

Lunenburg School Building Committee - Working Group Project Budget Meeting

Date:	10/10/13
Location:	Thomas C. Passios Building, Room 13
Time:	5:00 PM
Next Meeting:	10/24/13 5:00 PM



	Name	Association/Title	Member/Advisor
✓	Loxi Jo Calmes	Lunenburg Superintendent of Schools, LSBC	Member
✓	Michael Mackin	Lunenburg School Committee, Chair	Member
✓	Dave Matthews	BOS Representative, LSBC Member	Member
✓	Nathan Lockwood	Planning Board, LSBC Member	Advisor
✓	Mark Erickson	Finance Committee, LSBC Vice Chair	Member
✓	Greg S. Roy	Citizen, LSBC Member	Member
✓	John Londa	Director of Facilities	Member
✓	Brian Spadafino	LHS Principal	Advisor
×	Tim Santry	LMS Principal	Advisor
✓	Charles Hay	Principal-in-Charge, Tappé Associates	Advisor
✓	Greg Cohan	Joslin, Lesser + Associates	Advisor
✓	Christine DePalma	Joslin, Lesser + Associates	Advisor
×	Jeffery Luxenberg	Joslin, Lesser + Associates	Advisor
✓	Michael Kearns	Shawmut Design & Construction	Advisor

Discussion

**1 Call to Order**

Michael Mackin, Chairperson of the Lunenburg School Building Committee (LSBC), called the meeting to order at 5:05 PM. The purpose of the meeting was to review Lunenburg Middle/High School project schematic design cost estimate to determine if any additional value management items could be identified by the project team.

**2 Review of Lunenburg Middle/High School Cost Estimates and Value Management Discussion**

- Greg Cohan briefly reviewed the project schematic design cost estimate data that was reviewed at the Lunenburg School Building Committee meeting on September 30, 2013.
- Mr. Cohan also distributed a file that the MSBA assembled tracking schematic design cost estimate data on school projects (this information was requested by the Working Group and distributed in advance of the meeting). Mr. Cohan explained that it is challenging to compare any of the projects on the spreadsheet to the Middle/High School project. Some of the projects are more than a few years old and the construction market has changed since then. In addition, the spreadsheet does not provide additional context on the projects such as special circumstances that make the project unique (such as site conditions, etc.).
- Mr. Hay distributed a file generated by its cost estimator, PM & C. The file provided some cost estimate data on some recent school projects.
- The Working Group engaged in a discussion about the estimates and the potential value management choices that it can consider. One approach would be to identify stand alone scope items that could be listed as additional alternates. The team discussed that beyond the Greenhouse that it may be difficult to identify additional alternates. Any alternates would need to be covered by Owner's Contingency (all costs would be excluded by the MSBA).
- Mr. Hay distributed a list of additional potential value management items for the Working Group to review and consider. None of the items on the list would negatively effect the project's educational program/vision. Tappe and Shawmut will analyze these items for cost and the Working Group will be provided with updated cost estimate data at its next meeting.
- Some members of the Working Group had general questions about the cost of green projects. Mr. Hay provided some clarification on this topic. Designing a sustainable design school is not optional, it is required. Under the MSBA program, every school project must qualify for CHPS or LEED in order to receive any funding from the state. The MSBA requires that you meet the base standard of CHPS "verified" for participation in project funding. They do not provide any added reimbursement for meeting this base standard. There is also then a second level which is CHPS "verified leader".

**Discussion**

This is the program most typically pursued for a new building and the MSBA offers two reimbursement points for meeting this standard. Tappe does not believe that the project will achieve a significant reduction in construction costs by dropping from leader status to verified status. If the District did elect to do this, it would give up two funding reimbursement points from the state that reduce the local share and make the school less efficient to operate.

- Tappe also presented the Working Group with a conceptual alternative design scheme that it feels may be less expensive to construct (potentially less site costs). Tappe will develop the scheme in more detail so that its cost estimator and Shawmut can provide the Working Group with an estimate on it. It is anticipated that the updated cost information will be available for the Working Group to review in advance of its meeting on October 24.

**3 Adjournment**

The meeting was adjourned at 6:50pm.

*These meeting minutes were prepared by Joslin, Lesser + Associates. Please notify Joslin, Lesser + Associates within 48 hours of receipt of this document regarding any required corrections or clarifications.*