

SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Tri-County Regional Vocational Technical HS
Subject: School Building Committee Meeting No. 51
Location: Remote via ZOOM
Distribution: Attendees, Project File
MSBA Module: 6- Detailed Design

Project No: MP20-28
Meeting Date: 04/10/2025
Time: 4:00 PM
Prepared By: E. Grijalva

Present

Brian Mushnick*	SBC Member Chair of SBC
Karen Maguire*	SBC Member Superintendent
Dan Haynes*	SBC Member School Business Administrator
Mike Procaccini*	SBC Member
Harry Takesian*	SBC Member Facilities Director
Dana Walsh*	SBC Member School Principal
Brendan Bowen*	SBC Member
Jonathan Dowse*	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
Steve Johnson	Consigli – Project Executive
Dave R	Public

*School Building Committee Voting Members

*B. Bowen was absent from the invoice and commitment roll call votes.

Item No.	Description	Action
51.1	Call to order: 4:04PM meeting was called to order by SBC Chair B. Mushnick, 6 of 11 voting members in attendance.	Record
51.2	<p>Previous Topics & Approval of March 13 ,2025 Meeting Minutes: A motion to approve <u>March 13, 2025</u>, the previous meeting minutes as submitted, was made by M. Procaccini and seconded by H. Takesian.</p> <p>Discussion: None; Roll Call Vote: D. Walsh (Y), H. Takesian(Y), K. Maguire (Y), D. Haynes(Y), M. Procaccini(Y), B. Mushnick (Y); (1) Abstention: J. Dowse; Motion passes.</p>	Record
51.3	<p>Invoices for Approval</p> <p>M. Cox delivers a financial update, outlining the approvals scheduled for tonight and the reimbursements received to date.</p> <ol style="list-style-type: none"> 1. Invoices recommended for payment: \$2,415,636.27 2. New Commitments: \$0.00 3. Budget Revision Request (BRR): Not Applicable 4. MSBA Reimbursement Status: \$8,169,833.00 <p>(refer to the meeting material for further details)</p> <p>Discussion: None</p>	Record
	<p>Firm: DWMP Invoice No.038; Description: CD Phase + Bidding + 3rd Party Inspector; Amount: \$161,919.33</p> <p>A motion to approve DWMP Invoice No.038 in the amount of \$161,919.33 was made by H. Takesian and seconded by J. Dowse.</p> <p>Discussion: None; Roll Call Vote: J. Dowse (Y); D. Walsh (Y), H. Takesian(Y), K. Maguire (Y), D. Haynes(Y), M. Procaccini(Y), B. Mushnick (Y); Abstention: None; Motion passes.</p>	
	<p>Firm: DRA Invoice No.036; Description: Construction Document Phase; Amount: \$277,500.00</p> <p>A motion to approve DRA Invoice No.036, in the amount of \$277,500.00, was made by J. Dowse and seconded by M. Procaccini.</p> <p>Discussion: None; Roll Call Vote: J. Dowse (Y); D. Walsh (Y), H. Takesian(Y), K. Maguire (Y), D. Haynes(Y), M. Procaccini(Y), B. Mushnick (Y); Abstention: None; Motion passes.</p>	
	<p>Firm: DRA PSS 08 Invoice No.006; Description: Geothermal Well Design; Amount: \$4,053.00</p> <p>A motion to approve DRA, in the amount of \$4,053.00, was made by J. Dowse and seconded by M. Procaccini.</p> <p>Discussion: None; Roll Call Vote: J. Dowse (Y); D. Walsh (Y), H. Takesian(Y), K. Maguire (Y), D. Haynes(Y), M. Procaccini(Y), B. Mushnick (Y); Abstention: None; Motion passes.</p>	

	<p>Firm: Consigli Construction; Description: Construction Invoice #9; Amount: \$1,970,768.44</p> <p>A motion to approve Consigli Bid Enabling Invoice #6, in the amount of \$1,970,768.44, was made by J. Dowse and seconded by H. Takesian.</p> <p>Discussion: None; Roll Call Vote: J. Dowse (Y); D. Walsh (Y), H. Takesian(Y), K. Maguire (Y), D. Haynes(Y), M. Procaccini(Y), B. Mushnick (Y); Abstention: None; Motion passes.</p>	
	<p>Firm: Project Dog; Description: BP#8 E-Bid; Amount: \$1,395.00</p> <p>A motion to approve Project dog invoice 22485 in the amount of \$1,395.00 was made by J. Dowse and seconded by D. Haynes.</p> <p>Discussion: None; Roll Call Vote: J. Dowse (Y); D. Walsh (Y), H. Takesian(Y), K. Maguire (Y), D. Haynes(Y), M. Procaccini(Y), B. Mushnick (Y); Abstention: None; Motion passes.</p>	
	<p>Commitments for Approval</p> <p>Firm: Consigli Construction; Description: Change Order No.008; Amount: \$0.00</p> <p>A motion to approve the Consigli Construction Change order no.008 in the amount of \$0.00 was made by J. Dowse and seconded by H. Takesian.</p> <p>Discussion: None; Roll Call Vote: J. Dowse (Y); D. Walsh (Y), H. Takesian(Y), K. Maguire (Y), D. Haynes(Y), M. Procaccini(Y), B. Mushnick (Y); Abstention: None; Motion passes.</p>	
51.4	<p>Construction Update</p> <p>(refer to meeting packet for further details)</p> <p>Executive Overview: March 2025</p> <p>Significant progress continued throughout March on the Tri-County RVTHS, with geothermal well drilling in full swing and utility installation nearing completion. During the second week of March, three drills were mobilized, resulting in the successful completion of (25) 605' deep geothermal wells. Of these (9) have been looped and grouted. Preparations are underway for the next phase; with the proposed geothermal main route scanned and probed to map topographic conditions and identify existing utilities. Due to snowmelt and heavy rainfall in the building pad, the team temporarily shifted focus from foundation work to completion of the site enabling scopes. Through March, the site work subcontractor installed 800' Of water piping, 550' sewer pipe, 375' drainage, and 161' underdrain. This effort positioned the project for success, as utilities are scheduled to be fully tested, backfilled, and graded for pavement by early April. To counteract weather and challenging site conditions, the site and concrete crews began working overtime on foundations and by months' end nearly 50% of the footings and walls in Building A had been formed, poured, and stripped, along with approximately 5% completion in Building C.</p> <p>Financial:</p> <ul style="list-style-type: none"> • Current Contract: \$53,468,521.00 (Pre-GMP1+2+3 +4) • Bill to date: \$15,071,536.00 <p>Quality</p>	Record

- Submittals: 203 closed; 60 pending
 - RFI: 79 closed; 7 Pending
- Schedule:**
- Site Utilities:
 - Complete sewer testing & liven utilities
 - Complete Drainage
 - Site Paving
 - Paving touch ups
 - Grade & Pave loop road
 - Building A
 - Excavate & backfill of footings & walls
 - Insulation & Damp proofing
 - Form, Pour, strip footings & walls
 - Place elevator pit
 - Building B
 - Excavate courtyard
 - Building C
 - Excavation & Backfill of Interiors Footings & Walls
 - Form, Pour, strip footings & walls
 - Football Field
 - Drill, Loop & Group Geothermal Wells

Discussion: None

51.5

Design Team Update

H. Takesian explains the need for the proprietary items

- If Trane were to provide controls for the new building, these same parts would be utilized. It would be possible to remove the parts from the existing school to use with the new school, either installed or kept as spare parts.
 - This could include the.
 - 4 SC+ controllers
 - Ensemble server
 - The wireless VAV Temp/CO2 space sensors,
 - Terminal unit (fan coil and unit heater) space sensors
 - Unit controllers and their associated expansion modules from the air handling units/plant controllers
 - Even potentially control enclosures

A motion to approve the proprietary Trane Building Controls system, was made by H. Takesian, 2nd by J. Dowse.

Discussion:

B. Mushnick asks, how do we transfer parts over from the existing building into the new building.

H. Takesian explains that key components of the current building's control system—such as the server and SC controls—can be programmed and brought online over the summer, aligning with the

Record

	<p>move-in schedule. As the old building is phased out, usable equipment can be salvaged, with the most valuable elements like the server and main controllers being reused to save costs and provide spare parts.</p> <p>Roll Call Vote: J. Dowse (Y); B. Bowen(Y); D. Walsh (Y), H. Takesian(Y), K. Maguire (Y), D. Haynes(Y), M. Procaccini(Y), B. Mushnick (Y); Abstention: None; Motion passes.</p> <p>Recent Design Team Activities</p> <ul style="list-style-type: none"> • Project Team Weekly Meetings • Construction Manager Weekly Meetings • Design Team Weekly Coordination Meetings • Architectural Precast – Site visit to review samples at Coreslab. • Site Enabling, Foundations and Structural Steel Construction Support • Construction Activities Support – Submittals, RFI's, CO's etc. • Existing Vocational Shops Equipment review and tagging for re-use • Work with the Project Team on Geothermal Design • Switch Gear Materials Purchasing Bid Package • 100% Construction Documents package(s) Complete – In process of bidding <p>Discussion: None</p>	
51.6	<p>Bid Package Updates</p> <p>BP#8: Main Building</p> <ul style="list-style-type: none"> • December 12, 2024: Select Review Committee • January 02, 2025: RFQ Live • January 22, 2025: Qualifications Due • February 21, 2025: Approve Qualified Bidder • February 25, 2025: Prequal Committee Meeting • March 6, 2025: Issue Bid Package to pre-qualified firms • April 16, 2025: Award Bidder <p>BP#9: HVAC</p> <ul style="list-style-type: none"> • April 7, 2025: Invitation to Bid • May 9, 2025: Proposals due <p>Remaining Trades:</p> <ul style="list-style-type: none"> • Consigli will be bidding out other trades through approx. September • By September, all bids should be finalized, providing a clear overall project cost • A more accurate sense of where the project stands financially is expected by late May or early June. <p>Discussion: None</p>	Record
51.7	<p>Other Topics not Reasonably anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None</p>	Record

51.8	Public Comment: Discussion: None	Record
51.9	<u>School Building Committee Meeting:</u> School Building Committee Meeting – May 08, 2025 Discussion: None	Record
51.11	Adjourn: 5:05PM motion was made by J. Dowse and second M. Procaccini to adjourn the meeting. Discussion: None Roll Call Vote: J. Dowse (Y); B. Bowen(Y); D. Walsh (Y), H. Takesian(Y), K. Maguire (Y), D. Haynes(Y), M. Procaccini(Y), B. Mushnick (Y); Abstention: None; Motion passes.	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.