



**SCHOOL BUILDING COMMITTEE  
MEETING MINUTES**

Project: Tri-County Vocational High School  
 Subject: School Building Committee Meeting No. 22  
 Location: 147 Pond St, Franklin, MA  
 Distribution: Attendees, Project File

Project No: MP20-28  
 Meeting Date: 03/23/2023  
 Time: 4:00 PM  
 Prepared By: R. Rincon

Present	Name	Affiliation	Present	Name	Affiliation
X	Brian Mushnick*	SBC Chair		Mike Burton	DWMP
X	Karen Maguire*	Superintendent	X	Trip Elmore	DWMP
X	Dan Haynes*	Business Admin.	X	Christina Dell Angelo	DWMP
X	Michael Procaccini*	Principal		Mike Cox	DWMP
X	Jonathon Dowse*	SBC Member	X	Rachel Rincon	DWMP
X	Brendan Bowen*	SBC Member		Elias Grijalva	DWMP
X	Stanley Widak Jr.*	SBC/SC Member		Charlie Lyons	DWMP
X	Harry Takesian*	Facilities		Aidan Place	DWMP
	Jane Hardin*	SBC Member	X	Carl Franceschi	DRA
X	Bob Foley*	Adult Ed Dir.	X	Vladimir Lyubetsky	DRA
	Lloyd "Gus" Brown*	Bldg. CM		Sara Carda	DRA
	Jeanne Terrell	Admin			
	Michael F. Galasso	SC Member			
	Jennifer D, Angelo	SC Member			
	Gerald Lafleur	SC Member			
	Gregory St. Lawrence	SC Member			
	Tracey Steward	SC Member			
	John Lee	SC Member			
	John Rose	SC Member			
	Steve Sullivan	SC Member			
	Patrick Moran	SC Member			
	Peter Wiernicki	SC Member			
X	Sherri Minch	Public			

Item No.	Description	Action
22.1	<p><b>Call to order:</b> 4:12 PM meeting was called to order by SBC Chair B. Mushnick with 9 of 11 voting members in attendance.</p>	Record
22.2	<p><b>Previous Topics &amp; Approval of February 15<sup>th</sup>, of 2023, Meeting Minutes:</b>            A motion to approve the February 15<sup>th</sup>, 2023, meeting minutes as submitted was made by B. Foley and seconded by M. Procaccini.</p> <p><b>Discussion:</b> None</p> <p><b>Roll Call Vote:</b> B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y,) J. Dowse (Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y), S. Widak Jr. (Y)</p> <p><b>Abstentions:</b> None</p> <p>Motion passes, to approve February 15<sup>th</sup>, 2023, meeting minutes with changes.</p>	Record
22.3	<p><b>Invoices and Commitments for Approval:</b>            B. Mushnick calls for a motion to approve DWMP Invoice No. 016</p> <p><b>Invoice 1:</b> DWMP February Invoice No. 016, in the amount of <u>\$15,000.00</u></p> <p>A motion was made by J. Dowse and seconded by H. Takesian for the approval of DWMP Invoice No. 016</p> <p><b>Discussion:</b> None.</p> <p><b>Roll Call Vote :</b> B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y,) J. Dowse (Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y), S. Widak Jr. (Y)</p> <p><b>Abstentions:</b> None</p> <p>Motion passes to approve DWMP Invoice No. 016 for payment.</p> <hr/> <p>B. Mushnick calls for a motion to approve DRA Invoice No. 013</p> <p><b>Invoice 2:</b> DRA February Invoice No. 013, in the amount of <u>\$51,000.00</u></p> <p>A motion was made by J. Dowse and seconded by M. Procaccini for the approval of DRA Invoice No. 013</p> <p><b>Discussion:</b> None.</p>	Record

**Roll Call Vote:** B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y,)J. Dowse (Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y), S. Widak Jr. (Y)

**Abstentions:** None

Motion passes to approve DRA Invoice No.013 for payment.

B. Mushnick calls for a motion to approve DRA Professional Service Invoice No. 0003

**Invoice 3:** DRA professional Service Invoice No. 003, in the amount of \$7,920.00

A motion was made by J. Dowse and seconded by B. Foley for the approval of DRA Professional Service Invoice No. 003

**Discussion:** None.

**Roll Call Vote:** B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y,)J. Dowse (Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y), S. Widak Jr. (Y)

**Abstentions:** None

Motion passes to approve DRA Professional Service Invoice No. 003 for payment.

B. Mushnick calls for a motion to approve DRA Amendment No. 4.

**Amendment 1:** DRA Amendment No. 4, in the amount of \$20,680.00.

A motion was made by J. Dowse and seconded by B. Foley for the approval of DRA Amendment No. 4.

**Discussion:** None.

**Roll Call Vote:** B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y,)J. Dowse (Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y), S. Widak Jr. (Y)

**Abstentions:** None

Motion passes to approve DRA Amendment No. 4

B. Mushnick calls for a motion to approve the Feasibility Study Agreement – Budget Revision Request No. 2

**BRR 1:** Feasibility Study Agreement – Budget Revision Request No. 2

	<p>A motion was made by J. Dowse and seconded by M. Procaccini for the approval of BRR No. 2.</p> <p><b>Discussion:</b> None.</p> <p><b>Roll Call Vote:</b> B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y), J. Dowse (Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y), S. Widak Jr. (Y)</p> <p><b>Abstentions:</b> None</p> <p>Motion passes to approve BRR No. 2</p>	
22.4	<p><b>DRA Design Update</b></p> <ul style="list-style-type: none"> <li>• C. Franceschi shares the updated work plan and schedule changes. He then asks if any members of the committee would like to participate in the working group meetings to let DRA know and they will be included. M. Procaccini and K. Maguire will invite working group members.</li> <li>• C. Franceschi mentions there are no major plan revisions but rather more refinement and development from various instructors.</li> <li>• C. Franceschi reviews the phasing plan and mentions there will be slight inconveniences at the end when the old building needs to be demolished.</li> <li>• Building Design Update       <ul style="list-style-type: none"> <li>○ V. Lyubetski shares images from previous DRA projects.</li> <li>○ There may be a vegetative roof option outside of the shops on the second floor.</li> <li>○ The roof top units will possibly be screened on one side of the units that will affect nearby residents.</li> <li>○ Finishes are reviewed.</li> </ul> </li> </ul> <p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	Record
22.5	<p><b>CM @ Risk Update</b></p> <ul style="list-style-type: none"> <li>• Construction Manager interviews took place today from 9:00AM – 2:30 PM</li> <li>• Interview Schedule       <ul style="list-style-type: none"> <li>○ 9:00 AM - Gilbane</li> <li>○ 10:15 AM - Suffolk</li> <li>○ 12:15 PM - Dimeo</li> <li>○ 1:30 PM – Consigli</li> </ul> </li> </ul> <p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>• B. Mushnick shares we interviewed all the CMs. We took notes independently and discussed them after in an executive session then took a vote. All are qualified but it came down to discussing how they can help us in working on</li> </ul>	Record

	<p>our voting process, educational offerings, diversity, game plan, timeline and their management structure. We went through a lengthy review process and today was the last leg of the process. All 4 companies put a lot of effort in this. It was very competitive as they looked at logistics, our questions and other issues.</p> <ul style="list-style-type: none"> <li>• K. Maguire comments this was not unanimous but Consigli has great expertise, like minded projects, etc.</li> <li>• B. Bowen comments they were strong when it came to the voting process and seemed very experienced in working with different communities.</li> </ul> <p><b>Vote:</b> A motion was made by B. Foley and seconded by B. Bowen for the approval of the CM Selection Committees recommendation to the SBC to proceed with Consigli Construction and to make a recommendation to School Committee with Consigli Construction for overall approval to proceed with negotiations with Consigli Construction.</p> <p><b>Roll Call Vote:</b> B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y,)J. Dowse (Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y), S. Widak Jr. (Y)</p> <p>Motion passes to approve Consigli Construction as the CM Selection Committees recommendation.</p>	
22.6	<p><b>Other Topics not Reasonably Anticipated 48 hours to prior to the meeting:</b></p> <p><b>Discussion:</b> None</p>	Record
22.7	<p><b>Public Comment:</b> None.</p> <p><b>Discussion:</b> None.</p>	Record
22.8	<p><b>Next Meeting</b></p> <ul style="list-style-type: none"> <li>• 04/20/2023 – SBC Meeting No. 23 - Zoom</li> <li>• 05/25/2023 – SBC Meeting No. 24</li> <li>• 06/21/2023- SBC Meeting No. 25 (SD Approval) School Committee/School Building Committee.</li> </ul> <p><b>Discussion:</b> None</p>	Record
22.9	<p><b>Adjourn 5:21PM</b> A motion was made by J. Dowse and seconded by B. Foley to adjourn the meeting.</p> <p><b>Discussion:</b> None.</p> <p>All in favor, Motion Passes</p>	Record

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Sincerely,

**DORE + WHITTIER**

Rachel Rincon

Assistant Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.