

SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Tri-County Regional Vocational Technical HS
Subject: School Building Committee Meeting No. 36
Location: TCRVTHS Library (147 Pond St. Franklin, MA)
Distribution: Attendees, Project File
MSBA Module: 6- Detailed Design

Project No: MP20-28
Meeting Date: 03/21/24
Time: 4:00 PM
Prepared By: E. Grijalva

Present

Brian Mushnick*	SBC Chair
Karen Maguire*	Superintendent
Dan Haynes*	Business Admin.
Jonathon Dowse*	SBC Member
Harry Takesian*	Facilities Director
Michael Procaccini*	SBC Member
Brendan Bowen*	SBC Member
Bob Foley*	Adult Ed. Dir
Dana Walsh*	SBC Member -TCRVTHS Principal
Trip Elmore	DWMP- Project Director
Mike Cox	DWMP – Project Manager
Elias Grijalva	DWMP- Assistant PM
Vladimir Lyubetsky	DRA- Project Manager
Carl Franceschi	DRA – Principal in Charge
S. Johnson	Consigli- Sr. Project Manager
Kristy Lyons	Consigli - Sr Pre-Con Manager

*SBC Voting Member

Item/ No.	Description	Action
36.1	<p>Call to order: 4:11 PM meeting was called to order by SBC Chair B. Mushnick, 9 of 11 voting members in attendance.</p>	Record
36.2	<p>Previous Topics & Approval of February 15,2024 Meeting Minutes: A motion to approve the <u>February 15,2024</u> previous meeting minutes as submitted was made by H. Takesian and seconded by J. Dowse.</p> <p>Discussion: None; Motion passes unanimously. Opposed: None; Abstain: None;</p>	Record
36.3	<p>Invoices and Commitments for approval:</p> <p>M.Cox provides a budget update for the project. (refer to meeting packet for details)</p> <p>Invoice 1: DWMP February Invoice, in the amount of <u>\$100,000.00</u> A motion was made by J. Dowse and seconded by D. Haynes for the approval of the DWMP February invoice.</p> <p>Discussion: None; Motion passes unanimously. Opposed: None; Abstain: None;</p>	Record
	<p>Invoice 2: DRA February Invoice, in the amount of <u>\$975,000.00</u></p> <p>A motion was made by J. Dowse and seconded by H. Takesian for the approval of the DRA February invoice.</p> <p>Discussion: None; Motion passes unanimously. Opposed: None; Abstain: None; Motion carries.</p>	
	<p>Invoice 3: DRA February Professional Services Invoice, in the amount of <u>-\$8,112.50</u></p> <p>The motion was made by B. Foley and seconded by D. Haynes for the approval of the DRA February Professional Invoice.</p> <p>Discussion: T. Elmore explains there was an error on the DRA's part, and they brought it to our attention. This is a credit back; Motion passes unanimously. Opposed: None; Abstain: None.</p>	
	<p>Invoice 4: Consigli February Invoice, in the amount of <u>\$31,191.00</u></p> <p>The motion was made by H. Takesian and seconded by J. Dowse for the approval of the Consigli February Invoice.</p> <p>Discussion: None; Motion passes unanimously. Opposed: None; Abstain: None.</p>	

<p>Invoice 5: Rubin and Rudman LLP Invoice, in the amount of <u>\$236.16</u></p> <p>The motion was made by B. Foley and seconded by J. Dowse for the approval of the Rubin and Rudman Invoice.</p> <p>Discussion: T. Elmore explains the original invoice total was \$5,236.16 and the school committee had previously approved \$5,000.00, as indicated on the invoice as a credit. This invoice is to cover the remaining balance; Motion passes unanimously. Opposed: None; Abstain: None;</p>	
<p>Invoice 6: Bullseye Underground Utility Invoice, in the amount of <u>\$450.00</u></p> <p>The motion was made by H. Takesian and seconded by J. Dowse for the approval of the Bullseye Underground Utility Invoice.</p> <p>Discussion: None; Motion passes unanimously. Opposed: None; Abstain: None; Motion carries.</p>	
<p>Consigli: Sub-soil exploration cost not to exceed 50K.</p> <p>T. Elmore explains that during our Monday team meetings, we've been discussing strategies and focusing on the summer scope of work involving the solar field area. Despite limited information, using tools like Google Earth and input from engineers, we've visualized the site's layout and potential challenges, such as unknown soil conditions and the need for excavation. We aim to minimize disruption to nearby neighbors and ensure compliance with town regulations. Overall, our approach prioritizes thorough planning and careful execution to address uncertainties and optimize project outcomes.</p> <p><u>(Refer to meeting packet for a visual aid, dot location subject to change. Engineer will provide actual locations)</u></p> <p>B. Foley asks, how do the red dots line up with the previous site report. How does that information correlate to these red dots?</p> <p>T. Elmore states that the previous information has some value. Certain aspects of the report such as refusal points indicating ledge are applicable and certain aspects are not, for example soil types.</p> <p>S. Johnson confirms that Maine Drilling have studied the site and confirms that equipment will fit in between the solar panels.</p> <p>The motion was made by J. Dowse and seconded by K. Maguire to approve Consigli's progression with sub-soil exploration, with a budget limit not exceeding \$50,000.00.</p> <p>Discussion: None; Motion passes unanimously. Opposed: None; Abstain: None;</p>	

36.4	<p>DRA Update:</p> <p>Vladimir walks through a video rendering of the exterior and interior spaces of the building (refer to www.tri-countybuilding.com to view the walkthrough video)</p> <p>Window Options Displayed)</p> <ul style="list-style-type: none"> • Option 1) Current Design: Playful Mode • Option 2) Align the top of the windows. • Option 3) Regulated windows w/ horizontal mullions. <p>*Most of the SBC members unanimously selected option 3 as their favorite design.</p> <p>Discussion:</p> <p>K. Maguire asks, how big is the culinary dining room compared to what we have now? V. Lyubetsky replies, it should accommodate about 40 people. Will need to confirm. M. Procaccini asks, is there any type of theme for the culinary art room? V. Lyubetsky comments for now there is color glass now. We can design something more playful. T. Elmore recommends adding specialty spaces to the color meeting agenda to get owner input. B. Bowen asks how the courtyard space is designed to accommodate student and faculty use alongside the early childhood/ childcare shop. V. Lyubetsky replies, we will do a presentation dedicated to that space. We are aware of the issue, and we are discussing it with the school.</p> <p>T. Elmore explains the bid process.</p> <ul style="list-style-type: none"> • Approximately 20 to 25% of the project budget is already committed. • On bid day, filed sub trades (around 15 to 16) will contribute around 50% of the bids. • Total bids after this stage amount to approximately 60 to 65% of the project. • The remaining 35% of bids will come in over three months. • Potential issues on bid day may require adjustments to stay within budget. • Categories for filed trades include electrical, plumbing, HVAC, windows, and roofing. • If bids come in higher than expected, options include using contingency funds or modifying scope. • Final adjustments must ensure the project stays within budget constraints. • Two independent estimators will work on the Design Development estimate that will be reconciled within 1% of each other. 	Record
36.5	<p>Consigli Update:</p> <p>S. Johnson highlights some of the activities that will occur once we can occupy the space. No date has been set; the hope is to start the day/week after the student's last day of school.</p> <p>1) Immediate summer activities:</p> <ul style="list-style-type: none"> • Expansion of student parking lot to near-permanent size. • Temporary parking arrangements during construction. 	Record

- Work on the access road from Tri County Boulevard.
- Installation of utilities under the access road.

2) Temporary road adjustments:

- Widening the road near the corner of the building.
- Installation of temporary sidewalk.
- Completion of utilities under the road.

3) Fencing:

- Installation of fencing around the entire site for safety and access control.

4) Fall activities (Nov-Dec):

- Foundation work, including excavation and possibly blasting.
- Excavation for footings.

Future timeline:

- Structural steel installation beginning early next year.

Assurances for school return:

- Completion of immediate tasks before students and staff return in the fall.
- Emergency vehicle access ensured throughout the process.

T. Elmore emphasizes that the project is ongoing, with regular meetings held on Mondays and Thursdays to address topics such as soil conditions and site development. The plan will undergo further refinement as the project advances.

S. Johnson briefly explains the Blasting Process:

- After establishing rock location and removal content, a comprehensive documentation of existing conditions of all properties within 200 ft. will be conducted.
 - Potentially film for documentation purposes if resident allows.
 - Vibration monitors will be set up.
 - Blasting will occur on the same time every day, Once or twice a day.
 - Safety is most important; conditions not safe blasting will delay.
- Once the blasting contractor is onboard, they can do a presentation with the exact procedures.
- Community Meeting can be held to inform the public.

Discussion:

B. Mushnick asks, why are we blasting?

T. Elmore it's been determined there is ledge, and using a hammer will not work based on previous projects attempts.

B. Bowen asks, will there be any type of pamphlet for distribution for those who can't make the community meeting.

T. Elmore replies we will investigate as we get closer.

36.6	<p>Solar Panel Array Update</p> <p>D. Haynes reviews two different options we can potentially move forward with regarding the removal of the solar array panels.</p> <p>Option 1) Early Termination</p> <ul style="list-style-type: none"> Exit the agreement, purchaser does not take title to the system; Luminance will remove and meet timeline. \$2,914,164.00 <p>Option 2) Early Termination</p> <ul style="list-style-type: none"> Purchaser takes title to the systems, does not include cost of removal, removal has to be contracted out. <ul style="list-style-type: none"> Year 9 Anniversary Calculation: $1,306,800 \times 1.66 = \mathbf{\\$2,169,288.00}$ <p>Cost Comparison Early Termination Column 1: \$2,914,164.00 Column 2: \$2,169,288.00 Cost Diff: \$744,876.00</p> <p>Discussion: D. Haynes asks, can we have the array remove for \$744,876 or less? We're waiting for a quote to remove the panels from Solect Energy. T. Elmore comments the panels must be gone by the end of June, the earlier the better. D. Haynes acknowledges date of removal and comments that we can also procure the removal of the solar array rather than waiting around for Solect Energy to provide pricing if needed.</p>	Record
36.7	<p>Conservation Commission Update</p> <p>T. Elmore comments that there's a conservation commissioning meeting tonight, no comments received till date.</p> <ul style="list-style-type: none"> Goal: Acknowledge that we do not need to address or treat any of the identified zones. <p>Discussion: None</p>	Record
36.8	<p>Other Topics not Reasonably anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None</p>	Record
36.9	<p>Public Comment:</p> <p>Discussion: None</p>	Record
36.10	<p>Next Meeting: <u>School Building Committee Meeting</u> School Building Committee Meeting – April 25, 2024; Location: Virtual</p> <p>Discussion: None</p>	Record

36.11	Adjourn: 5:42 PM motion was made by H. Takesian and seconded by K. Maguire to adjourn the meeting. Discussion: None; Motion passes unanimously. Opposed: None; Abstain: None.	Record
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Sincerely,

DORE + WHITTIER

Elias Grijalva

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.