



MEETING MINUTES

Project: Tri-County Vocational High School
Subject: School Building Committee Meeting No. 9
Location: Zoom
Distribution: Attendees, Project File

Project No:
Meeting Date: 5/12/2022
Time: 3:30 PM
Prepared By: R. Rincon

Present	Name	Affiliation	Prese	Name	Affiliation
✓	Brian Mushnick*	SBC Chair		Mike Burton	DWMP
✓	Karen Maguire*	Superintendent	✓	Trip Elmore	DWMP
✓	Dan Haynes*	Business Admin.	✓	Christina Dell Angelo	DWMP
✓	Michael Procaccini*	Principal	✓	Mike Cox	DWMP
✓	Jonathon Dowse*	SBC Member	✓	Rachel Rincon	DWMP
	Brendan Bowen*	SBC Member		Charlie Lyons	DWMP
	Stanley Widak Jr.*	SBC/SC Member	✓	Carl Franceschi	DRA
✓	Harry Takesian*	Facilities Manager	✓	Vladimir Lyubetsky	DRA
✓	Jane Hardin*	SBC Member		Sara Carda	DRA
	Sarah Solomon	Marketing			

* SBC Voting Member

Item No.	Description	Action
9.1	Call to Order: 3:39 pm meeting was called to order by SBC Member J. Dowse with 7 of 9 voting members in attendance.	Record
9.2	Previous Topics & Approval of April 14, 2022, Meeting Minutes: A motion to approve the 4/14/2022 meeting minutes as submitted made by H. Takesian and seconded by J. Dowse. Rollcall Vote: M. Procaccini, D. Haynes, K. Maguire, H. Takesian, J. Dowse. Discussion: None. Abstentions: J. Hardin. All in favor: Motion passes, minutes approved.	Record
9.3.1	Invoices and Commitments for Approval: A motion was made by J. Dowse and seconded by K. Maguire for the approval of DWMP Invoice No. 7 in the amount of \$15,000.00. Rollcall Vote: H. Takesian, D. Haynes, K. Maguire, J. Hardin, M. Procaccini, J. Dowse. Discussion: None. Abstentions: None. All in favor, motion passes.	Record
9.3.2	Invoices and Commitments for Approval: A motion was made by J. Dowse and seconded by D. Haynes for the approval of DRA Invoice No. 3 in the amount of \$14,250.00. Rollcall Vote: H. Takesian, D. Haynes, K. Maguire, J. Hardin, M. Procaccini, J. Dowse. Discussion: None. Abstentions: None. All in favor, motion passes.	Record
9.3.3	<p>Budget Update:</p> <p>M. Cox shares a budget update with the SBC.</p> <ul style="list-style-type: none"> ➤ This does not reflect the two invoices approved today but reflects everything prior to. ➤ The budget is in good standing. <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ D. Haynes asks what is the timing of being reimbursed? M. Cox responds a reimbursement check on \$20,759.00 was approved on 5/6. The check should be cut and sent tomorrow but will double check. T. Elmore shares it looks like the MSBA is paying the last day of the following month. 	
9.4	<p>MSBA Option Development and Project Budget Process Schedule (D&W):</p> <p>T. Elmore provides the SBC with information on the MSBA schedule and option pricing process.</p> <ul style="list-style-type: none"> ➤ SOI – Submitted Spring 2019 ➤ Invited into MSBA Eligibility Period – Invited Summer 2020 ➤ Project Team Formed – Summer/Fall 2021 ➤ Feasibility Study – Complete Fall 2022 	Record

	<ul style="list-style-type: none"> ○ Preliminary Design Program Submission: August 2022. Building options will be compared in relationship with each other. (Low, Midrange, High Cost) ○ Preferred Schematic Report Submission: December 2022. 4 of 5 Building Options will be estimated in terms of a Rough Order of Magnitude Sq. Foot cost numbers ➤ Schematic Design – Complete Spring 2023 <ul style="list-style-type: none"> ○ Schematic Design Submission: June 2023. Total project cost estimate – detailed estimated project cost breakdown for the Basis of Funding. ➤ Project Funding Agreement – Regional Vote Fall 2023 ➤ Design – Complete Winter 2024 ➤ Build – Start in November 2024-2027? ➤ Fully Occupy – 2027/TBD <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ B. Mushnick shares he appreciates this timeline as it provides all of the dates people may have questions on. ➤ J. Hardin wants to know if we can share this slide with stake holders in town? T. Elmore confirms yes this is a very public process and we welcome people to these meetings. C. Dell Angelo comments we are hoping to have a good turnout at our community meeting on June 9th where a lot of people will have their questions answered. 	
9.5	<p>Existing Conditions and Preliminary Design Program (PDP) Update (DRA):</p> <p>V. Lyubetsky provides the SBC with a current list of deficiencies. V. Lyubetsky confirms the final draft of the report is complete. These bullet points represent about 600 pages of this report.</p> <ul style="list-style-type: none"> ➤ Landscape: <ul style="list-style-type: none"> ○ Athletic field conditions are fair to poor, the track is reportedly condemned and visibly deteriorated ○ Ground water was observed flowing through the storm drainage system ○ Significant erosion has occurred under the press box ○ Vehicular and pedestrian pavement and curbing is in poor condition throughout the site ○ Fields, bleachers, and the press box AAD (Architectural Access Board) non-compliant ➤ Architectural <ul style="list-style-type: none"> ○ Extensive non-conformance with AAB regulations ○ Poor exterior envelope performance ○ Lintels about doors and windows extremely corroded leading to water infiltration 	Record

- Exterior doors poorly sealed against weather due to corrosion
- Glazing materials at storefronts brittle cracking, in many cases missing
- Glazing film at all instances hazy, cracking and peeling
- Interior fire-rated doors appear to contain asbestos cores
- Prior reports indicate that vinyl tile floors may contain asbestos
- All ACT ceilings are extensively damaged; cracked, stained, missing, mismatched, or not seated in grid; some grids damaged
- Above grade portion of largely below grade corridor near loading dock extensively damaged
- FFE
 - Servery layout interferes with functional requirements
 - Servery equipment needs to be entirely replaced
 - Kitchen cannot be secured
- Fire Protection
 - The building is not sprinklered and does not conform to current code and regulatory requirements.
 - The existing domestic water system is equipped with a pressure booster, which indicates that a fire pump could be required.
- Plumbing
 - Cast iron storm drainage, sanitary drain, waste, and vent piping is is “Tru-Spun” an inferior product which has a history of premature failure, extensive investigation should be conducted prior to reuse
 - We suspect that the hot water recirculation piping is not installed in accordance with the current energy efficiency code requirements and would have to be modified.
 - Some plumbing vents are too close to fresh air intakes and should be relocated.
- Mechanical
 - some examples of roof mounted equipment that have clearly outlived their service life and have deteriorated beyond repair due to prolonged exposure
 - HVAC equipment serving the shop areas has outlived its useful service life.
 - The Shop dust collectors require explosion isolation dampers and spark detection and arresting equipment
- Electrical
 - Normal power system in poor condition
 - Emergency power system in poor condition
 - Emergency panelboards not protected in two hour rated enclosures
 - Panelboards, in some areas, code required working clearance
 - The fire alarm system in fair condition and does not meet current regulatory requirements
 - Most classrooms do not have fire alarm notification appliances
 - Exterior lighting levels likely do not meet applicable standards

	<ul style="list-style-type: none"> ○ Lack of automatic daylight harvesting per the International Energy Conservation Code ○ Receptacles in fair condition and do not meet current regulatory requirements ➤ IT <ul style="list-style-type: none"> ○ Provide an electronic security system integrated with the intrusion detection, access control, and CCTV systems ○ Provide a secure entrance vestibule with two sets of secure doors ○ CCTV cameras should be provided ○ Provide environmentally controlled MDF rooms ○ Replace shop PA system <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None. 	
9.6	<p>Existing Conditions and Base Repair Estimate Update (DRA):</p> <p>V. Lyubetsky shares one of the requirements is for us to prepare a base repair option with a cost associated with it. Basically, that means we need to figure out what this building needs over the next 5 to 10 years to operate. Also, you do not plan on moving walls to meet any educational needs. It would address the facilities needs and deficiencies. We are currently working on this base repair cost option, and we will share it with the group once it is finalized.</p> <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None. 	Record
9.7	<p>Educational Programing Meeting with Departments Progress Update (DRA):</p> <ul style="list-style-type: none"> ➤ C. Franceschi shares we have been talking with teachers in every dept and career tech program to get their input. They are about 30 minutes sessions. This is just the first time we will be speak with them throughout the process. The teachers have been providing valuable input and it all factors into our educational programming of space needs as well as thinking about preliminary options. ➤ V. Lyubetsky comments we have had 26 meetings; 2 additional meetings are scheduled and 4 are outstanding. <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None 	Record
9.8	<p>Existing Site Option Overview (DRA):</p> <p>DRA shares potential building zones and potential addition zones.</p> <ul style="list-style-type: none"> ➤ C. Franceschi shares these are the types of diagrams we will be producing. We understand there are preconceptions about this being a 	Record

	<p>renovation or maybe a renovation/addition, but we need to be thorough and follow the MSBA process and look at all options.</p> <ul style="list-style-type: none"> ➤ We have identified 5 building zones that we might consider for a new building. They are all independent of the existing school with the idea that you develop a new school while the existing school stays in operation. Then, eventually you would tear down the existing and convert it to parking or more athletic fields. As of right now, we have made no judgements about these areas as they are all very challenging in their own rights. ➤ We have also identified where we think this building can be expanded. As of right now we do not know how much space is needed. We know some space is needed but not an overwhelming amount. We still need to confirm the number of classrooms and how large the shops are in proportion to the enrollments and that is what we are working on now. <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None. 	
9.10	<p>Overview of the Public Presentation on June 9th, 2022, at 6 PM (TEAM):</p> <p>C. Dell Angelo shares the draft presentation for the first community meeting on June 9th at 6:00 PM.</p> <p>(Presentation attached)</p> <p>Discussion:</p> <ul style="list-style-type: none"> ➤ B. Mushnick comments the presentation looks very good. J. Hardin agrees but wants to make sure we do not make the meeting too long. ➤ T. Elmore asks is there a list of middle school parents that we could send this to as well? K. Maguire responds we do have a list of 7th and 8th graders and will soon have the 6th graders list as well. ➤ C. Dell Angelo asks that all comments be sent to her. 	Record
9.12	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None. 	Record
9.13	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record
9.14	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ SBC Meeting No. 9 – June 9th at 4:00 PM at Tri-County 	Record
9.15	<p>Adjourn: 4:39 pm A motion was made by M. Procaccini and seconded by J. Dowse to adjourn the meeting. Discussion: None.</p>	Record

Sincerely,
DORE + WHITTIER

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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.