

Minutes of the Building Committee
GHS Music Instructional Space and Auditorium Project

Date: April 2, 2013

Location: Board Room, Havemeyer Building

Attendees: Committee Voting Members – Bob Brady, Leslie Cooper, Adriana Ospina, Joe Ross, Leslie Tarkington, Jackie Welsh, Sandy Waters.

Ex-Officio – Bob Kavee, Leslie Moriarty.

Other – Ty Tregellas and Bruce Hoff from Turner; Federico Del Priore from Perkins and Will; Ron Matten, John Frangione, Jeff Spector, Chris Winters from BOE. Genny Krob.

Joe called the meeting to order at 7:40 am.

MOTION: Leslie Tarkington moved, and Bob seconded, payment of \$9809.75 for a February 22, 2013 invoice from AECOM for consulting services from October through February. Total invoice was for \$255,000, of which \$9809 is related to the MISA project.

VOTE: 7-0 MOTION PASSED

MOTION: Bob moved, and Jackie seconded, approval of the February 5 meeting minutes.

VOTE: 5-0-2 (Joe Ross and Sandy Waters abstained) MOTION PASSED

MOTION: Adriana moved, and Bob seconded, approval of the March 14 and March 19 meeting minutes.

VOTE: 6-0-1 (Leslie Cooper abstained) MOTION PASSED

Joe informed the committee that Dave Evans is no longer working with Perkins and Will.

There was a lengthy conversation about measures to save costs in the project, in which bids have come in above estimate.

The BOE will consider changes in the ed specs at its meeting on April 10. Leslie Moriarty requested more detailed information about the implications and potential savings of removing the orchestra pit and other items from the educational specifications. BOE staff is also developing a list of pros and cons of changing various ed specs.

Jackie noted that the BOE staff should also consider the additional operating costs (primarily labor) incurred to install a stage thrust should the orchestra pit be removed from construction.

She noted that this would reduce the overall construction cost savings. For safety purposes, Ron Matten noted that unionized mechanical staff, not students or custodial staff, would have to install a stage thrust. Cost per single installation would approximate \$900. One thousand installations at current cost would exceed the projected savings.

Federico presented a redesign study of the current auditorium space to accommodate the instructional program. The purpose in considering this option again at this point is to save cost without sacrificing program. Federico emphasized that the design is preliminary and requires additional refinement. All programs and agencies do work. Joe noted that the overall instructional space is at least 1500 square feet larger in the redesign than in the original design.

A number of issues were raised:

1. The band room ceiling would likely be 3+ feet lower than the original design (22' instead of the original 26'), with implications for acoustics.
2. The redesign would offer steel and masonry cost savings, but there are additional costs, too (eg. the necessity of installing a firewall behind the existing auditorium – extension of the galleria wall, etc.).
3. Mechanicals in the renovation option would be on the roof.
4. Current glass wall in the auditorium lobby, which is not energy efficient, would be replaced with other materials and landscaping. It is a primary entry wall to the total building, so it would require some design attention.
5. How much parking is lost from the original design?
6. Planning and Zoning and Zoning Board of Appeals: what approvals are needed, how long would approvals take, etc. Approvals do open the project up to legal challenge. To conform with FAR requirements, what would have to be removed? If the band storage area, the redesign is unworkable.
7. Should windows be added to this design?
8. How would a green roof, included with the original design, be installed?
9. Turner needs to do a cost analysis by April 5. Ty believes the macro potential savings of \$1.5 million will be mitigated by add-backs.
10. What is the delay to this project incurred by project redesign and what are the cost implications of that? Joe indicated that the instructional space portion of the project would likely have to be rebid.
11. What is the additional architectural fee cost to provide construction drawings for the redesign? This would reduce project savings as well.

Bob asked whether the committee is confident of the information it is supplying to the Board of Education.

Leslie raised questions about what potential savings could be achieved by removing the balcony. The balcony is 2500+ square feet and seats 189. Removing it could be done by change order and does not delay the project.

She also asked what the implications are about rebidding the project. Ty noted that in the case of Nathaniel Witherell, the bids came in lower, except for plumbing, but there were scope changes, too. Joe noted that changes would occur trade by trade, depending upon the current competitive

situation (especially when there is a big difference between the low bidder and others). Concrete would likely decrease, but electrical would likely increase, for example. Ty said he would likely want to rebid the concrete and roof trades to realize some cost savings. Plumbing includes an alarm system to indicate when the drains are clogged, which Ty indicates he has not installed on other projects.

Leslie T. indicated that there would be BET pressure to increase contingency costs to 10% of the project cost.

MOTION: Sandy moved, Jackie seconded, the adjournment of the meeting at 9:50 am.

The next regular meeting is scheduled for Tuesday, April 16 at 7:30 a.m. in the Staff Development Room at the Havemeyer Building.

Respectfully submitted,

Sandy Waters
Clerk

Joe Ross
Chairman