



Town of Swampscott, Hadley Elementary School

Swampscott School Building Committee Meeting #25

Date & Time: 7:30AM on January 21, 2014

Location: Swampscott Middle School

Attended

Swampscott School Building Committee (SSBC):	Joseph Crimmins, SSBC Chair (JC) Barry Greenfield, Board of Selectmen (BG) Laurier Beaupre, Ex. Officio (LB) Gregory D'Antona, Finance Committee (GD) Carin Marshall, School Committee Member (CM) Pam Angelakis, Assistant Superintendent (PA) Sandra Rivers, Principal, Hadley School (SR) Garrett Baker, Member, MCPPO Certified (GB)
Hill International (Hill):	Joseph Naughton Paul Kalous (PK) Inger Hamre-Foley
Mount Vernon Group Architects (MVG):	Al Cuevas, AIA (AC)

The purpose of the meeting is to move the Hadley Elementary School Project forward.

Update

Pam Angelakis and Garrett Baker to present the budget they have for renovating Clarke School to host the pre-K and K. MVG noted that one of the abutters called their office for information on the planned site work specifically on the storm water retention.

Approval of Meeting Minutes

Motion: That the minutes of meeting #24, dated January 14, 2014 be accepted.

Motion by: Garrett Baker

Seconded: Gregory D'Antona

Vote: Unanimous

Approval of Design Bid Build (Chapter 149)

Motion: That the new elementary school project get procured through Chapter 149.

Motion by: Garrett Baker

Seconded by: Gregory D'Antona

Vote: Unanimous



MSBA's Form 3011

The handout from Hill included a draft copy of the MSBA's Form 3011. Hill has worked with MVG on entering the budget numbers into each line item in the column called "Estimated Budget". The form is a template from the MSBA, and by completing the column "Estimated Budget", as well as the square footage and reimbursement rate, the remainder of the form will calculate itself.

Hill reviewed each line item as well as the reimbursement rate. The current reimbursement rate that was included in the Town's Feasibility Study Agreement with the MSBA is 45.32%. The maintenance plan is currently adding 0.84% to the reimbursement rate, and by designing the project to receive MA-CHPS an additional 2% could be added to the reimbursement rate, totaling the estimated reimbursement rate to 48.16%.

The Total Project Budget is listed as \$53,511,306. Hill will need to confirm all the numbers and will be reviewing the form with the MSBA to see if they have any initial comments.

The construction contingency is 5% of the total construction budget, while the owner's contingency is 2% of the soft cost budget. These are typical percentages and both MVG and Hill noted that the typical school projects they have completed have between 0.5% and 3% in change orders. The change orders will be reviewed by the MSBA and they will determine if any of the cost is eligible for reimbursement.

Committee members are concerned with the total project cost, and requested that the team review the other feasibility study options and create a separate MSBA 3011 form for each option. The Committee also requested that the team show what the price tag is for the demolition and site work at Stanley, as well as how the project and construction numbers stack up with other similar MSBA projects.

Hill noted that the current MSBA 3011 is a draft and will need to be reviewed further with the MSBA, MVG and estimators and will have more information at the next meeting.

Next Meeting

The next School Building Committee (SBC) meeting is scheduled for January 28, 2014 at 7:30AM to further review the MSBA 3011 Form, updated cost for the other Feasibility Study options, as well as cost for the work scheduled for the Stanley site.