

SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Tri-County Regional Vocational Technical HS
Subject: School Building Committee Meeting No. 44
Location: Remote via ZOOM
Distribution: Attendees, Project File
MSBA Module: 6- Detailed Design

Project No: MP20-28
Meeting Date: 09/26/24
Time: 4:00 PM
Prepared By: E. Grijalva

Present

Brian Mushnick* SBC Member | Chair of SBC
Karen Maguire* SBC Member | Superintendent
Jonathon Dowse* SBC Member
Dan Haynes* SBC Member | School Business Administrator
Harry Takesian* SBC Member | Facility Director
Bob Foley* SBC Member | Director of Post Secondary, Con. Adult.
Dana Walsh* SBC Member | TCRVTHS Principal
Brendan Bowen* SBC Member
Trip Elmore DWMP- Project Director
Mike Cox DWMP – Project Manager
Elias Grijalva DWMP- Assistant PM
Rachel Rincon DMWP= Assistant PM
Vladimir Lyubetsky DRA- Project Manager
Carl Franceschi DRA – Principal in Charge
Steve Johnson Consigli- Sr. Project Manager
Anjeza Gjata Consigli – Sr. Precon Manager

***School Building Committee Voting Members**

Item No.	Description	Action
44.1	<p>Call to order: 4:05PM meeting was called to order by SBC Chair B. Mushnick, 8 of 11 voting members in attendance.</p> <p style="text-align: right;">*D. Haynes + H. Takesian missed call to order. Arrived late.</p>	Record
44.2	<p>Previous Topics & Approval of September 12,2024 Meeting Minutes: A motion to approve the <u>September 12,2024</u> previous meeting minutes as submitted was made by B. Foley and seconded by J. Dowse.</p> <p>Discussion: None Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y)B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record
44.3	<p>Commitments for approval:</p> <p>Firm: Drummey Rosane Anderson; Description: Amendment No.012; Credit Amount: (\$73,602.00)</p> <p>A motion to approve DRA Amendment No.012 for credit in the amount of \$73,602.00 was made by J. Dowse and seconded by B. Foley.</p> <p>Discussion: T. Elmore explains that early in discussions with the Conservation Commission (ConCom), there were concerns about whether the project's square footage would require compliance with the Massachusetts Environmental Policy Act (MEPA), a complex and time-consuming process involving multiple subconsultants. However, it was determined that the area previously thought to be wetlands was stormwater infrastructure built in 2015-2016. As a result, the project did not need to undergo the MEPA process, and the unused funds from Amendment No. 007 are now being recouped.</p> <p>Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y) B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record
	<p>Firm: Drummey Rosane Anderson; Description: Amendment No.013; Amount: \$56,100.00</p> <p>A motion to approve DRA Amendment No.013 for Environmental Soil Testing was made by B. Foley and seconded by J. Dowse.</p> <p>Discussion: T. Elmore explains the current on-site activity involves exposing soil in the area that was once a solar field to determine if it can be reused. Instead of paying to haul the soil off-site, a geotechnical observer is present to assess whether the soil meets the necessary criteria for reuse.</p> <p>V. Lyubetsky clarifies this amendment is also for environmental testing of the soil as well. Soil samples are sent to the lab.</p> <p>Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y) B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	

Firm: **Dore + Whittier Management Partner**; Description: **Amendment No.004**; Amount: **\$5,280.00**

A motion to approve DWMP Amendment No.004 for Structural Engineer Review services was made by J. Dowse and seconded by B. Foley.

Discussion:

T. Elmore explains as part of the owner's requirement for a third-party review of the structure, the owner can directly hire an engineering service to review the documents. In this case, the owner requested that Dore + Whittier use the consultant they had proposed, RSV Associates, to conduct the structural peer review, which is required by code resulting in an amendment.

Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y) B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.

44.4

Mass Save Grant Restrictions

T. Elmore explains our findings from recent estimates. As part of the geothermal component, we explored various grant funding options, and there's an important detail regarding the Mass Save grant. To qualify for the \$4,500 per ton incentive for ground source heat pumps (geothermal systems), the facility must not use gas. However, there are exemptions for vocational schools, specifically when gas is used for instructional purposes, such as in labs or culinary arts programs.

In our case, gas will continue to be used in the culinary arts kitchen and the plumbing and HVAC vocational spaces, but it cannot be used in the cafeteria kitchen. As a result, the cafeteria kitchen must now be fully electric, including the domestic hot water system, which will either be geothermal-heated or electric. The building has been adjusted accordingly, with gas still allowed in the vocational spaces, and a geothermal-based system for domestic water heating.

System Revision Estimated Costs:

Costs to change to a geothermal system:

- Additional re-design and system design costs: \$650,000 +/-
- Additional system associated construction cost: \$6.8M +/-
- Additional Total Cost = (Range) \$7.5M +/-**

- Current mechanical system construction cost (in budget) \$20.3M +/-
- Added Geothermal design and construction cost \$7.5M +/-

New Mechanical System Cost (ROM) \$27.8 M +/-

Offsetting Grant Funding

- **Federal IRA grants** – 30% of the total Mechanical System Cost (including site work): **\$27.8M X 30% = \$8.3M** in federal grant rebate (+/- estimate)
- **MA state grants:** Mass saves grant - \$4,500 per ton of heating/cooling, we have 540 tons: **\$4,500 X 540 = \$2.4 M** (+/- estimate)
 - Other state financial grants and initiatives are in the legislative process that may be available to us.

Additional Geothermal Cost \$7.5M - potential grant funds 10.7M = (\$3Mil)

Record

Net Cost savings expected = \$3+ Million
 (Net annual operational savings is still to be determined)

Discussion:

B. Bowen asks, is geothermal reflected in the most recent cost estimates?
 T. Elmore confirms it is.

44.5

60% Construction Documents Packet Review and Approval

Record

M. Cox explains that the team is preparing for the 60% Construction Document (CD) submission to the MSBA. This week, the team completed the estimating and reconciliation process, comparing the design development (DD) estimate with the 60% CD estimate.

Key Points: (Refer to meeting package for a high-level comparison between Design Development estimate and the 60% Construction Document estimate)

- The 60% estimate is slightly higher, at \$3 million,
- Includes the geothermal components that were not accounted for in the design development estimate
- The construction contingency has been reduced from \$9,211,455 to \$6,179,551 to accommodate the transition to geothermal.
- No increase to the overall project cost which remains at \$285,992,692.00

A motion to approve DWMP & DRA to submit the 60% CD submittal to the MSBA was made by J. Dowse and seconded by H. Takesian.

Discussion: None; Roll Call Vote: D. Walsh (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y) B. Mushnick (Y); (1) Abstentions: K. Maguire; Motion passes.

* K. Maguire experienced technical difficulties and could not partake in this vote.

44.6

Request for Qualification Approval

Record

M. Cox reviews the steps and timeline for the prequalification process of the file sub-trade contractors.

Request for Qualification Timeline (refer to meeting packet for a timeline and the drafted request for qualification form)

- Sep 22 – Sept 30: Draft Request for Qualifications
- Sept 26 – Oct 02: Post Advertisement
- Oct 2 – Oct 16: Trade Contractor SOQ
- Oct 16 – Oct 21: Approve Qualified Bidders
- Oct 21 – Nov 8: Trade Contractor Bidding

Pre-Qualification Committee:

- (2) Owner Representatives: Brian Mushnick, Jon Dowse, Dan Haynes
- (1) OPM Representative: Mike Cox
- (1) Design Representative: Vladimir Lyubetsky
- (1) CM representative: Kristy Lyons

	<p>A motion to approve Brian Mushnick, Jon Dowse, Dan Haynes, Mike Cox, Vladimir Lyubetsky, Kristy Lyons as the file trade subcontractor’s pre-qualification committee was made by B. Foley and seconded by B. Foley.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), H. Takesian (Y), B. Mushnick (Y); Abstentions: All in favor. Motion passes.</p>	
44.7	<p>Other Topics not Reasonably anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None</p>	Record
44.8	<p>Public Comment:</p> <p>Discussion: None</p>	Record
44.9	<p>Next Meeting:</p> <p><u>School Building Committee Meeting:</u></p> <ul style="list-style-type: none"> School Building Committee Meeting – October 10, 2024 School Building Committee Meeting – November 14, 2024 School Building Committee Meeting – December 12, 2024 School Building Committee Meeting – January 9, 2024 School Building Committee Meeting – February 13, 2024 School Building Committee Meeting – March 13, 2024 <p>Discussion:</p> <p>K. Maguire comments on the upcoming Groundbreaking Ceremony event. We need to coordinate who from the team and MSBA will be attending the event.</p>	Record
44.10	<p>Adjourn: 5: 41PM motion was made by J. Dowse and seconded by B. Foley to adjourn the meeting.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), H. Takesian (Y), B. Mushnick (Y); Abstentions: All in favor. Motion passes.</p>	Record

Sincerely,

Elias Grijalva, Assistant Project Manager

DORE + WHITTIER

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.