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**THURGOOD MARSHALL MIDDLE SCHOOL – Lynn, MA**

**TMMS Building Committee Meeting No. 9**

Tuesday, July 30, 2013

Staff Development Room, Lynn Voc Tech Annex

10:00 AM

## Agenda

1. Overview of Schematic Design
  - Presentation of Schematic Design
  - Update on Geo-environmental, Geotechnical and Site
  - Update from MSBA on DESE Submittal
  - Update from City on Mass Historical Commission Approval
2. Review of Construction Cost Estimate
  - Cost Reconciliation Process – Construction Cost
  - Total Project Budget to be Submitted to MSBA
3. Building Committee Vote on Schematic Design Submission to MSBA
  - Schematic Design Submission to MSBA on August 8, 2013
4. Update on Public Outreach
5. Other Business
6. Next Meetings

<b>MARSHALL MIDDLE SCHOOL – LYNN, MA</b>	<b>MEETING MINUTES</b>
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<b>School Building Committee (SBC) Meeting No. 9</b>	<b>July 30, 2013</b>
Location:	Lynn Vocational Technical Annex - Staff Development Room
Time:	10:00 AM

**Attendees:**

<b>Name</b>	<b>Assoc.</b>	<b>Present</b>
Edward Calnan	SBC	Y
Richard Cowdell	SBC/Principal - TMMS	Y
Janet Costin	SBC/ Secretary - Superintendent's Office	N
Michael Donovan	SBC/ISD/Building Commissioner	N
John Ford	SBC/School Committee + Rep Steven Walsh	N
Richard Fortucci	SBC/Treasurer/CFO	Y
Thomas P. Iarrobino	SBC/School Committee Secretary	Y
Catherine Latham	SBC/Superintendent	Y
Sue Rowe	SBC/Dir. Curriculum & Instruction	Y
Jaye Warry	SBC/Deputy Superintendent	Y
Charles E. White	SBC/Purchasing Agent	N
Darren Cyr	Councilor Ward 3	N
Patrick Santerre	TMMS Parent	N
Gene Raymond	Raymond Design Associates (RDA)	Y
Jeffery Luxenberg	Joslin, Lesser + Associates (JLA)	N
Lynn Stapleton	Joslin, Lesser + Associates (JLA)	Y

The meeting was called to order at 10:13 AM.

I. Overview of Schematic Design

1. RDA provided a presentation of the Schematic Design That will be submitted to the MSBA on August 8, 2013.
2. G. Raymond noted that the Schematic Design was a result of weekly meetings with User Groups and that the Educational Steering Committee vetted all decisions.
3. It was noted that an acoustical consultant studied the noise and vibrations caused by the adjacent rail lines and recommended solutions to mitigate the impact on the new school. The recommendations were implemented and there should be no impact from the rail lines.
4. The need for a pile foundation system was discussed. At the Feasibility Study phase, it thought that a typical slab-on-grade and spread foundation system could be utilized. The geotechnical report indicated otherwise and a pile foundation system is included in the Schematic Design.

5. The underground culvert that bisects the lobby of the school will be bridged over with the structural slab and will not be impacted.
6. It was noted that Joslin Lesser contacted the MBTA regarding the project and was provided with a contact name at MBTA Operations and Joslin Lesser sent an email requesting a site meeting. RDA will incorporate the specifications required of the MBTA for construction work adjacent to the rail lines and Walsh will fill out the application.
7. The DESE Submittal is to be submitted again with the Schematic Design Submission and will incorporate any changes from the submission made to the MSBA on June 21, 2013.
8. The Mass Historical Commission Project Notification Form was submitted on June 24, 2013 and approval was received on July 17, 2013.
9. An overview of the site plan and the site improvements were presented. There is minimal space left for landscaping and there is no space available for outdoor play space.
10. On overview of the floor plans and the use of spaces was presented. Common spaces are on the first floor. The upper floors will house 10 clusters, teacher planning spaces and project work rooms. The Consumers Sciences are on the third floor off the public corridor. The rooftop play space is accessed from the third floor corridor and a stairway that leads to the locker rooms. There will be two teaching walls in each classroom. The AV/Studio will be outfitted by the Educational Access Committee. Renderings were presented to convey what the school will look like.

## II. Review of the Construction Cost Estimate

11. Joslin Lesser provided a Cost Reconciliation Spreadsheet and explained the cost reconciliation process that occurred on July 29, 2013. The Designer's cost estimator and the CM's cost estimator prepared independent cost estimates and those estimates were reviewed jointly line by line to confirm quantities and unit costs. The estimates were reconciled to within 1% of each other. The following are the value of the two construction cost estimates:

PM&C (Designer's Cost Consultant)	\$ 67, 725,244
Walsh	\$ 68,693,856

The Designer's construction cost estimate will be used as the construction budget for the Total Project Budget development. Value management items will need to be identified for the value of the difference in the two estimates in case it is required to delete scope to reach the construction budget.

12. Joslin Lesser provided an outline of the Total Project Budget and explained that the Total Project Budget was \$87,697,296 and that the City's share of these would be \$34,913,314 based on a straight 80-20 split of eligible costs.
13. It was noted the City's cost of repair only of the existing Thurgood Marshall Middle School was approximately \$38, 000,000 and would not even address the educational deficiencies within the school.
14. R. Fortucci, CFO, indicated that the bulk of the City's debt is maturing and that this project is feasible for the City and that there would be minimal impact on tax payers.

## III. Building Committee Vote on Schematic Design Submission to MSBA

15. The following vote was taken:

**Motion:** Motion by Catherine Latham that the Thurgood Marshall Middle School Building Committee votes to approve the submittal of the Schematic Design Submission and Total Project Budget presented to the MSBA on August 8, 2013. Moved by Ed Calnan. Seconded by Richard Fortucci.

**Vote:** 7 in favor, 0 against. The vote was unanimous.

IV. Update on Public Outreach

16. The District is working with Grant Communications to produce flyers that provide information on the project. The flyers will be handed out and mailed to voters.

17. Meetings will be set up with community groups and parent-teacher associations.

V. Other Business

18. A Value Management Meeting was scheduled for July 31, 2013 at 1:00 PM with the TMMS Working Group to approve value management items that can be incorporated if design exceeds estimated costs.

19. Meeting Minutes will be posted on the District's Thurgood Marshall Middle School project link.

VI. Next Meetings

20. Next Meeting:

TMMS Building Committee Meeting      *Tentative: August 27, 2013*    10:00 AM      Lynn VoTech

VII. Adjourn

21. The meeting adjourned at 11:31 AM.

**Motion:** Motion by Catherine Latham that the Thurgood Marshall Middle School Building Committee adjourn at 11:31 AM. Moved by Jaye Warry. Seconded by Richard Cowdell.

**Vote:** 7 in favor, 0 against. The vote was unanimous.

Respectfully submitted,

**Lynn Stapleton**

Joslin, Lesser + Associates, Inc.

TMMS Building Committee Meeting No. 9 - Schematic Design Estimate & Submission

Sign-In List

Location: Staff Development Room, Lynn Voc-Tech Annex, 90 Commercial St.

10:00 AM

Signature	Name	E-Mail Address	Contact Info / Phone #
1 <i>Catherine Latham</i>	Catherine Latham	lathamc@lynnschools.org	O: 781-593-1680 C: 781-953-3352
2 <i>Tom Iarrobino</i>	Tom Iarrobino	iarrobinoT@lynnschools.org	O 781-477-7220 C: 508-982-7962
3 <i>Richard Cowdell</i>	Rich Cowdell	cowdellr@lynnschools.org	O: 781-477-7360 C: 617-538-2821
4 <i>Jaye Warry</i>	Jaye Warry	warryj@lynnschools.org	O: 781-593-1680 Ext. 3144 C:
5 <i>Sue Rowe</i>	Sue Rowe	rowes@lynnschools.org	O: 781-593-1680 Ext. 3144 C:
6	Michael Donovan	mdonovan@lynnma.gov	O: 781-598-4000 C: 617-212-7274
7 <i>Edward T. Calnan</i>	Ed Calnan	edcalnan@gmail.com	C: 617-548-1325
8	John Ford	j.e.ford@verizon.net	O: 617-722-2430 C: 781-789-4455
9 <i>Richard J. Fortucci</i>	Richard Fortucci	RFortucci@LynnMA.gov	O: 781-586-6904 C: 781-910-5407
10	Charles White	Cwhite@LynnMA.gov	O: 781-586-6924 C: 781-346-2971

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Location: Staff Development Room, Lynn Voc-Tech Annex, 90 Commercial St.

10:00 AM

Signature	Name	E-Mail Address	Contact Info / Phone #
	Darren Cyr	tyoung@lynnma.gov	O: 781-760-7246 C:
	Patrick Santerre	santerre2@gmail.com	P: 781-405-0457
<i>mm</i>	Gene Raymond	graymond@rda-design.com	O: 781-421-3480 C: 781-561-5270
	Alex Liousas	aliousas@rda-design.com	O: 781-421-3480 C: 617-947-8576
	Jeff Luxenberg	JLuxenberg@joslinlesser.com	O: 617-744-3118 C: 617-293-6106
<i>Lynn Stapleton</i>	Lynn Stapleton	lstapleton@joslinlesser.com	O: 617-744-3128 C: 508-269-0457
<i>Brian Branchi</i>	Brian Branchi	bbranchi@wbsbros.com	617 719 1899
<i>Lorraine Gately</i>	Lorraine Gately	lmgately123@verizon.net	(781) 596-0609
<i>Brant Duncan</i>	Brant Duncan	bduncan@lynnteachersunion.org	781 405 9557
<i>Stanley Warring</i>	Stanley Warring	StanleyWarring@msa.ma	781 715 5614

Thurgood Marshall Middle School, Lynn, MA

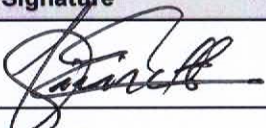


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10:00 AM

Signature	Name	E-Mail Address	Contact Info / Phone #
21 	KIRINATH SAINO		781-715-5406
22 	Rick Starbuck Sen. McGreeley's office	rstarbuck@comcast.net	781-599-7999
23 	Steven Smalley office	steven.smalley@masenate.gov	(617) 722 1350
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