

SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Tri-County Regional Vocational Technical HS
Subject: School Building Committee Meeting No. 39
Location: Remote via Zoom
Distribution: Attendees, Project File
MSBA Module: 6- Detailed Design

Project No: MP20-28
Meeting Date: 05/23/24
Time: 2:00 PM
Prepared By: E. Grijalva

Present

Brian Mushnick*	SBC Chair
Karen Maguire*	Superintendent
Jonathon Dowse*	SBC Member
Harry Takesian*	Facilities Director
Michael Procaccini*	SBC Member
Brendan Bowen*	SBC Member
Dana Walsh*	SBC Member -TCRVTHS Principal
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 Pre Con Manager
Anja Gjata	Consigli- Precon Manager

***SBC Voting Member**

Item/ No.	Description	Action
39.1	<p>Call to order: 2:05PM meeting was called to order by SBC Chair B. Mushnick, 7 of 11 voting members in attendance.</p>	Record
39.2	<p>Previous Topics & Approval of May 2,2024 Meeting Minutes: A motion to approve the <u>May 2,2024</u> previous meeting minutes as submitted was made by J. Dowse and seconded by H. Takesian.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p> <p>*Brendan Bowen was not present for this motion.</p>	Record
39.3	<p>Solar Array Discussion</p> <p>K. Maguire comments (5) bids were received and publicly opened in the presence of B. Foley, H. Takesian, D. Haynes, and myself. The bids are currently under review by an attorney to ensure their reliability.</p> <p>Budget carried for work above \$2.5million</p> <ul style="list-style-type: none"> • Solar Contract Buyout: Luminance \$2,046,330.00 • Solar Field Removal low bidder: Under \$400,000.00 <p>Discussion: J. Dowse asks if the motion that was made in the school committee last week is sufficient to move forward with the removal of the solar arrays. K. Maguire confirms.</p>	Record
39.4	<p>Third Party Testing Procurement for approval process</p> <p>M. Cox states that we need a third-party testing inspector for this project. We're looking for a motion to give the Owner Project Manager (OPM) permission to procure from a third-party testing agency.</p> <p>Steps in Procurement</p> <ul style="list-style-type: none"> • Request for Proposal (RFP)- 3-4 Firms • Receive Proposals & Evaluate • OPM to recommend firm. • SBC to approve in July SBC meeting. • Award Firm – July/August <p>A motion to authorize DWMP(OPM) to procure a third-party testing agency was made by J. Dowse and seconded by H. Takesian.</p> <p>Discussion:</p>	Record

	<p>B. Mushnick asks, what does a third-party inspector test for? M.Cox states, third-party inspectors act as independent evaluators, ensuring that construction projects meet quality standards, adhere to regulations, and maintain safety throughout the process. For example, they will test soil compaction. C. Franceschi comments that most of the testing is required by code.</p> <p>Roll Call Vote: M. Procaccini (Y), B. Bowen (Y), D. Walsh (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
<p>39.5</p>	<p>RFQ Update</p> <p><u>(7) Interest Form submitted – Electrical</u></p> <p>Amp Electrical Annese Electrical Services* Brite-Lite Electrical Dagel Electrical LeVangie Electric Co * Systems Contracting * Wayne Griffin Electric *</p> <p><u>* (5) firms submitted prequalification.</u></p> <p>Steps remaining:</p> <ul style="list-style-type: none"> • 05/21/2024 – 05/24/2024: Evaluate Qualifications and Score • 05/24/2024 – 05/24/2024: Prequalification Review Committee Result Review • 05/28/2024 - 05/28/2024: Issue Bid Package • 06/19/2024 – 06/19/2024: Receive and Open Bids <p>Discussion: None</p>	<p>Record</p>

<p>39.6</p>	<p>Mini GMP Approval Process</p> <ol style="list-style-type: none"> 1. Pre-GMP Amendment package includes: <ol style="list-style-type: none"> a. Legal Contract b. Amendment/Owner Signature document c. Amendment Summary of Costs with comparison to budget d. Qualifications and Assumptions for the scopes included. e. GC/GR Breakdown 2. Sample Owner Approval Letter (OAL) Package includes: <ol style="list-style-type: none"> a. Recommended subcontractor and amount b. Holds and allowances to include in the award. c. Leveling Sheet showing all bidders and scope. *An example Amendment Package & OAL in meeting material <p>A motion to authorize Karen Maguire to sign on behalf of the SBC was made by J. Dowse 2nd by B. Bowen.</p> <p>Discussion:</p> <p>B. Mushnick asks, what does OAL stand for? M.Cox replies, Owner Approval Letter (OAL).</p> <p>S. Johnson states that a series of de scoping meetings will be held to verify that all bidders are bidding on the same scope of work; after the descope meetings we request best and final from bidders. Typically, the lowest bidder gets awarded but that's not always the case.</p> <p>B. Mushnick asks, is this an open bid and you post it? S. Johnson we go out to bid to prequalified subcontractors who passes Consigli prequalification's which consists of financial, safety and quality.</p> <p>Roll Call Vote: M. Procaccini (Y), B. Bowen (Y), D. Walsh (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p> <p>1. Enabling Phase- Early Release Package#1: July 2024 – January 2025</p> <p>Initial site preparation and UG utility work, access road improvements, temporary parking lot</p> <ul style="list-style-type: none"> • 5/8 BP#1 documents issued • 5/8 electrical issue prequal RFQ • 5/9 review • 5/10 Consigli to annotate sitework scope / develop leveling sheet. • 5/10 end of day; annotated bid documents issued to bidders. • 5/20 electrical qualifications due • 5/28 electrical bid package issued to prequalified subcontractors. • 5/31 sitework bids due (3 weeks) • 6/05 descope meetings • 6/10 best and final sitework pricing • 6/11 draft pre-GMP issued for review. 	<p>Record</p>
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	<ul style="list-style-type: none"> • 6/13 owner Approval for sitework OAL • 6/19 electrical bids due (3 weeks) • 6/20 issue final pre-GMP for owner approval • 6/24 mobilization <p>2. Precast Design Assist - Early Release Package#2: July 2024 – October 2025 Precast design assist, shop drawings, manufacturer and deliver, and erect.</p> <p>3. Structural Phase- Early Release Package #3: October 2024 – October 2025 Foundation excavation, concrete foundations, fabrication/erection of structural steel</p> <p>4. Final Bid Award all trades: Summer/Fall 2025</p> <p>Discussion: None</p>	
39.7	<p>Other Topics not Reasonably anticipated 48 hours prior to the Meeting. Discussion: None</p>	Record
39.8	<p>Public Comment: Discussion: None</p>	Record
39.9	<p>Next Meeting: <u>School Building Committee Meeting</u> School Building Committee Meeting – June 13, 2024: Location: In-Person School Building Committee Meeting – July 11, 2024: Location: TBD Discussion: None</p>	Record
39.10	<p>Adjourn: 2:32PM motion was made by H. Takesian and seconded by J. Dowse to adjourn the meeting.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), B. Bowen (Y), D. Walsh (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	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.