



**SCHOOL BUILDING COMMITTEE  
MEETING MINUTES**

Project: Tri-County Vocational High School  
 Subject: School Building Committee Meeting No. 23  
 Location: ZOOM  
 Distribution: Attendees, Project File

Project No: MP20-28  
 Meeting Date: 04/20/2023  
 Time: 4:00 PM  
 Prepared By: E. Grijalva

Present	Name	Affiliation	Present	Name	Affiliation
x	Brian Mushnick*	SBC Chair		Mike Burton	DWMP
x	Karen Maguire*	Superintendent	x	Trip Elmore	DWMP
x	Dan Haynes*	Business Admin.		Christina Dell Angelo	DWMP
x	Michael Procaccini*	Principal		Mike Cox	DWMP
x	Jonathon Dowse*	SBC Member	x	Rachel Rincon	DWMP
x	Brendan Bowen*	SBC Member	x	Elias Grijalva	DWMP
	Stanley Widak Jr.*	SBC/SC Member		Charlie Lyons	DWMP
x	Harry Takesian*	Facilities		Aidan Place	DWMP
x	Jane Hardin*	SBC Member	x	Carl Franceschi	DRA
x	Bob Foley*	Adult Ed. Dir	x	Vladimir Lyubetsky	DRA
	Lloyd "Gus" Brown*	Bldg. CM.		Sara Carda	DRA
x	Chris Romano	Public	x	Kristy Lyons	Consigli
x	Sherri Minch	Public	x	Ray Vincent	Sub-Consultant
			x	Wayne Mattson	Sub Consultant

Item No.	Description	Action
23.1	<p><b>Call to order:</b> 4:05 PM meeting was called to order by SBC Chair B. Mushnick with <u>9</u> of 11 voting members in attendance.</p> <ul style="list-style-type: none"> <li>Jonathan Dowse &amp; Brendan Bowen joined in late.</li> </ul>	Record
23.2	<p><b>Previous Topics &amp; Approval of March 23rd, of 2023, Meeting Minutes:</b>          A motion to approve the <u>March 23rd, 2023</u>, meeting minutes as submitted was made by <u>H. Takesian</u> and seconded by <u>B. Bowen</u>.</p> <p><b>Discussion:</b> K. Maguire notes a change needs to be made to the attendance list. R. Rincon will make the correction.</p> <p><b>Roll Call Vote:</b> K. Maguire (Y), J. Hardin(Y), B. Mushnick (Y), M. Procaccini (Y), D. Haynes (Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y),</p> <p><b>Abstentions:</b> None</p> <p>Motion passes, to approve March 23<sup>rd</sup>, 2023, meeting minutes with changes.</p>	Record
23.3	<p><b>Invoices and Commitments for Approval:</b>          B. Mushnick calls for a motion to approve DWMP Invoice No. 017</p> <p><b>Invoice 1:</b> DWMP March Invoice No. 017, in the amount of <u>\$15,000.00</u></p> <p>A motion was made by <u>J. Hardin</u> and seconded by <u>B. Bowen</u> for the approval of DWMP Invoice No. 017</p> <p><b>Discussion:</b> None.</p> <p><b>Roll Call Vote:</b> K. Maguire (Y), J. Hardin(Y), B. Mushnick (Y), M. Procaccini (Y), D. Haynes (Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y),</p> <p><b>Abstentions:</b> None</p> <p>Motion passes to approve DWMP Invoice No. 017 for payment.</p> <hr/> <p>B. Mushnick calls for a motion to approve DRA Invoice No. 014</p> <p><b>Invoice 2:</b> DRA March Invoice No. 014, in the amount of <u>\$51,000.00</u></p> <p>A motion was made by <u>B. Foley</u> and seconded by <u>B. Bowen</u> for the approval of DRA Invoice No. 014</p> <p><b>Discussion:</b></p>	Record

**B. Mushnick** asks for clarification on the DRA's invoice.

**T. Elmore** explains this invoice is for the completion of the Feasibility study and entering schematic design.

**Roll Call Vote:** K. Maguire (Y), J. Hardin(Y), B. Mushnick (Y), M. Procaccini (Y), D. Haynes (Y), B. Bowen (Y), B. Foley (Y)

**Abstentions:** None

\*H. Takesian did not participate in this roll call vote. Experienced Technical difficulties

Motion passes to approve DRA Invoice No.014 for payment.

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B. Mushnick calls for a motion to approve DRA Professional Service for Amendment No. 03 – Wetland Survey; Invoice No. 0004

**Invoice 3:** DRA Professional Service Invoice No. 004, in the amount of \$1,980.00

A motion was made by J. Hardin and seconded by K. Maguire for the approval of DRA Professional Service Invoice No. 004

**Discussion:**

**K. Maguire** asks if this invoice is related to the discovery of the suspicious plants.

**V. Lyubetsky** responds that this invoice is related to surveying the solar fields.

**T. Elmore** explains this is an additional service. We agreed to this change order earlier in the spring with the acceptance of the new building option, we needed to get a survey of the proposed site location.

**Roll Call Vote** K. Maguire (Y), J. Hardin(Y), B. Mushnick (Y), M. Procaccini (Y), D. Haynes (Y), B. Bowen (Y), B. Foley (Y), J. Dowse (Y), H. Takesian (Y)

**Abstentions:** None

Motion passes to approve DRA Professional Service Invoice No. 003 for payment.

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B. Mushnick calls for a motion to approve DRA Professional Service for Amendment No. 04; Invoice No. 001

**Invoice 3:** DRA Professional Service Invoice No. 001, in the amount of \$3,850.00

	<p>A motion was made by <u>J. Dowse</u> and seconded by <u>H. Takesian</u> for the approval of DRA Professional Service Invoice No. 001</p> <p><b>Discussion:</b> None.</p> <p><b>Roll Call Vote:</b> K. Maguire (Y), J. Hardin(Y), B. Mushnick (Y), M. Procaccini (Y), D. Haynes (Y), B. Bowen (Y), B. Foley (Y), J. Dowse (Y), H. Takesian (Y)</p> <p><b>Abstentions:</b> None</p> <p>Motion passes to approve DRA Professional Service Invoice No. 001 for payment.</p>	
23.4	<p><b>CM Introduction</b></p> <p><b>K. Lyons</b> introduces herself and reviews slides that highlight Consigli’s approach to the project and provides a high-level overview of the CM interview presentation.</p> <ul style="list-style-type: none"> <li>• <b>Organizational Chart</b> <ul style="list-style-type: none"> <li>○ Jeff Neven -Project executive</li> <li>○ Steve Johnson – Project Manager</li> <li>○ Rocco Yuku – Project Superintendent</li> <li>○ Kristy Lyon – Senior Pre-Construction Manager</li> </ul> </li> <li>• <b>A Local Partner</b> <ul style="list-style-type: none"> <li>○ Headquarters located in Milford, Massachusetts</li> <li>○ Storage/Maintenance yard – Material Storage</li> <li>○ Pre-Fabrication Facility</li> </ul> </li> <li>• <b>Pre-Construction Timeline</b> <ul style="list-style-type: none"> <li>○ Kickoff &amp; Partnering – March 2023</li> <li>○ Schematic Design – June 2023</li> <li>○ Securing the Vote - July 2023-October 2023</li> <li>○ Design Development - November 2023-February 2024</li> <li>○ Sitework/Utilities/Switchgear Package – April 2024-May 2024</li> <li>○ 60% Construction Documents – March 2024-June 2024</li> <li>○ 90% Construction Documents – July 2024–September 2024</li> <li>○ Final GMP Package – October 2024-January 2025</li> </ul> </li> <li>• <b>Securing the Vote – October</b> <ul style="list-style-type: none"> <li>○ Consigli has helped secure the “YES” votes in 11 communities</li> <li>○ Promotional Video</li> <li>○ Leveraging Consigli Employees</li> <li>○ Community Outreach &amp; Engagement</li> </ul> </li> <li>• <b>Procurement Plan</b> <ul style="list-style-type: none"> <li>○ Detailed procurement plan – highlights key trades.</li> <li>○ Subcontractors Open-House</li> <li>○ Private Subcontractor outreach for trade bids</li> <li>○ Site, Utilities, switchgear early release packages</li> </ul> </li> </ul>	Record

	<ul style="list-style-type: none"> <li>○ Increase second-tier subcontractor coverage</li> <li>○ Pre-purchase M/E/P equipment</li> <li>● <b>Schedule Options Analysis</b> <ul style="list-style-type: none"> <li>○ RFP</li> <li>○ Accelerated</li> <li>○ Fast-Track</li> </ul> </li> <li>● <b>Neighborhood Mitigation Plan</b> <ul style="list-style-type: none"> <li>○ Analysis of neighborhood               <ul style="list-style-type: none"> <li>▪ High Impact                   <ul style="list-style-type: none"> <li>● Noise - No early morning construction to start - Echo Barrier Sound Paneling along fence</li> <li>● Dust - On-site water trucks to mitigate dust</li> <li>Seismic - Vibration monitoring stations throughout site</li> </ul> </li> <li>▪ Moderate Impact                   <ul style="list-style-type: none"> <li>● Truck traffic - No early morning deliveries, Police details and spotters at risk areas, Mandatory trucking route for all subcontractors</li> <li>● Dust – Street sweeping Tri-County and Pond Street</li> </ul> </li> <li>▪ Low Impact                   <ul style="list-style-type: none"> <li>● Vibration monitoring stations throughout</li> </ul> </li> <li>▪ Communication                   <ul style="list-style-type: none"> <li>● Weekly updates sent to Town for abutter/community distribution</li> </ul> </li> </ul> </li> </ul> </li> <li>● <b>Sitework &amp; Foundations</b> <ul style="list-style-type: none"> <li>○ Logistics plan - separation of active school traffic vs construction traffic</li> </ul> </li> <li>● <b>Learning School</b> <ul style="list-style-type: none"> <li>○ Engaging students, through the design and construction of the building</li> </ul> </li> <li>● <b>Student Engagement</b> <ul style="list-style-type: none"> <li>○ Internships</li> <li>○ Panels/Q&amp;A</li> <li>○ Education Program</li> <li>○ Mentoring – hard hat tours on the job site</li> </ul> </li> </ul> <p><b>Discussion:</b></p> <p><b>B. Mushnick</b> asks whom do we contact to start working on our public outreach while we work on the schematic design?</p> <p><b>K. Lyons</b> responds I'll be working with Christina Del Angelo to make those connections, but I will be fully engaged in that process, helping to facilitate all the community outreach.</p>	
23.5	<b>Design Update</b>	Record

**W. Mattson** from Griffith & Vary, reviews the HVAC systems, Emergency Power Systems, and Electrical systems.

1) **Variable Refrigerant Flow**

**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.

2) **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.

**B. Bowen** Inquires about the following:

- Where will the well fields go on the site?
- When will the wells go in?
- What is our energy-efficient target? LEED Target?

**T. Elmore** explains this is something we are addressing while we make our way to the Design Development (DD) phase, but we were thinking the upper fields over by where the maintenance barn currently is.

**W. Mattson** explains how we look at it by the schematic level connected loads, we are in the area between 75 to 95 tons of capacity at the geothermal handling of the media center, gymnasium, and auditorium. What we've seen in New England in the Massachusetts area, a well of 1000 feet is good for about seven and a half to eight tons. We're using the Reigen the HPG X system, it's basically a ground-mounted heat exchanger, standing column. So, we're looking at probably 10 wells. This is a schematic we're still working on this.

**C. Franceschi** mentions all these systems, are certainly considering lifecycle costs and you know, making these choices. We're trying to balance, first costs versus operating costs. And savings and energy efficiency. Obviously, that's gone into these recommendations, right?

**W. Mattson** Absolutely. We're required to do lifecycle costs but, just for discussion, I mean, this was done through LCCA, and we compared Chuck beams, VAV systems, Unit Ventilator, all air sources, and all geothermal. This has worked out to be a great balance.

**W. Mattson** explains targeting LEED silver is the goal.

**K. Maguire** asks two questions.

- Is silver LEED an obtainable target for us?
- What happens to the natural gas coming into the property?

**W. Mattson** responded that there was a discussion about the natural gas remaining in the culinary kitchen because it's a program need, not a school operating need. As far as the generator is concerned, it should be diesel fuel because of the code. Natural Gas is considered an interruptible source. I think LEED SILVER Certification is possible to obtain for this project.

### **3) Emergency Power System**

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

- Exterior Building Mounted Lighting
- Mechanical Room and Penthouse Lighting
- Electrical room lighting
- Egress Corridors and Stairs Lighting
- IDF and MDF Lighting
- Main Office lighting
- Principal Office Lighting
- Nurse Office Lighting
- Phys Ed Office Lighting
- Elevator Machine Room
- Gymnasium lighting
- Custodians Office lighting
- Custodians receiving and general supply lighting.
- Interior windowless spaces lighting
- Elevator lighting and pit lighting
- Kitchen Lighting
- Toilet rooms lighting
- Make air unit lighting.
- Cafeteria lighting

**T. Elmore**, asks do we need (2) diesel generators? Is there a way to reduce the number of generators?

**W. Mattson** explains there are two generators because of the way the design is shaking out now, we have two 4000-amp services. So, one generator is dedicated to the

automatic transfer switch that resides, and each of those services. Now as we move through schematic design, we can be creative and find ways to remove one of the generators to alter the scope of the emergency power requirements. By code, you don't even need a generator in a building. You can do a word as you'd like and battery packs and that type of thing and battery backup. But right now, we're trying to as we're going into the estimating phase of schematic design and think that we're trying to be conservative but not extravagant. And so, this is kind of a good start for the baseline for the emerging power requirements.

**T. Elmore** states that's an important point that what we're trying to do is produce a reasonable, responsible basis of design. Not too big, not too small. We want to make sure that this building can function for the next 50 years. As it's intended as an educational place. And it's going to work and so we're trying to be reasonable on both things.

### **3) Light & Light Control**

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

**R. Vincent** reviews fire protection and plumbing.

#### **Fire Protection**

- Fully Sprinkler Building -varied different types
- Zoned System
- Electric Motor Driven Fire Pump
  - Accessible from the outside of the building. In a room within the building with a two-hour rated wall
- 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



	<ul style="list-style-type: none"> <li>• Manual Flush Vales &amp; Faucets</li> <li>• Circulated Hot Water</li> </ul> <p><b>Types of Water Heating</b></p> <ul style="list-style-type: none"> <li>• Storage</li> <li>• Tankless</li> <li>• Heat Pump</li> <li>• Solar</li> <li>• Tankless Coil &amp; Indirect</li> </ul> <p><b>Discussion:</b> None</p>	
23.6	<p><b>Workplan Update:</b></p> <p><b>V. Lyubetski</b> shares the updated work plan and informs the SBC of upcoming meetings.</p> <p><b>Working Group Meetings</b></p> <ul style="list-style-type: none"> <li>• 05.04.2023 – Interior and Exterior Elevations &amp; Materials</li> <li>• 05.18.2023 – Logistics Construction Phasing</li> </ul> <p><b>Building Committee Meetings</b></p> <ul style="list-style-type: none"> <li>• 05.04.2023 Building Committee Meeting – Interior finishes/Technology Security</li> <li>• 05.18.2023 Building Committee Meeting – overview of the basis of design</li> <li>• 06.15.2023 Building Committee Meeting – Review of Schematic Design (SD) costs</li> <li>• 06.21.2023 Building Committee Meeting – Decide to submit the SD to the MSBA</li> </ul> <p><b>Design, Team Milestone, Meetings &amp; Activities</b></p> <ul style="list-style-type: none"> <li>• 04.24.2023 – Conservation Commission Review</li> <li>• 05.08.2023 – Traffic Review</li> <li>• 05.18.2023 – SD Cost Estimate Ready for Distribution</li> <li>• 05.22.2023 – DESE Submission Confirm date with MSBA.</li> <li>• 06.06.2023 – Draft Estimate Ready for Distribution</li> <li>• 06.15.2023 – Draft SD ready for distribution</li> <li>• 06.27.2023 – Final SD submission to MSBA</li> </ul> <p><b>Discussion:</b> None</p>	Record
23.7	<p><b>Other Topics not Reasonably Anticipated 48 hours to prior to the meeting:</b> None.</p> <p><b>Discussion:</b> None</p>	Record
23.8	<p><b>Public Comment:</b> None.</p> <p><b>Discussion:</b> None.</p>	Record

23.9	<p><b>Next Meeting</b></p> <ul style="list-style-type: none"> <li>• 05/04/2023 – SBC Meeting No. 024 @ 4PM - Zoom</li> <li>• 05/18/2023 – SBC Meeting No. 025 @ 4PM – In Person</li> <li>• 06/15/2023 - SBC Meeting No. 026 @4PM – In-Person</li> <li>• 06/15/2023 – Public Community Meeting @ 6 PM – In-Person</li> <li>• 06/21/2023 – SBC Meeting No. 027 @4PM – In Person</li> </ul> <p><b>Discussion:</b> None</p>	Record
23.10	<p><b>Adjourn 5:36 PM</b> A motion was made by <u>J. Dowse</u> and seconded by <u>H. Takesian</u> to adjourn the meeting.</p> <p><b>Roll Call Vote:</b> K. Maguire (Y), B. Mushnick (Y), M. Procaccini (Y), D. Haynes (Y), B. Bowen (Y), B. Foley (Y), J. Dowse (Y), H. Takesian (Y)</p> <p><b>Discussion:</b> 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.