town WEO. This item is discretionary.

3 Change Order Proposal No. 121: \$2,110 for the procurement and installation of the building plaque as designed by Newman Architects at the request of the Town. Approval is recommended by the project team.

4 Change Order Proposal No. 122: \$1,520 for factory finishing the overhead at the auditorium stage in two colors, black on the stage and brick tone on the exterior. Specifications called for single color door. Approval is recommended by the project team.

5 Change Order Proposal No. 125: \$45,269 for the installation of electrical service from the New Morgan School to the stainless steel enclosure located on a concrete pad adjacent to the tennis courts. FIP received three proposals for this work. This proposal is \$7,046 lower than the next lowest proposal. Approval of this change order request is recommended by the project team.

#### Summary

| Item | Description                             | Proposed Cost |
|------|---|---------------|
| 1    | Additional fencing at athletic fields   | \$6,120       |
| 2    | Additional buffer plantings             | \$2,792       |
| 3    | Building Plaque                         | \$2,110       |
| 4    | Overhead Door at Auditorium             | \$1,520       |
| 5    | Electrical service to the tennis courts | \$45,269      |
|      | Total if All items are accepted:        | \$57,811      |

The total amount previously approved for Change Orders is \$1,082,466. (This includes \$280k for the storage facility approved at the March 1, 2016 MSBC meeting.) Construction cost is \$53,042,258.

Total percentage of change orders to date is 2.04%. Owner requested change orders, (i.e. tennis court lights, Storage Facility) to date is 1.53% (\$812k).

Fritz made a motion, seconded by Sullivan and approved change order #17 for \$57,811. The motion was unanimously approved.

The MSBC project contingency is currently \$1,600,955. FIP Remaining Contingency as of May 1st is approximately \$270k. FIP Remaining Subcontractor Allowances as of May 1st is approximately \$250k. Based upon current projections, over \$200k will be credited to the project contingency for Construction Cleaning & Waste Removal. The project rebates for high efficiency electrical design is approx \$96,000 and gas \$48,000.

**Total projected unallocated funds is approximately \$2.2M**

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FF&E is projecting approximately \$500k over budget. Technology is projecting approximately \$250k over budget. Theater Package is projecting at approximately \$200k. Allowance for additional change orders & owner's costs: \$250k.

**Total projected additional cost is approximately \$1.2M**

#### FF&E Update

The FF&E package went to the state in February for review. We expect to hear from them by the end of the week. Once we receive approval from the state the town can go out to bid. The anticipated bid opening is May 17<sup>th</sup> at 2pm. Crouse reviewed the furniture and technology budget with the committee. The state has revised the eligible and ineligible costs and has declared \$388,809 of the furniture/equipment budget as ineligible. The state has declared \$56,537.65 of the procurement budget items as ineligible. Once the bids are received, FIP will review them and the committee will schedule a special meeting to approve the bids.

#### NEWMAN ARCHITECTS

Newman Architects had nothing new to report.

#### FIP REPORT

FIP reported on the previous and upcoming job site activities. This was the last site visit scheduled before the grand opening in August.

#### OLD BUSINESS

The Ribbon Cutting Open House is planned for Sunday, Aug. 28, 2016 from 2-5pm. Refreshments will be served. DiBona requested a budget of \$4,500 for the event. Fritz made a motion, seconded by Nye to approve a budget not to exceed \$4,500 for the Ribbon Cutting Open House. The motion was unanimously approved.

Fritz made a motion, seconded by Simoncini and unanimously adjourned the meeting at 7:30 PM.

Respectfully Submitted,

Mary Schettino