

SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Tri-County Regional Vocational Technical HS
Subject: School Building Committee Meeting No. 49
Location: Remote via ZOOM
Distribution: Attendees, Project File
MSBA Module: 6- Detailed Design

Project No: MP20-28
Meeting Date: 02/13/2025
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. Edu.
Mike Procaccini*	SBC Member
Harry Takesian*	SBC Member Facilities Director
Tracy Stewart	SC 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
Will Feraco	Consigli- Lead Superintendent
Kristy Lyons	Consigli – Precon Sr Project Manager

***School Building Committee Voting Members**

Item No.	Description	Action
49.1	<p>Call to order: 4:02 PM meeting was called to order by SBC Chair B. Mushnick, 7 of 11 voting members in attendance.</p>	Record
49.2	<p>Previous Topics & Approval of January 09 ,2025 Meeting Minutes: A motion to approve <u>January 09, 2025</u>, previous meeting minutes as submitted, was made by J. Dowse and seconded by H. Takesian.</p> <p>Discussion: None; Roll Call Vote: H. Takesian(Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); (1) Abstention: M. Procaccini; Motion passes.</p>	Record
49.3	<p>Invoices for Approval</p> <p>M. Cox delivers a financial update, outlining the approvals scheduled for tonight and the reimbursements received to date.</p> <ol style="list-style-type: none"> 1. Invoices recommended for payment: \$3,076,210.51 2. New Commitments: \$3,485,381.00 3. Budget Revision Request (BRR): Not Applicable 4. MSBA Reimbursement Status: pending to receive funds from last submission <p>(refer to the meeting material for further details)</p> <p>Discussion: None</p>	Record
	<p>Firm: DWMP Invoice N0.036; Description: CD Phase + Bidding + 3rd Party Inspector; Amount: \$139,185.50</p> <p>A motion to approve DWMP Invoice No.036 in the amount of \$139,185.50 was made by J. Dowse and seconded by M. Procaccini.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), H. Takesian(Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstention: Motion passes.</p>	
	<p>Firm: DRA Invoice No.034; Description: Construction Document Phase; Amount: \$611,000.00</p> <p>A motion to approve DRA Invoice No.034, in the amount of \$611,000.00, was made by J. Dowse and seconded by D. Haynes.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), H. Takesian(Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstention: Motion passes.</p>	
	<p>Firm: DRA Invoice PSS8.005; Description: Geotech Engineer for Additional Soil Exploration; Amount: \$3,215.30</p> <p>A motion to approve DRA Invoice No. 005, associated with Amendment No. 008, in the amount of \$3,215.30, was made by J. Dowse and seconded by M. Procaccini.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), H. Takesian(Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstention: Motion passes.</p>	

	<p>Firm: DRA Invoice PSS11.003; Description: Amendment 11: Geothermal Test Field Design; Amount: \$2,992.00</p> <p>A motion to approve DRA Invoice No. 002, associated with Amendment No. 0011, was made by J. Dowse and seconded by M. Procaccini.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), H. Takesian(Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstention: Motion passes.</p>	
	<p>Firm: Consigli Construction; Description: Construction Invoice #7; Amount: \$2,319,817.71</p> <p>A motion to approve Consigli Bid Enabling Invoice #6, in the amount of \$2,319,817.71 was made by J. Dowse and seconded by M Procaccini.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), H. Takesian(Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstention: Motion passes.</p>	
	<p>Commitments for Approval</p> <p>Firm: Consigli Construction; Description: Pre-GMP#4; Amount: \$3,485,381.00</p> <p>A motion to approve pre-GMP#4, in the amount of \$3,485,381.00 was made by J. Dowse and seconded by M. Procaccini.</p> <p>(refer to meeting material for further detail on Pre-GMP#4)</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), H. Takesian(Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstention: Motion passes.</p>	
<p>49.4</p>	<p>Construction Update</p> <p>Executive Overview: January 2025</p> <p>The TCRVTHS project has entered the foundation phase, with the first footing scheduled for pouring in the first week of February. The concrete subcontractor has fully mobilized and is currently laying out foundations for Building A. Foundation excavation has made substantial progress on the north side of the building pad and will move southward to Building B in mid-February. Geothermal preparations are underway at the football field, with drilling set to begin in early March. Probing for existing utility lines along the back of the roadway of the current school will take place during the February break. Utility installation around the site is ongoing, with the waterline expected to be installed, tested, and live by mid-February. Most of the electrical manholes have been installed, along with the water quality units.</p> <p>Financial:</p> <ul style="list-style-type: none"> • Current Contract: \$49,983,140.00 (Pre-GMP1+2+3) • Pre-GMP#4: \$3,485,381.00 (approved today) • Bill to date: \$8,489,638.00 <p>Quality</p> <ul style="list-style-type: none"> • Submittals: 144 closed; 42 pending • RFI: 55 closed; 5 pending; 3 overdue 	<p>Record</p>

Schedule:

- Construction Activities – Next 4 weeks
- Pre-Con + Arch Precast Design Assist -Next 4 weeks

(refer to meeting packet for further details)

Discussion:

T. Elmore comments to minimize unexpected surprises, we should anticipate a 25% premium being added to our steel bid. This equates to approximately plus or minus 25% of \$6 million, resulting in an estimated \$1.5 million premium, give or take. This is a rough order of magnitude and not a firm number. Bottom line: The total increases from \$10.1 million to \$11.3 million, factoring in the additional \$1.5 million in this case, the bid came in around \$2.3 million lower than our estimate, which theoretically provides room to cover the additional cost.

B. Mushnick asks, how does this affect us with the MSBA?

T. Elmore replies, the MSBA will not provide additional funding in this scenario. Their contractual commitment is based on the building's square footage and its intended use, which cannot be reduced. In the meantime, we can explore options that no one will be thrilled about, such as Value Engineering or deferring scope—identifying areas where costs can be reduced or postponed. It's a strategy we may need to consider if tariffs negatively impact costs. Additionally, we still don't have clarity on the IRA grant or the Mass Save grant. These funds weren't factored into our financial model, but we've previously discussed them as a potential way to reduce the local share at the project's end. Ideally, they could help lower the town's contribution from, say, \$180 million to \$170 million. However, we may need to integrate those funds into the plan sooner than expected. This is just an initial thought, but it's the kind of discussion we might need to revisit down the road to avoid surprises for the committee.

49.5

Design Team Update

- 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 reviewed and approved by the color sub-committee at 2/11/2023 site meeting.
- Site Enabling Construction Support
- Construction Activities Support – Submittals, RFI's, CO's etc.
- Existing Vocational Shops Equipment review and tagging for re-use
 - The barcode is now scannable and linked to a database, meaning this piece of equipment is fully documented. All relevant information is stored and can be shared with the school. When it's time to move again, you can simply scan the barcode with your phone, and if you have access to the database, you'll have instant access to all details about the equipment.
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- Work with the Project Team on Geothermal Design – HVAC and Electrical Design Revisions ongoing
- Elevators Bid Package - Complete
- Partial CMU Bid Package – Bids Received
- Switch Gear Materials Purchasing Bid Package – Bid Package provided to Consigli
- Working on Bid Construction Documents package – Bidding Phase starts March 2025

Record

Discussion:

K. Maguire notes next week, we should schedule a call to discuss the upcoming grant opportunities, which could provide up to \$1 million for high school equipment. Like with the automotive lifts, we can align on what to apply for and store the equipment for future use. Based on the last governor’s budget, there are expected to be two grant rounds per year for the next two years, potentially totaling \$4 million. Additionally, Bob’s adult education programs could secure a couple more million in funding. Strategically, this approach allows us to acquire and store expensive equipment now, helping to offset future budget concerns.

T. Elmore comments while we don’t know if we’ll have a budget issue, we need to be prepared just in case. If challenges arise, we’ll need to determine our priorities. For example, the furnishings budget is currently \$4.5 million, with an additional couple of million allocated for computer equipment. Any savings on furnishings could help offset equipment costs.

49.6

Bid Package Updates and Masonry Pre-Qualification

BP#6: Bearing Masonry Wall Part 1 Results

- Marmelo Bros Construction \$724,000.00 (**low bidder, qualified bidder**)
- Lighthouse Masonry Inc \$768,000.00
- Fernandes Masonry, Inc \$825,000.00
- Sullivan & Narey \$2,764,826.00

BP#8: Main Building

- ~~December 12, 2024: Select Review Committee~~
- ~~January 02, 2025: RFQ Live~~
- ~~January 22, 2025: Qualifications Due~~
- February 21, 2025: Approve Qualified Bidder
- February 25, 2025: Prequal Committee Meeting
- March 3, 2025: Issue Bid Package to pre-qualified firms
- April 4, 2025: Award Bidder

BP#8: Terrazzo (re-advertisement)

- ~~February 12, 2025: RFQ live~~
- February 26, 2025: SOQ due

Discussion: None

Record

49.7

Education Foundation Commemorative Bricks(refer to meeting packet for visual)

- **Option 1:** near the new athletic field, adjacent to the bleachers.
 - High visibility and provides more time to plan.
 - Allow the new school to open while continuing the brick campaign.
 - Details such as area size and approach can be discussed further.
 - Landscape architects have developed a few ideas.
 - Example: Similar brick installation at Middleborough High School.
- **Option 2:** closer to main entrance or directly at the main entrance

Record

	<ul style="list-style-type: none"> ○ Easiest route; high traffic; easiest path ○ Consideration: most shoveled area; concerns ware of brick ● Additional updates will be provided <p>Discussion:</p> <p>T. Stewart notes the Education Foundation Committee confirmed about 60 bricks are currently in order, on the property, or in storage, with two sizes available for purchase (8x8 and 4x8). There’s potential for significant growth, with the possibility of 200 orders from the Class of 2025 or 100 from the revived alumni association. The focus is on securing a commitment for a commemorative brick installation on the property, with interest in a rendering to show its inclusion in the new building project.</p> <p>V. Lyubetsky acknowledges the request for a rendering and will prepare with the proposed locations.</p> <p>J. Dowse shares his concerns about placing the bricks in he main entrance- in a heavily trafficked area may not be ideal due to safety considerations. The bricks could become tripping hazards as they may shift or rise over time. Additionally, snow and ice removal could be more difficult, and the safety of pedestrians would need to be carefully considered.</p> <p>T. Stewart mentions that the location doesn’t matter, and I’m just glad to hear we can find a way to integrate this into the new building.</p>	
49.8	<p>Other Topics not Reasonably anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None</p>	Record
49.9	<p>Public Comment:</p> <p>Discussion: None</p>	Record
49.10	<p><u>School Building Committee Meeting:</u> School Building Committee Meeting – March 13, 2025</p> <p>Discussion: None</p>	Record
49.11	<p>Adjourn: 5:12PM motion was made by J. Dowse and seconded K. Maguire to adjourn the meeting.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), H. Takesian(Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), D. Haynes(Y), B. Mushnick (Y); Abstention: Motion passes.</p>	Record

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.

