

**SCHOOL BUILDING COMMITTEE / SCHOOL COMMITTEE  
MEETING MINUTES**



Project: Tri-County Vocational High School  
Subject: School Building Committee Meeting No. 25  
Location: TCRVTHS- Media Library Center  
Distribution: Attendees, Project File

Project No: MP20-28  
Meeting Date: 05/17/2023  
Time: 7:00 PM  
Prepared By: E. Grijalva

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**Present**

Name	Affiliation
Karen Maguire*	Superintendent
Michael Procaccini*	Principal
Jonathon Dowse*	SBC Member- Temp Chair
Brendan Bowen*	SBC Member
Harry Takesian*	Facilities Manager
Jane Hardin*	SBC Member
Bob Foley*	Adult Ed Dir.
Jeanne Terrell	Admin
Michael F. Galasso	SC Member
Jennifer D, Angelo	SC Member
Gregory St. Lawrence	SC Member
John Lee	SC Member
John Rose	SC Member
Steve Sullivan	SC Member
Patrick Moran	SC Member
Peter Wiernicki	SC Member
Christina Dell Angelo	DWMP
Elias Grijalva	DWMP
Rachel Rincon	DWMP
Carl Franceschi	DRA
Jeff Navin	Consigli
Kristy Lyons	Consigli
Steve Johnson	Consigli
Dana Walsh	GSA Advisor

\*SBC Voting Members

\*J. Dowse – Temp Chair

Item No.		
25.1	<p><b>Call to order:</b> 7:07 PM meeting was called to order by SBC Chair J. Dowse with 7 of 11 voting members in attendance.</p>	Record
25.2	<p><b>Previous Topics &amp; Approval of May 4<sup>th</sup>, of 2023, Meeting Minutes:</b>  A motion to approve the May 4<sup>th</sup>, 2023, meeting minutes as submitted was made by B. Foley and seconded by H. Takesian.  <b>Discussion:</b> None  <b>Abstentions:</b> None  All in favor. Motion passes, to approve May 4<sup>th</sup>, 2023, meeting minutes.</p>	Record
25.3	<p><b>Invoices and Commitments for Approval:</b>  C. Del Angelo shares (1) DWMP invoice, (3) DRA Invoices, and (1) DWMP deduct amendment for approval.</p> <ul style="list-style-type: none"> <li>• <b>Invoice 1:</b> DWMP April Invoice No. 018, in the amount of <u>\$15,000.00</u></li> <li>• <b>Invoice 2:</b> DRA April Invoice No. 015, in the amount of <u>\$68,000.00</u></li> <li>• <b>Invoice 3:</b> DRA PSS Invoice No. 005, Amendment No. 3, in the amount of <u>\$3,960.00</u></li> <li>• <b>Invoice 4:</b> DRA PSS Invoice No. 001, Amendment No. 5, in the amount of <u>\$7,480.00</u></li> <li>• <b>Amendment:</b> DWMP Deduct Amendment No.001, in the amount of <u>\$25,000.00</u>. <u>This covers the pre-construction services from Consigli.</u></li> </ul> <p>A motion was made by H. Takesian and seconded by B. Bowen for the approval of all (4) invoices and (1) deduct amendment.  <b>Discussion:</b> None  <b>Abstentions:</b> None  The motion passed unanimously.  All in favor. Motion passes to approve (4) invoices and (1) deduct amendment.</p>	Record
25.4	<p><b>School Committee Update</b></p> <p>C. Del Angelo shares that we are currently in Module Four: Schedule Design phase in the MSBA process and working towards a June Schematic Design Package submission to the MSBA. Leading into Module 5: Funding The Project. We're looking at a board meeting in late August and the district-wide vote will be held on October 24<sup>th</sup>.</p> <p><b>CM Introduction</b>  The Consigli Team introduces themselves and briefly shares a couple of slides of how the Consigli Team will help throughout the building process.</p> <ol style="list-style-type: none"> <li>1. <u>Jeff Navin – Project Executive</u> <ol style="list-style-type: none"> <li>a) Participate in key decisions, dedicate the necessary corporate resources, and monitor the process of the project on an ongoing basis.</li> </ol> </li> </ol>	Record

2. Kristy Lyons – Senior Pre-Construction Manager
  - a. Planning, management, and implantation of all activities and execution procedures during the preconstruction phase of the project.
3. Steve Johnson – Senior Project Manager
  - a. Oversees management staff – Point of Contact for an owner and architect.

#### **Securing/Supporting the Vote**

- Consigli has helped secure the “YES” votes in 11 communities.
- Promotional Video to help support the vote.
  - Final production in June before the end of the school year
- Leveraging Consigli Employees
  - Solicit employees in voting communities to participate in outreach.
  - Bi-weekly updates from Consigli employees on questions asked.
- Community Outreach & Engagement
  - Attend select boards/own council meetings to give project updates.
  - Coordinate & support local events across communities

#### **Learning School / Student Engagement**

Engaging students, through the design and construction of the building

- Internships
  - Student tours to learn the industry.
  - Work alongside the construction team
  - Hands-on experience.
- Panels/Q& A
  - In-person panels for students and parents
  - Industry experts’ presentations
- Education Program
  - Custom courses for Tri-County Students
  - Courses taught by Consigli personnel.
  - Safety, Sustainability, M/E/P Training
- Mentoring
  - Career Coaching
  - Provide resources & Support.

J. Rose states that he thinks it’s important for the students to participate in this process and show up to the polls to show youth vigor and how much they want this school.

K. Lyons response we certainly haven't taken that approach before having the students at the polls. I would have to talk to the superintendent about how to facilitate this. But I can say that we've already been working with Karen to identify potential students that will be interviewed and featured in the promotional video talking about the school's needs.

**DRA Design Update** (Refer to meeting packet for presentation)

C. Franeschi shares presentation slides with the following updates: 1) finished floor plan, 2) interior/exterior space illustrations, and 3) building systems.

Finish Floor Plans

- Three-story building with a courtyard fashion with large assembly spaces on the left-hand side of the building, which include the gym, multiple-purpose auditorium, library/learning commons, and academic rooms on the left side of the building.

Interior/Exterior Illustrations

- School commons - The heart of the building; a gathering place, greenery walls
- Library Media Center - 1<sup>st</sup> floor left side of the building with lots of natural light
- Auditorium - multipurpose performance presentation space, with retractable seats
- Culinary arts - accessible to the public with dedicated customer entrance
- Building exterior - new 21<sup>st</sup>-century welcoming image

Building Systems

C. Franeschi briefly reviews the different building systems and explains the building codes in Massachusetts are changing this summer. This building's not going to be built until the new code is clearly already in place. So, from an operating cost point of view, we certainly anticipate that the operating costs for heating and cooling the building, they're going to be significantly lower than today because we're going to have a well-insulated, very efficient building with systems like the Variable Refrigerant Flow (VRF) and Air/Water Source Packaged Heat Pumps.

Variable Refrigerant Flow (VRF)

System Consists of

- Roof or Ground Mounted Heat Pump
- Ceiling Cassettes
- Concealed Fan coil Units
- Refrigeration Piping w/ Branch Controllers
- Energy Recovery Units for Ventilation

System Provides

- Simultaneous Heating & Cooling
- Individual Space Temperature Control
- Built-in Redundancy through the use of multiple compressors.

Air Source & Water Source Packaged Heat Pump

- Packaged Air Source Heat Pump: Energy efficient, provides simultaneous heating/cooling.
- Packaged Water Source Heat Pump - Geothermal energy- Extracting or rejecting heat into the ground.

C. Franceschi briefly discusses emergency power, lighting, fire protection, and plumbing.

Emergency Power System

- (2) diesel fuel generators with sound-attenuated waterproof enclosures rated 800kW9

Lighting & Light Control

- LED lighting throughout the building
- Target for the building is .38 watts/SQ.
- Classroom will have daylight harvesting.

Fire Protection

- Fully Sprinkler Building -varied different types
- Zoned System
- Electric Motor Driven Fire Pump
- Each Floor will get Control Values
- Flat Plate concealed sprinkler heads

Plumbing

- Commercial Building
- Cast Iron Sanitary & Storm Piping (existing building has Tru Spun which is prone to failure)
- Copper Hot & Cold-Water Piping
- Lead-Free
- Insulated Water and Storm Piping
- Water Pressure Booster System

Plumbing Fixtures (Lead-Free)

- Low Flow
- Water Conserving
- Vitreous China
- Wall Hung
- Manual Flush Vales & Faucets
- Circulated Hot Water

Types of Water Heating

- Storage
- Tankless
- Heat Pump
- Solar
- Tankless Coil & Indirect

C. Franceschi points out that all these energy-saving features will contribute to the building being a green building and the goal is to be certified as a LEED SILVER. One advantage for the district is lower operating costs in the future, and the MSBA will award the district an additional 2 extra reimbursement points in their grant. For example, for a project that cost \$200 million dollars, 2 percent would equal 4 million dollars. So, it's a real benefit for the district to pursue.

	<p><b>Discussion:</b></p> <p>J. Hardin asks if the stadium seating allows for accessible seating.</p> <p>C.Franceshi replies with yes, we've run through a couple of schools where we provide a cut out both at the bottom and the spine at the top so that wheelchair folks can sit right next to companions not just off to the side and we do the same in the multiple purpose auditorium.</p> <p>J. Hardin asks if there is any maintenance required for the greenery in the student commons.</p> <p>C.Franceshi replies the greenery system is like books on a shelf. They're trays of plants with a built-in drip irrigation system, a little reservoir at the bottom, and a pump that pumps it up and lets it drip down at the right increments for the types of plants. We've done it in a couple of other projects. It is not maintenance-free, but you don't have to fertilize or water them. Usually, a science teacher or student will take ownership of it, but you can also hire a service to come in every so often to look if needed. We encourage the science class and students to take ownership of it.</p> <p>J. Lee asks if there will be solar panels on the roof.</p> <p>C. Franceschi replies that we have not decided yet, however, but we're certainly making provision for solar panels. There's always a discussion as to whether the district should own the panels or whether they should just rent the space on the roof to a third party through a power purchase agreement. Either way, the school can still get credit for that, either through lower electric rates or direct power that the panels generate, and it can still count towards LEED. There's still an ongoing discussion on the solar panels but we're certainly making arrangements to accommodate future panels.</p>	
25.5	<p><b>Next Meeting</b></p> <p><b>Working Group Meetings</b></p> <ul style="list-style-type: none"> <li>• <a href="#">05.18.2023</a> - Construction &amp; Logistics Phasing</li> </ul> <p><b>Building Committee Meetings</b></p> <ul style="list-style-type: none"> <li>• <a href="#">05.17.2023</a> Building Committee Meeting – Overview of the Basis of Design</li> <li>• <a href="#">06.15.2023</a> Building Committee Meeting – Schematic Design Cost Estimate Review</li> <li>• <a href="#">06.21.2023</a> Building Committee Meeting – Schematic Design Submission review and approval to MSBA</li> </ul> <p><b>Community Meeting</b></p> <ul style="list-style-type: none"> <li>• <a href="#">06.15.2023</a> - Community Meeting No. 004 Schematic Design Cost Estimate</li> </ul> <p><b>Design, Team Milestone, Meetings &amp; Activities</b></p> <ul style="list-style-type: none"> <li>• <a href="#">05.18.2023</a> – SD Cost Estimate Documents Ready for Distribution</li> <li>• <a href="#">05.22.2023</a> – DESE Submission Confirm date with MSBA.</li> <li>• <a href="#">Week of 06.10.2023</a> – Schematic Design Cost Estimate Ready for Distribution</li> <li>• <a href="#">06.27.2023</a> – Final SD submission to MSBA</li> </ul>	Record

	<b>Discussion:</b> None	
25.6	<b>Public Comment</b> <b>Discussion:</b> None	Record
25.7	<b>Adjourn:</b> 7:49 PM a motion was made by H. Takesain and seconded by B. Foley to adjourn the meeting. <b>Discussion:</b> None	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.