

SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Tri-County Regional Vocational Technical HS
Subject: School Building Committee Meeting No. 38
Location: Remote via Zoom
Distribution: Attendees, Project File
MSBA Module: 6- Detailed Design

Project No: MP20-28
Meeting Date: 05/02/24
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
Tracey Stuart	SC Member
Tyler	Public
Trip Elmore	DWMP- Project Director
Mike Cox	DWMP – Project Manager
Elias Grijalva	DWMP- Assistant PM
Rachel Rincon	DWMP- Assistant PM
Vladimir Lyubetsky	DRA- Project Manager
Carl Franceschi	DRA – Principal in Charge
Steve Johnson	Consigli- Sr. Project Manager
Kristy Lyons	Consigli – Sr. Precon Manager
Anja Gjata	Consigli- Precon Manager

*SBC Voting Member

Item/ No.	Description	Action
38.1	<p>Call to order: 4:04PM meeting was called to order by SBC Chair B. Mushnick, 8 of 11 voting members in attendance.</p> <p>H. Takesian & D. Walsh arrived late.</p>	Record
38.2	<p>Previous Topics & Approval of April 25,2024 Meeting Minutes: A motion to approve the <u>April 25 ,2024</u> previous meeting minutes as submitted was made by B. Foley and seconded by J. Dowse.</p> <p>Discussion: None; Roll Call Vote: B. Foley (Y), B. Bowen (Y), M. Procaccini (Y), K. Maguire (Y), D. Haynes (Y), J. Dowse (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record
38.3	<p>Invoices and Commitments for approval:</p> <p>Invoice 1: DWMP April Invoice, in the amount of <u>\$100,000.00</u> A motion was made by J. Dowse and seconded by B. Foley for the approval of the DWMP April invoice.</p> <p>Discussion: None; Roll Call Vote: B. Foley (Y), B. Bowen (Y), M. Procaccini (Y), K. Maguire (Y), D. Haynes (Y), J. Dowse (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record
	<p>Invoice 2: DRA April Invoice, in the amount of <u>\$1,200,000.00</u></p> <p>A motion was made by B. Foley and seconded by J. Dowse for the approval of the DRA April invoice.</p> <p>Discussion: V. Lyubetsky comments that we are behind on billing, we completed the DD package, so we are over 72% complete in DD phase. Roll Call Vote: B. Foley (Y), B. Bowen (Y), M. Procaccini (Y), K. Maguire (Y), D. Haynes (Y), H. Takesian (Y), J. Dowse (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
	<p>Invoice 3: DRA April Amendment #6, Professional Services Invoice, in the amount of <u>\$4,950.00</u></p> <p>The motion was made by J. Dowse and seconded by M. Procaccini for the approval of the DRA April Professional Invoice.</p> <p>Discussion: V. Lyubetsky states this is related to Geotechnical services. D. Haynes requested backup documentation for this bill. M.Cox replies he will send copies over.</p> <p>Roll Call Vote: B. Foley (Y), B. Bowen (Y), M. Procaccini (Y), K. Maguire (Y), D. Haynes (Y), H. Takesian (Y), J. Dowse (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
	<p>Invoice 4: DRA April Amendment #7, Professional Services Invoice, in the amount of <u>\$2,475.00</u></p>	

	<p>The motion was made by B. Foley and seconded by J. Dowse for the approval of the DRA April Professional Invoice.</p> <p>Discussion: V. Lyubetsky states this is related to Engineering services to support MEPA. The remaining balance of \$74,525.00 will potentially be unspent, will have to circle back to confirm.</p> <p>Roll Call Vote: B. Foley (Y), B. Bowen (Y), M. Procaccini (Y), K. Maguire (Y), D. Haynes (Y), H. Takesian (Y), J. Dowse (Y), D. Walsh (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
	<p>Invoice 4: Consigli April Invoice, in the amount of <u>\$31,191.00</u></p> <p>The motion was made by B. Foley and seconded by M. Procacci for the approval of the Consigli April Invoice.</p> <p>Discussion: None; Roll Call Vote: B. Foley (Y), B. Bowen (Y), M. Procaccini (Y), K. Maguire (Y), D. Haynes (Y), H. Takesian (Y), J. Dowse (Y), D. Walsh (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
38.4	<p>Design Development (DD) Review & Approval to submit to MSBA</p> <p>T. Elmore comments that the DD package aligns with the budget and design. For us to submit this to the MSBA we will need approval from this committee to do so.</p> <p>The motion was made by J. Dowse and seconded by B. Bowen for DWMP & DRA to submit the DD Package to the MSBA.</p> <p>Discussion: None; Roll Call Vote: B. Foley (Y), B. Bowen (Y), M. Procaccini (Y), K. Maguire (Y), D. Haynes (Y), H. Takesian (Y), J. Dowse (Y), D. Walsh (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record

38.5	<p>Request for Qualifications (RFQ) Approval (refer to meeting packet for RFQ process timeline)</p> <p>M.Cox provides an update on the RFQ.</p> <ul style="list-style-type: none"> • Subcommittee meeting held on April 30, 2024. • Discussed scoring and criteria and procedures align with state statute. • Developed RFQ based on team’s consensus. • RFQ will live on May 8th. • Firms must submit qualifications by May 20th. • The subcommittee will evaluate and approve qualified firms. • Early Release Package #1: Site Enabling – RFQ is for electrical. <ul style="list-style-type: none"> ○ Electrical Value: \$590,000.00 <p>(Refer to meeting packet for the RFQ document and scoring criteria form)</p> <p>The motion was made by J. Dowse and seconded by B. Foley to approve the RFQ.</p> <p>Discussion: None; Roll Call Vote: B. Foley (Y), B. Bowen (Y), M. Procaccini (Y), K. Maguire (Y), D. Haynes (Y), H. Takesian (Y), J. Dowse (Y), D. Walsh (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes</p>	Record
38.6	<p>Solar Array Discussion</p> <p>D. Haynes provides an update on the Solar Array.</p> <p>Proposal overview:</p> <ul style="list-style-type: none"> • Blake Hazelrigg presented a proposal for a power purchase agreement (PPA) with a rate of \$0.29 per kilowatt-hour (kWh) for 22 years, with no annual escalator. Currently paying \$0.09 per kWh. • Estimated \$400,000 annual increase in electrical expenses if 2 million kWh is used. • The proposal includes installation of rooftop solar on the new building. • Compensation of \$10,500 per month for system downtime. • \$644,000 payment for removal of current solar array. <p>Benefits:</p> <ul style="list-style-type: none"> • Solar on roof at \$0.29 per kWh for 22 years. • Avoidance of \$2.8 million early termination payment. <p>Comparison with alternative:</p> <ul style="list-style-type: none"> • Discussion with Power Options, who suggested a rooftop system under a PPA for 20 years at 12 to 13 cents per kWh. • Evaluation of government incentives in the future. <p>Further analysis:</p> <ul style="list-style-type: none"> • Walter Gray will conduct comparative analysis between proposed PPA and termination with buyout after eight years, considering removal costs. • Invitation to bid is out, with interest from contractors. • Comparative analysis to be conducted upon receipt of bids. <p>Discussion:</p>	

	B. Mushnick proposes scheduling another SBC meeting next Thursday to discuss further after the bids for solar array removal come in on the 8 th .	
38.7	Other Topics not Reasonably anticipated 48 hours prior to the Meeting. Discussion: None	Record
38.8	Public Comment: Discussion: None	Record
38.9	Next Meeting: <u>School Building Committee Meeting</u> School Building Committee Meeting – May 9, 2024: Location: Remote School Building Committee Meeting – June 13, 2024: Location: In-Person Discussion: None	Record
38.10	Adjourn: 5:08PM motion was made by B. Foley and seconded by J. Dowse to adjourn the meeting. Discussion: None; Roll Call Vote: B. Foley (Y), B. Bowen (Y), M. Procaccini (Y), K. Maguire (Y), D. Haynes (Y), H. Takesian (Y), J. Dowse (Y), D. Walsh (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes	Record

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.