

SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Tri-County Regional Vocational Technical HS
Subject: School Building Committee Meeting No. 43
Location: Remote via ZOOM
Distribution: Attendees, Project File
MSBA Module: 6- Detailed Design

Project No: MP20-28
Meeting Date: 09/12/24
Time: 4:00 PM
Prepared By: E. Grijalva

Present

Brian Mushnick*	SBC Chair
Karen Maguire*	Superintendent
Jonathon Dowse*	SBC Member
Dan Haynes*	School Business Administrator
Michael Procaccini*	SBC Member
Bob Foley*	SBC Member Director of Post Secondary, Con. Adult. Edu.
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
Kristy Lyons	Consigli – Sr. Precon Manager
Lt. Donald Maclean	Public

***SBC Voting Member**

Item No.	Description	Action
43.1	<p>Call to order: 4:01PM meeting was called to order by SBC Chair B. Mushnick, 8 of 11 voting members in attendance.</p>	Record
43.2	<p>Previous Topics & Approval of August 15,2024 Meeting Minutes: A motion to approve the <u>August 15,2024</u> previous meeting minutes as submitted was made by J. Dowse and seconded by M. Procaccini.</p> <p>Discussion: B. Foley requested that "SBC Member" be added to his title in the meeting minutes going forward. E. Grijalva acknowledges and confirms the change.</p> <p>Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record
43.3	<p>Invoices and Commitments for approval:</p> <p>Firm: Dore + Whittier Management Partners; Description: CD Phase + Third Party Testing Services; Amount: <u>\$104,031.50</u></p> <p>A motion was made by J. Dowse and seconded by D. Haynes for the approval of DWMP Invoice No.031.</p> <p>Discussion: B. Foley asks when reviewing invoices for additional work from DRA, will the amendments for these areas be tied to both the project schedule and their original contract price?</p> <p>T. Elmore replies that the work in question is considered an addition beyond the original contract due to specific categories outlined by the MSBA contract. This contract, which we are required to use, excludes certain scope items because they are too variable and uncertain.</p> <p>Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record
	<p>Firm: Drummey Rosane Anderson; Description: Construction Documents; Amount: <u>\$1,432,500.00</u></p> <p>A motion was made by J. Dowse and seconded by B. Foley for the approval of the DRA Invoice No.029.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
	<p>Firm: Drummey Rosane Anderson; Description: Amendment No.006-Geotech; Amount: <u>\$12,314.50</u></p> <p>A motion was made by J. Dowse and seconded by B. Foley for the approval of the DRA professional invoice related to amendment no.006, in the amount of \$12,314.50.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	

<p>Firm: Drummey Rosane Anderson; Description: Amendment No.009- Geotech Engineering for Additional Soil Exploration; Amount: \$13,750.00</p> <p>A motion was made by J. Dowse and seconded by D. Haynes for the approval of the DRA professional invoice related to amendment no.009, in the amount of \$13,750.00.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
<p>Firm: Consigli Construction; Description: Preconstruction Services; Amount: \$31,191.00</p> <p>The motion was made by D. Haynes and seconded by J. Dowse for the approval of the Consigli Preconstruction Invoice No.009.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
<p>Firm: Consigli Construction; Description: Construction Bid Enabling; Amount: \$1,256,952.47</p> <p>A motion was made by J. Dowse and seconded by D. Walsh for the approval of the Consigli Application for Payment No.002.</p> <p>Discussion: Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: K. Maguire*; All in favor. Motion passes.</p> <p>*K. Maguire experience technical difficulties.</p>	
<p>Firm: Consigli Construction; Description: Change order No. 001; Amount: \$0.00</p> <p>A motion was made by J. Dowse and seconded by B. Bowen for the approval of the change order no.001</p> <p>Discussion: M. Cox explained that Bid Package #1 includes holds and allowances allocated for unforeseen work. While this doesn't increase the contract value, authorization is required to utilize these allowances under the Consigli contract. Again, this is no addition to the contract, no additional costs.</p> <p>Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
<p>Budget Revision Request for Approval; Amount: \$500,000.00</p> <p>A motion was made by J. Dowse and seconded by D. Haynes for the approval for a budget revision request, in the amount of \$500,000.00</p> <p>Discussion:</p>	

	<p>M. Cox explains that within the total project budget, we have various funds. As part of the geothermal design, we needed to increase the area’s contract, which wasn’t originally planned in the budget. While we’ve already approved their amendments, we now need to fund that specific division line. To do this, we are requesting you to move \$500,000 from the owner’s contingency, a soft cost contingency for unforeseen expenses, to cover the current contracts and prepare for future design work that is not yet underway but anticipated as part of the project.</p> <p>B. Foley asks when we receive the IRA funds and the money starts coming in, will it be applied to that specific line, or will it be used to offset the overall cost? I just want to make sure I understand correctly.</p> <p>T. Elmore replies, the funds would technically be applied to the project budget, but they ultimately reduce the overall cost to the communities supporting the project. So once the money is received, the financial burden on the 11 communities decreases.</p> <p>B. Bowen asks, does this mean that by pulling money from the contingency to cover the increase during the design and planning phase, we’ll be doing the same thing during the construction phase to cover additional costs? Or how will that be handled in the future?</p> <p>T. Elmore replies we don’t have the contingency to cover the estimated \$12 million cost for the geothermal system. Therefore, we will need to increase the overall project budget. Additionally, we should include a note indicating that the MSBA grant is assumed to be around \$100 million, the IRA grant approximately \$10 million, and the Mass Save funding estimated at \$2 million. These are rough estimates. When we compile all of this, the total cost we communicated to the 11 communities remains unchanged.</p> <p>Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes</p>	
	<p>Firm: Drummey Rosane Anderson; Description: Amendment No.011 Revision: Revised Amount: \$404,690.00</p> <p>M. Cox commented that this is simply an acknowledgment. We agreed that the changes were for the additional 100 feet of depth in the test. We initially approved a depth of 500 feet, but then decided to extend it to 600. As a result, there is a charge of \$7,900 for the extra 100 feet with the machine.</p> <p>Discussion: None</p>	
	<p>Firm: Certified Safe Electric; Description: Final removal of solar panels: Amount: \$46,537.05</p> <p>D. Haynes comments a potential amendment might be forthcoming.</p> <p>Discussion: None</p>	
<p>43.5</p>	<p>Construction Update (refer to meeting packet for a visual of the CM monthly report)</p>	<p>Record</p>

	<p>S. Johnson provides a preview of an owner's monthly report, which includes the following sections:</p> <ul style="list-style-type: none"> • Financials <ul style="list-style-type: none"> ○ Current Contract: \$12,557,816.00 • Executive Overview <ul style="list-style-type: none"> ○ August Activities • Quality <ul style="list-style-type: none"> ○ (42) Submittals; (13) RFI • Schedule <ul style="list-style-type: none"> ○ 4 weeks look ahead • Progress Photos <p>Discussion: None</p>	
<p>43.7</p>	<p>Design Team Update</p> <p>V. Lyubetsky provides an update on going activities.</p> <ul style="list-style-type: none"> • Precast Subcontractor joining the team. <ul style="list-style-type: none"> ○ Focus on coordinating the building structure with precast panels and connections ○ Color & Texture Selection ○ Large Samples will be available at the precasters plat in Thomaston, Connecticut • Geothermal Design <ul style="list-style-type: none"> ○ Added mezzanine to accommodate geothermal pumping system • Foundation and structural steel bid package are being prepared, target of October 16th date • On-going meetings with Chapter 74 vocational programs • MSBA submission; October 3rd <ul style="list-style-type: none"> ○ Follow up meeting will take place <p>Discussion:</p> <p>B. Bowen asks, will the reconciliation process provide more specific and accurate numbers on geothermal based on the engineer updates?</p> <p>K. Lyon replies, our estimating team asks detailed questions to fully understand the scope of the geothermal, the team is relying on information from this meeting and recent bid results from other geothermal projects.</p>	<p>Record</p>
<p>43.9</p>	<p>Other Topics not Reasonably anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None</p>	<p>Record</p>
<p>43.10</p>	<p>Public Comment:</p> <p>K. Maguire mentioned that Jeffrey will be joining us on Monday to discuss his collaboration and the situation with the MSBA.</p> <p>Discussion:</p>	<p>Record</p>
<p>43.11</p>	<p>Next Meeting:</p> <p><u>School Building Committee Meeting</u> School Building Committee Meeting – September 26, 2024, viz Zoom</p>	<p>Record</p>

	School Building Committee Meeting – October 10, 2024, viz Zoom School Building Committee Meeting – November 14, 2024, viz Zoom School Building Committee Meeting – December 12, 2024, viz Zoom Discussion: None	
43.12	Adjourn: 5:12PM motion was made by B. Bowen and seconded by M. Procaccini to adjourn the meeting. Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.	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.