

**SCHOOL BUILDING COMMITTEE
MEETING MINUTES**



Project:	Tri-County Regional Vocational Technical High School	Project No:	MP20-28
Subject:	School Building Committee Meeting No. 34	Meeting Date:	01/18/2024
Location:	ZOOM	Time:	4:00 PM
Distribution:	Attendees, Project File	Prepared By:	E. Grijalva
MSBA Module:	6- Detailed Design		

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
Jane Hardin*	SBC Member
Dana Walsh	TCRVTHS Principal
Trip Elmore	DWMP- Project Director
Mike Cox	DWMP – Project Manager
Elias Grijalva	DWMP- Assistant PM
Rachel Rincon	DWMP- Assistant PM
Anne Bash	DWMP- Project Coordinator
Steven Powers	Samiotes
Vladimir Lyubetsky	DRA- Project Manager
Carl Franceschi	DRA – Principal in Charge
Aaron DiBari	3SI
S. Johnson	Consigli- Sr. Project Manager
Stephanie Carlisle	Public

***SBC Voting Member**

Item No.	Description	Action
34.1	<p>Call to order: 4:03PM meeting was called to order by SBC Chair B. Mushnick, 9 of 11 voting members in attendance.</p>	Record
34.2	<p>Previous Topics & Approval of December 14,2023 Meeting Minutes: A motion to approve the <u>December 14,2023</u> previous meeting minutes as submitted was made by B. Bowen and seconded by J. Dowse.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), B. Bowen (Y), J. Dowse(Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record
34.3	<p>Invoices and Commitments for approval:</p> <p>Invoice 1: DWMP December Invoice, in the amount of \$100,000.00 A motion was made by J. Dowse and seconded by D. Haynes for the approval of the DWMP December invoice.</p> <p>Discussion: T. Elmore comments that our Team has increased with the addition of Mike Cox, Anne Bash and John Albright and of course Christina Del Angelo, Elias Grijalva, Rachel Rincon and me. Roll Call Vote: M. Procaccini (Y), B. Bowen (Y), J. Dowse(Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record
	<p>Invoice 2: DRA December Invoice, in the amount of \$975,000.00 A motion was made by J. Dowse and seconded by D. Haynes for the approval of the DRA December invoice.</p> <p>Discussion: C. Franceschi comments that their team has also expanded. Roll Call Vote: M. Procaccini (Y), B. Bowen (Y), J. Dowse(Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes. Abstentions: None; All in favor. Motion passes</p>	
	<p>DRA Amendment No .007: request for approval in the amount of \$77,000.00</p> <p>The motion was made by J. Dowse and seconded by D. Haynes for the approval of DRA Amendment No.007.</p> <p>Discussion: V. Lyubetsky explains amendment No.007 is for additional services related to MEPA submission/permitting with the state. Roll Call Vote: M. Procaccini (Y), B. Bowen (Y), J. Dowse(Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	

34.4	<p>DRA Update: Architectural Design and Security Update</p> <p>S. Powers provides a Site Permitting Update:</p> <p>Abbreviated Notice of Resource Area Delineation (ANRAD) update</p> <ul style="list-style-type: none">• Discussed underwriting process at the committee meeting last Thursday; and the commission provided direction to move the project forward.• Conservation agent Beta, acting as the peer reviewer, was supportive of the schedule.• Notice of Intent (NOI) – Conservation Commission<ul style="list-style-type: none">• The commission understood the need to advance the project and approved the plan.• Planning to do additional field delineation in coordination with Beta.• Site Plan Review – Planning Boards<ul style="list-style-type: none">• Working on stormwater management designs and site tweaking.• Plans will be part of a major deliverable for local level permitting, involving the commission, and planning board.• Massachusetts Environmental Protection Agency (MEPA)<ul style="list-style-type: none">• Following those initial submissions will be in the process of putting everything together for the MEPA filing based on the on additional wetlands/stormwater features. <p>B. Mushnick asks, are we idle until they decide in the fall?</p> <p>S. Powers replies hoping for a streamlined process with coordinated reviews, aiming for approvals by early June and as late as September.</p> <p>V. Lyubetsky provided a brief Loading Dock Options Update:</p> <ul style="list-style-type: none">• Option 1- Proposed option in Design Development (DD).• Option 2 – refer to meeting packet for visual of design option. <p>A. DiBari provides a Security Systems Design Update:</p> <ul style="list-style-type: none">• As requested, the physically separate security network will consist of:• Meraki switches and a Verkada integrated physical. <p>Integrated Electronic Security Systems consists of:</p> <p>1) Intrusion Detection</p> <ul style="list-style-type: none">○ Intrusion detection keypads would be located at common entry points for after-hours door and motion sensor status monitoring.○ The school will have the ability to secure portions of the school for after school and weekend events.○ In all cases, proper egress from the spaces will remain free and accessible.○ Capability to receive and acknowledge various types of facility alarm conditions to include door-propped-open and door-forced-open.○ The system will be addressable, and all alarms can be displayed on a facility map indicating specific location and type of alarm.	Record
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- The school can continue with American Alarm as their Central Station or can determine to use another monitoring company.

2) Video Surveillance

Site

- Perimeter video surveillance will include high resolution, lowlight, and infrared fixed and multi-lens cameras in concert with video analytics.
- Site CCTV Cameras on poles would cover drives, outdoor storage areas, and parking lots.
- Pole-mounted cameras will connect to the security network via fiber cabling.

Building Exterior and Interior Surveillance

- All exterior and interior building cameras will be Power over Ethernet (PoE), specified for the environment in which they are located, and will include lighting and surge protection.
- All PoE power supplies will be on UPS and emergency power.
- The Building Video Surveillance System will consist of High-Definition IP single and multi-sensor CCTV cameras.
- CCTV cameras will cover approaches and entrances.
- Interior CCTV cameras will be located to cover entrances, corridors, and typical potential problem and liability areas.
- An intercom speaker phone will be located outside of the loading dock delivery doors to allow the driver of the delivery vehicle to communicate with the custodian office or the main office.

B. Mushnick comments there is a chance that we will be putting canopies for solar in the parking lot.

A. DiBari explains typical cameras go underside the canopies if that's the case.

B. Mushnick asks does that change the camera technology or placement.

A. DiBari replies to potentially placement of the camera, but it does not change the technology.

3) Access Control

- The Verkada Access Control System will consist of Card/Proximity Readers located at designated staff Entry Doors
- A Video Door Intercom will be located at the Visitor (Main) Entrance to allow for challenging and verification of visitors before remotely releasing the door.
- Master Stations will be located in the Main Office and other administrative locations as required.

4) Visitor Management

- Doors scheduled as entry doors will be controlled by a proximity card reader, electric lock, request to exit switch, door position switch and be monitored by video on both the interior and exterior.

- Vestibule doors at the main entrance shall include a video intercom system whereby a visitor would request access into the school.
- All exterior doors not used for normal entry, but for emergency egress only, shall be equipped with hardware on the interior side of the door only unless specifically requested by the police or fire department.
- All doors, either access controlled or monitored, shall include door closers.

5) Duress Alert / Panic System

- A Go²Blu active shooter / duress alert panic button system by CauZWay is included in the security design; wireless button and computer application-based system.
- The system will be Interfaced with the School's PA System for audio alerts, IPTV System for video alerts, Prism Lights for visual alerts, Access Control System for door control, Intrusion Detection System for secondary notification, School Radios, Mass Notification Systems, and the Fire Alarm system.
- A public SasS system will also be installed at the Dispatch Center
- The Go²Blu system is a combination of the Notify SaaS cloud-based system, Wireless Alert Buttons, Transmitters and Repeaters, and a Control Panel.
- Customization aspect: Staff decide on features, implementation methods and process sequences.

B. Mushnick asks how do you activate these?

A. DiBari replies with it's a combination of wireless button and computer-based alert system.

J. Hardin asks does this require coordinated training with the Franklin Police and Fire Department.

A. DiBari replies to it does. The school system's police department will receive the system software for free, along with training and setup provided by the manufacturer. The system is designed to be user-friendly for police departments, with less demanding training requirements.

H. Takesian asks if the proposed system is cost inclusive of all available features if we opt for the complete package?

A. DiBari states that this is not a licensing thing, so there is no additional cost if you opt for the complete package, unless the school brought in some other technology that you'd like to integrate with this system.

K. Maguire asks are we committing to the system now or when are we committing to the system.

A. DiBari replies with the decision must be made before 100% construction documents.

T. Elmore recommends scheduling a working group meeting with the school, fire, and police department regarding security.

Vape Detection & Gunshot Detection System

- The school considered both systems and decided not to pursue purchasing one at this time.

	<p>V.Lyubetsky provides an Architectural Design Update: (refer to meeting packet for design update)</p> <ul style="list-style-type: none"> • Provides an overview of the design changes, including the incorporation of insulated precast panels to lower costs and reduce exterior glass. • Highlights the focus on the front of the building, with similar features, main entrance, concentrated glass areas, and specific design elements. • Demonstrates the side of the building facing south and east, featuring vocational shops and the introduction of precast panels above second-floor windows. • Discusses major elevations, including the west elevation showcasing the main facade and the east elevation displaying the gymnasium and vocational shop areas. • Explains the decision to replace metal panels with brick precast panels above second-floor windows for cost-effectiveness. • Mentions the use of clear story glass in the gymnasium and the utilization of insulated precast panels to replace masonry walls in specific areas. <p>Discussion: B. Foley questions the discrepancy between the initially planned front façade and the perceived complexity of the windows and courtyard walls. Is the cost associated with these elements included in the \$280 million budget or has there been a change? V. Lyubetsky replies, the project must adhere to the original budget, and the team is currently in Design Development (DD) phase. A detailed cost estimate will be prepared by Consigli to verify if the design approach is cost effective. H. Takesian asks if the doors leading into the courtyard are intended for practical purposes such as equipment access for landscaping or snow removal. V. Lyubetsky replies that there are double doors leading into the courtyard, and it should be wide enough to bring in equipment.</p>	
34.5	<p>Conservation Commission Update</p> <ul style="list-style-type: none"> • BETA / Samiotes Consultants Inc (SCI) gave an overview of the status of the ANRAD application, including a summary of the working session we had with some of the Town representatives before the holidays. • SCI presented the solar field areas in question with the Con-Com • Con-Com agreed to a simple, straightforward delineation of these areas particularly of the drainage ditches to easily locate in the field. • Con-Com also understands the pressing schedule. • Next step is coordinating a site walk/delineation with ECR (our wetlands consultant) and BETA to flag those additional areas. • Breeka Li (Con-Com Agent) will coordinate with BETA to get them out to the site to witness the ECR flagging so everyone is in agreement, and it will be only one site visit. Note the Town will likely need to pay an extra fee to BETA to perform the site visit and review the final revised Peer review response that SCI will submit as part of the final ANRAD resubmission. 	Record

	<ul style="list-style-type: none"> • SCI will field locate the additional flagging once finished and finalize the ANRAD plan, which will serve as the final, approved delineation in the ORAD. • Once all of this is complete and resubmitted to the Con-Com (and reviewed by BETA), we should be able to wrap it up at the following hearing. <p>Discussion: None</p>	
34.6	<p>Project Schedule Update</p> <p>S. Johnson provides an update.</p> <ul style="list-style-type: none"> • Conducted a detailed exercise with DWMP covering various aspects, including steel piece counts and manpower. • The goal was to be as efficient as possible and eliminate gaps in the schedule. • The plan is to start construction from the north of the building (Building A) and work southward. • Targeting milestone dates, with the first bid package (site work enabling) in May to start work after the end of school in 2024. • Second bid package (concrete and steel) in October 2024 to begin foundation work in January 2025. • Considering bringing on a subcontractor early for precast work to streamline the process due to intricacies and long lead times. • The rest of the trades will be out to bid in March 2025, with the goal of completing construction by July 2027. • The plan includes moving into the new building, followed by the demolition of the existing building and the creation of new fields and parking lots. <p>Discussion: None</p>	Record
34.7	<p>Solar Field Update</p> <p>D. Haynes provides an update.</p> <ul style="list-style-type: none"> • Contacted Blake Hazelrigg from Luminance to discuss the idea of developing solar on the new building and negotiating a deal on the contract buyout and panels removal. • Faced a procurement snag, as expected, and exploring ways to navigate around it. • Recognizing the challenge of promoting price competition if entering another contract with the existing one. • Four to five months to get this sorted out. <p>Discussion: None</p>	Record
34.8	<p>Other Topics not Reasonably anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None</p>	

34.8	Public Comment: Discussion: None	Record
34.9	Next Meeting: <u>Building Committee Meeting</u> <ul style="list-style-type: none"> • Building Committee Remote Meeting – February 15, 2024; Location: ZOOM • Building Committee Remote Meeting – March 21, 2024; Location: In-Person Discussion: None	Record
34.10	Adjourn: 6:05PM _motion was made by B. Bowen and seconded by J. Dowse to adjourn the meeting. Discussion: None; Roll Call Vote: J. Dowse (Y), B. Bowen (Y), K. Maguire (Y), H. Takesian (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor, meeting is adjourned.	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.