

- Present:** Jeff Adams, Dave Anderson, Stan Durlacher, John Flaherty, Tim Hult, John Lindner, Diana Rigby, Louis Salemy, Charlie Sample, Bill Tice, Richard Waterman, Jerry Wedge, Chris Whelan, Elise Woodward
- Also Present:** David Saindon, Frank Vanzler, KVA, Leland Koehler/Rice, Lisa Pecora-Ryan, Jeanne Roberts, Michael Rosenfeld, OMR, Tom Piper, Peter Fischelis
- Absent:** Peter Badalament, Walter Birge, Michelle Ernst, Karla Johnson, Brian Miller, Joseph Morahan, Peter Nobile, Sergio Siani, Margaret Waterman

I. **Call to Order**

Jerry Wedge called the meeting to order at 6:10 PM.

Diana reported that today the MSBA Board of Directors approved the preferred schematic design for the estimated total project budget of \$92,490,451 with preliminary design pricing estimated total construction \$73,503,776. MSBA Board member Terry Kwan noted that Concord-Carlisle had worked hard to secure the second gym and praised the school district for their exemplary PE program especially in a time of health issues for young people.

II. **Reading of Minutes**

Draft minutes from the June 20th meeting were held over for the next meeting.

IV. **OMR Update – Lisa Pecora-Ryan**

Lisa reported that the team has been moving full force on the schematic design drawings, have been feeding information to the cost estimators and on August 1st will give them a full package. On August 12th through the 15th OMR will work on reviewing the cost estimate and reconciling the budget and have a presentation for the committee to review on August 17th.

Lisa introduced Bill Brown, landscape architect, who will discuss the latest site drawings. He reported that it's a great site plan the way it integrates with the periphery and also to be able to use the site, because there is enough room, to incorporate storm water management strategies into the site plan in an inexpensive way, which he explained in detail. He also spoke about the different spaces as part of the design; social areas, quiet areas, benches, terrace, stone walls, trees, amphitheater.

Michael Rosenfeld gave us an update on the plans and how these plans are different with more detail. Even though we are at the end of schematic design it's still very early in the defined design of the building. The building committee will vote to approve the completed schematic design and project budget at the August 17th meeting.

Lisa talked out the building envelope. Last week OMR met with the engineers and worked on feedback from the IDT meeting and also from the last building committee meeting. Lisa went over the costs and paybacks in regard to sustainability and explained in detail the differences in Stretch Code, Stretch Code (Plus), Superior Envelope, and Superior Envelope w/PV. After considerable discussion the committee agreed to support the Superior Envelope. A **Motion** was made to approve the design presentation as presented; so moved by Stan Durlacher and seconded by Dave Anderson. The motion was unanimously approved.

V. **Owner Update:**

- Sustainability goal - was discussed above and all are in agreement
- Fields – question as to whether we do repair to the fields at the high school under the umbrella of the project or whether the school committee will have to ask for funds to do it in the next few years. Questions is should we put it into the project and treat it as something we can take out if it's over budget or ignore it as an issue and let school committee deal with it. After discussion Elise Woodward made a **Motion** that we do not include rebuilding the fields in this project, seconded by Louis Salemy. The motion was unanimously approved.
- Alternative gym – Louis Salemy suggested that we build the second gym at a much lower cost per square foot than the main building. Michael Rosenfeld agreed that they will squeeze the square footage down and because it's separate it gives them the license to design it in a way that it expresses its function as a second gym.

III **OPM Update – David Saindon, KVA**

David spoke about the next steps: August 1, 2011 – Issue Cost Estimating drawings; August 17, 2011 – Approve SD and Project Budget; August 19, 2011 – Submit Schematic Design to MSBA.

David presented a cost to risk analysis if we go CM at Risk. There are some up front costs but depending on how you manage the process there are some potential benefits.

Frank Vanzler cited the two primary benefits to going with CM at Risk versus Lump Sum; you get the opportunity to hand pick the people that you will work with and the opportunity to go faster with the potential of saving money.

A **Motion** was made by Elise Woodward to proceed with preparing the documents to go with CM at Risk that would include an accepted proposal, seconded by Chris Whelan. The motion was unanimously approved.

David noted that as part of the process of the application to proceed, this committee would need to assign a CM prequalification committee, which should be made up with individuals who are experienced in the construction industry.

VI. **Action Items:**

- None

VII. **New Business:**

VIII. **Public Comments:**

IX. **Adjourn:**

A motion was made to adjourn by Bill Tice and seconded by Stan Durlacher at 8:30 PM. The motion was unanimously approved.

Respectfully submitted,
Leona Palmaccio

Approved: 8/17/11