

SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Tri-County Regional Vocational Technical HS
Subject: School Building Committee Meeting No. 47
Location: Remote via ZOOM
Distribution: Attendees, Project File
MSBA Module: 6- Detailed Design

Project No: MP20-28
Meeting Date: 12/12/2024
Time: 4:00 PM
Prepared By: E. Grijalva

Present

Brian Mushnick* SBC Member | Chair of SBC
Karen Maguire* SBC Member | Superintendent
Jonathon Dowse* SBC Member
Dan Haynes* SBC Member | School Business Administrator
Bob Foley* SBC Member | Director of Post Secondary, Con. Adult.
Dana Walsh* SBC Member | TCRVTHS Principal
Michael Procaccini* SBC Member
Brendan Bowen* SBC Member
Trip Elmore DWMP- Project Director
Mike Cox DWMP – Project Manager
Elias Grijalva DWMP- Assistant PM
Rachel Rincon DMWP= Assistant PM
Vladimir Lyubetsky DRA- Project Manager
Carl Franceschi DRA – Principal in Charge
Steve Johnson Consigli- Sr. Project Manager
Kristy Lyons Consigli – Precon Sr Project Manager

***School Building Committee Voting Members**

Item No.	Description	Action
47.1	<p>Call to order: 4:00 PM meeting was called to order by SBC Chair B. Mushnick, 8 of 11 voting members in attendance.</p>	Record
47.2	<p>Previous Topics & Approval of November 14 ,2024 Meeting Minutes: A motion to approve the <u>November 14, 2024</u>, previous meeting minutes as submitted, was made by J. Dowse and seconded by B. Bowen.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), B. Bowen (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); (1) Abstention: M. Procaccini; Motion passes.</p>	Record
47.3	<p>Invoices for Approval</p> <p>M. Cox delivers a financial update, outlining the approvals scheduled for tonight and the reimbursements received to date. The next expected reimbursement should be received this month. (Refer to the meeting packet for a detailed summary.)</p> <p>Firm: DWMP Invoice N0.034; Description: CD Phase + Bidding + 3rd Party Inspector + Structural Peer Review; Amount: \$141,655.00</p> <p>A motion to approve DWMP Invoice No.034, in the amount of \$141,655.00, was made by B. Bowen and seconded by M. Procaccini.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), M. Procaccini (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion pass.</p>	Record
	<p>Firm: DRA Invoice No.032; Description: Construction Document Phase; Amount: \$1,432,500.00</p> <p>A motion to approve DRA Invoice No.032, in the amount of \$1,432,500.00, was made by J. Dowse and seconded by B. Bowen.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), M. Procaccini (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion pass.</p>	
	<p>Firm: DRA Invoice PSS8.003; Description: Amendment 8: Geotech Engineering for Additional Soil Exploration; Amount: \$40,165.40</p> <p>A motion to approve DRA Invoice No. 003, associated with Amendment No. 008, in the amount of \$40,165.40 was made by J. Dowse and seconded by B. Bowen.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), M. Procaccini (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion pass.</p>	
	<p>Firm: DRA Invoice PSS14.002; Description: Amendment 14: Civil Engineering post; Amount: \$2,420.00</p>	

<p>A motion to approve DRA Invoice No. 002, associated with Amendment No. 014, in the amount of \$2,420.00 was made by B. Bowen and seconded by J. Dowse.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), M. Procaccini (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion pass.</p>	
<p>Firm: DRA Invoice PSS15.001; Description: Amendment 15: Geothermal Water Source Heat Pump System; Amount: \$28,160.00</p> <p>A motion to approve DRA Invoice No. 001, associated with Amendment No. 0015, in the amount of \$28,160.00 was made by J. Dowse and seconded by D. Haynes.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), M. Procaccini (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion pass.</p>	
<p>Firm: Consigli; Description: Preconstruction Services; Amount: \$31,191.00</p> <p>A motion to approve Consigli Invoice No.011, in the amount of \$31,191.00 was made by B. Bowen and seconded by J. Dowse.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), M. Procaccini (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion pass.</p>	
<p>Firm: Consigli Construction; Description: Bid Enabling Invoice #5; Amount: \$1,566,219.20</p> <p>A motion to approve Consigli Bid Enabling Invoice #5, in the amount of \$1,566,219.20 was made by B. Bowen and seconded by J. Dowse.</p> <p>Discussion: B. Mushnick notes that the finance committee has reviewed and approved this requisition.</p> <p>Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
<p>Firm: Project dog; Description: Bid Package#5: Elevators; Amount: \$895.00</p> <p>A motion to approve the project dog invoice, in the amount of \$895.00, was made by J. Dowse and seconded by B. Foley.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
<p>Firm: Eversource; Description: Main, Service, Meter work; Amount: \$31,404.00</p> <p>A motion to approve Eversource invoice, in the amount of \$31,404.00 was made by J. Dowse and seconded by D. Walsh.</p> <p>Discussion:</p>	

<p>T. Elmore explains that the agreement requires contributing to the cost of bringing gas to the site, in the amount of \$31,404. The agreement also states failure to make timely payment of the contribution amount shall constitute as a default of your obligation, and this agreement may be terminated by us.</p> <p>Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
<p>Acknowledgement Upcoming Invoice</p> <p>Description: Town of Franklin Project Fees for Inspections; Amount: Not to exceed \$100,000.00</p> <p>A motion to approve the Town of Franklin Project Fees commitment, not to exceed the amount of \$100,000.00 was made by J. Dowse and seconded by B. Foley.</p> <p>Discussion: M. Cox comments, we are waiting for the invoice which will not exceed an amount of \$100,000.00</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record
<p>Firm: Consigli Construction; Description: Pre-GMP#001; C.O#004; Amount: \$0.00</p> <p>A motion to approve Consigli Pre-GMP#001 Change OrderNo.004, in the amount of \$0.00 was made by J. Dowse and seconded by B. Foley.</p> <p>Discussion: T. Elmore states that there is no cost impact; this serves as a notification of expenditures from holds and allowances within the overall contract. B. Bowen asked was this reviewed by the finance committee or is this the notice? M.Cox replies this is the notice. B. Mushnick asks, why do we have to approve these if they are part of the overall contract? M. Cox explains that the holds and allowances were for scope we couldn't fully quantify but knew needed to be done. Now that the work is proceeding, either on a time-and-materials basis or with more information and a proposal, this is how they are billing against those holds. B. Mushnick asks, if the change order is marked as \$0.00, how do we determine the capacities of the holds and allowances? B. Bowen comments the concern is that without clear tracking, there's a risk of unexpectedly depleting the allowances, leaving no funds available when needed. M. Cox states that, moving forward, the hold and allowance log, showing the balance of each category, will be included in the meeting materials to prevent further confusion. S. Johnson states that the log will be included in future change orders. He also assures the committee that these change orders are thoroughly reviewed by architects, consultants, and others before reaching the SBC for approval.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	

Upcoming Commitment

Pre-GMP#3:

- OAL#5: Geothermal: \$4,414,811
- OAL#6: Concrete: \$6,900,000
- OAL #7: Structural: \$11,388,828
- Waterproofing: \$102,000
- Arch Precast Concrete \$2,807,250.00
- Foundation & Excavation \$1,941,000
- Misc TBD

* Elevators subject to negotiation

Discussion:

M. Cox explains that the Owner Approval Letter (OAL) will authorize the various firms to move forward, the SBC will vote on pre-GMP#3 in January, for billing purposes.

T. Elmore explains If you add all these numbers together, they don't total 30, but rather around 24 or 25. The "Miscellaneous" category includes various items like general conditions, general requirements, and some additional holds and allowances to get us through the winter. These are pre-GMPs, and we're aiming for the final GMP sometime next fall, which is expected to be around \$240 million or so.

47.4

Construction Update

Record

Executive Overview: November 2024

- The project team is currently preparing to complete the sitework enabling phase and transition to foundation excavations. All drilling and blasting required within the project fence line and in the utility access corridor have been successfully concluded, enabling the installation of a significant portion of civil utilities in these areas. Electrical manholes have arrived on site are scheduled for installation in early December, with pacing of the utility access corridor planned to follow shortly thereafter.
- Excavation for detention systems is actively progressing with a concrete pour for detention system #2 scheduled for early December. Screening and crushing operations are ongoing, with approximately 8,200 cubic yards of soil screened in November; Both screened soil and processes rock are being stockpiled in the multipurpose field. Once complete, excavation to subgrade will commence on the north side of the building.

Financial:

- **Contract:** \$12,929,302.00
 - **Bill to date:** \$7,329,388.00

Quality

- Submittals: 65 closed; 2 pending
- RFI: 22 closed; 2 pending; 4 overdue

Schedule:

- **Construction Activities – Next 4 weeks**
 - Utility Corridor: Complete

	<ul style="list-style-type: none"> ○ Building Pad: Complete ○ Screening Topsoil: On-Going ○ Trailer Set up ○ Football Field: <ul style="list-style-type: none"> ▪ Remove Trees, Install Temp Fence, Erosion Control, Strip topsoil ○ Utility Access Corridor <ul style="list-style-type: none"> ▪ Back fill and Grade, Fine Grade and Binder , Install Tracking Pad, Stop sign, fence and jersey barriers ○ New Building Site <ul style="list-style-type: none"> ▪ Excavate and Install Detention System 1 + 2 ▪ Installing Drainage + Water line ▪ Begin building subgrade ● Pre-Con + Arch Precast Design Assist <ul style="list-style-type: none"> ○ Resubmission of Design Assist Shop Drawings Incorporating comments from Design Team ○ Finalize MEP Coordination with Precast Panels ○ Review Crane Logistics ○ Finalize color selection with owner ○ Finalize cost tracking <p>Discussion: None</p>	
<p>47.5</p>	<p>Design Team Update</p> <ul style="list-style-type: none"> • Project Team Weekly Meetings • Construction Manager Weekly Meetings • Design Team Weekly Coordination Meetings • Architectural Precast – Design Assist coordination with the sub-contractor. Finish sample reviewed with the Design/Colors Group. Additional samples should be available for review. • Site Enabling Construction Support • Work with the Project Team on Geothermal Design – Bidding Complete • 90% Construction Documents Cost Estimate Set – Reconciled with CM-R • Foundations and Structural Steel Bid Package – Done • Meetings with the Academic Programs furniture layouts – Completed • MSBA 90% CD Submission – December 17th • Working on 100% Construction Documents <p>Discussion: B. Mushnick asks how long it will take for the MSBA to respond to the 90% submittals. T. Elmore replies, they have 21 days to reply.</p>	<p>Record</p>
<p>47.6</p>	<p>Bid Package Updates and Masonry Pre-Qualification</p> <p>BP#5: Elevators</p> <ul style="list-style-type: none"> • Low Bidder: Delta Beckwith Elevator Company • Bid Amount: \$788,000.00 • Consigli to attempt negotiate with Delta 	<p>Record</p>

BP#6: Masonry

- December 12, 2024: Select Review Committee
- December 18, 2024: RFQ Live
- January 06, 2025: Qualifications Due
- January 15, 2025: Approve Qualified Bidders
- January 16, 2025: Invitation to Bid
- February 05, 2025: Award Bidder

BP#7: Main Building

- December 12, 2024: Select Review Committee
- January 02, 2025: RFQ Live
- January 22, 2025: Qualifications Due
- March 3, 2025: Issue Bid Package to prequalified firms
- April 4, 2025: Award Bidder

Pre-qualification committee volunteers

- B. Bowen (owner)
- J. Dowse (owner)
- B. Bowen (owner)
- M. Cox (OPM)
- V. Lyubetsky (Designer)
- K. Lyons (CM)

A motion was made by D. Haynes and seconded by K. Maguire to approve the prequalification committee.

Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.

47.7

90% Construction Document Budget/VE Update

Comparison through each phase (refer to meeting packet for a visual)

- **Design Development (DD)**
 - Construction Cost: \$233,249,524.00
 - Total Project Cost: \$285,992,692.00
- **60% Construction Documents (CD)**
 - Construction Cost: \$236,281,646.00
 - Total Project Cost: \$285,992,692.00
- **90% Construction Documents (CD)**
 - Construction Cost: \$236,223,340.00
 - Total Project Cost: \$285,992,692.00

Total Project Construction Cost budget unchanged.

Value Engineering

Record

	<p>T. Elmore comments the team hasn't needed to use value engineering (VE) yet, as the project is on track with no changes. If Bid Day costs exceed the budget by over \$7 million, VE may be considered. While 16-17 trades are fixed lump-sum bids, the other 25 are negotiable, offering flexibility. For now, the focus is on bidding the project as is and reassessing if needed later.</p> <p>A motion was made by B. Foley and seconded by K. Maguire to not accept any VE items for the 90% Construction Document submission.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
<p>47.8</p>	<p>90% Construction Document Review and Approval</p> <p>A motion was made by K. Maguire and seconded by B. Bowen to approve the DWMP and DRA to submit the 90% Construction Document Submission.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	<p>Record</p>
<p>47.9</p>	<p>Education Foundation Commemorative Bricks</p> <ul style="list-style-type: none"> • Two options were considered for brick placement: <ol style="list-style-type: none"> 1. Near the new bleachers and field: <ul style="list-style-type: none"> ▪ Easier installation. ▪ Flexibility to decide and collect bricks later, as this will be built in Phase 2. 2. By the main entrance: <ul style="list-style-type: none"> ▪ More prominent placement, but installation would be more challenging. ▪ Timing may be more difficult to coordinate. • Both options include opportunities to expand the brick areas over time as more donations are received. • Further discussions will take place in next month's SBC meeting <p>Discussion: None</p>	<p>Record</p>
<p>47.10</p>	<p>Other Topics not Reasonably anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None</p>	<p>Record</p>
<p>47.11</p>	<p>Public Comment:</p> <ul style="list-style-type: none"> • Discussion: None 	<p>Record</p>
<p>47.12</p>	<p><u>School Building Committee Meeting:</u></p> <p>School Building Committee Meeting – January 9, 2024 School Building Committee Meeting – February 13, 2024 School Building Committee Meeting – March 13, 2024</p> <p>Discussion: None</p>	<p>Record</p>

47.13	Adjourn: 7:30PM motion was made by B. Bowen and seconded by K. Maguire to adjourn the meeting. Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Bowen(Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.	Record
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Sincerely,

Elias Grijalva, Assistant Project Manager

DORE + WHITTIER

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.