

SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Tri-County Regional Vocational Technical HS
Subject: School Building Committee Meeting No. 54
Location: Remote via ZOOM
Distribution: Attendees, Project File
MSBA Module: 7- Construction

Project No: MP20-28
Meeting Date: 07/10/2025
Time: 4:00 PM
Prepared By: H. Estrella

Present

Karen Maguire*	SBC Member Superintendent
Dan Haynes*	SBC Member School Business Administrator
Bob Foley *	SBC Member Adult Education Director
Harry Takesian*	SBC Member Facilities Director
Dana Walsh*	SBC Member School Principal
Michael Procaccini*	SBC Member
Brendan Bowen*	SBC Member
Jonhan Dowse*	SBC Member
Trip Elmore	DWMP - Project Director
Mike Cox	DWMP – Project Manager
Elias Grijalva	DWMP- Assistant PM
Harold Estrella	DWMP – Assistant PM
Ioey Cox	DMWP - Intern
Vladimir Lyubetsky	DRA - Project Manager
Steve Johnson	Consigli – Project Executive
Chad Couture	Solect Energy

*School Building Committee Voting Members

Item No.	Description	Action
54.01	Call to order: 4:00PM meeting was called to order by SBC Chair J. Dowse, 8 of 11 voting members in attendance.	Record
54.02	<p>Previous Topics & Approval of April 10, 2025 Meeting Minutes:</p> <p>A motion to approve <u>June 12, 2025</u> the previous meeting minutes as submitted, was made by B. Foley and seconded by D. Haynes.</p> <p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley(Y), D. Walsh (Y), M. Procaccini (Y), J. Dowse (Y); (1) Abstention: H. Takesian, Motion passes.</p>	Record
54.03	<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: \$4,369,519.33 2. New Commitments: \$36,300.00 3. Budget Revision Request (BRR): N/A 4. MSBA Reimbursement Status: \$21,153,645.00 <p>(refer to the meeting material for further details)</p> <p>Discussion: None</p>	Record
	<p>Firm: DWMP Invoice No.041; Description: CA Phase + 3rd Party Inspector; Amount: \$164,624.00</p> <p>A motion to approve DWMP Invoice No.041 in the amount of \$164,624.00 was made by K. Maguire and seconded by B. Foley.</p> <p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley(Y), H. Takesian (Y), D. Walsh (Y), M. Procaccini (Y), B. Bowen (Y), J. Dowse (Y); Abstention: None, Motion passes.</p>	
	<p>Firm: DRA Invoice No.039; Description: Construction; Amount: \$190,000.00</p> <p>A motion to approve DRA Invoice No.039, in the amount of \$190,000.00, was made by B. Foley and seconded by B. Bowen.</p> <p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley(Y), H. Takesian (Y), D. Walsh (Y), M. Procaccini (Y), B. Bowen (Y), J. Dowse (Y); Abstention: None, Motion passes.</p>	
	<p>Firm: DRA Amendment No.011, Invoice No.006; Description: Geothermal Well Field and Design; Amount: \$37,125.00</p> <p>A motion to approve DRA Invoice No.006, in the amount of \$37,125.00, was made by H. Takesian and seconded by B. Bowen.</p>	

	<p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley(Y), H. Takesian (Y), D. Walsh (Y), M. Procaccini (Y), B. Bowen (Y), J. Dowse (Y); Abstention: None, Motion passes.</p>	
	<p>Firm: DRA Amendment No.014, Invoice No.003; Description: Civil Engineering Post NOI CA; Amount: \$1,815.00</p> <p>A motion to approve DRA Invoice No.003, in the amount of \$1,815.00, was made by B. Foley and seconded by K. Maguire.</p> <p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley(Y), H. Takesian (Y), D. Walsh (Y), M. Procaccini (Y), B. Bowen (Y), J. Dowse (Y); Abstention: None, Motion passes.</p>	
	<p>Firm: DRA Amendment No.016, Invoice No.001; Description: Additional Construction; Amount: \$69,408.90</p> <p>A motion to approve DRA Invoice No.001, in the amount of \$69,408.90, was made by B. Foley and seconded by D. Haynes.</p> <p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley(Y), H. Takesian (Y), D. Walsh (Y), M. Procaccini (Y), B. Bowen (Y), J. Dowse (Y); Abstention: None, Motion passes.</p>	
	<p>Firm: Consigli Construction; Description: Construction Invoice #12; Amount: \$4,851,884.13</p> <p>A motion to approve Consigli Bid Enabling Invoice #12, in the amount of \$4,851,884.13, was made by B. Foley and seconded by B. Bowen.</p> <p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley(Y), H. Takesian (Y), D. Walsh (Y), M. Procaccini (Y), B. Bowen (Y), J. Dowse (Y); Abstention: None, Motion passes.</p>	
	<p>Commitments for Approval Firm: DRA; Description: Amendment No.017; Amount: \$36,300.00</p> <p>A motion to approve the DRA Amendment No.017 in the amount of \$36,300.00 was made by J. Foley and seconded by B. Foley.</p> <p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley(Y), H. Takesian (Y), D. Walsh (Y), M. Procaccini (Y), B. Bowen (Y), J. Dowse (Y); Abstention: None, Motion passes.</p>	
	<p>Commitments for Approval Firm: Consigli Construction; Description: Change Order No.010; Amount: \$0.00</p> <p>A motion to approve the Consigli Construction Change order no.010 in the amount of \$0.00 was made by B. Bowen and seconded by B. Foley.</p> <p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley(Y), H. Takesian (Y), D. Walsh (Y), M. Procaccini (Y), B. Bowen (Y), J. Dowse (Y); Abstention: None, Motion passes.</p>	

	<p>Commitments for Approval Firm: Solect Energy; Description: Solar Feasibility Study; Amount: \$0.00</p> <p>A motion to approve the issuing of Energy Letter of Intent to Solect Energy to begin feasibility study and initiate interconnection process was made by B. Foley and was seconded by D. Haynes.</p> <p>Chad Couture of Solect Energy presented an overview of the proposed rooftop solar array for the school building. Solect, a leading Massachusetts-based solar provider with over 800 projects completed, partners with the PowerOptions consortium, allowing municipalities to procure solar services without issuing an RFP, in compliance with Mass General Law Chapter 164, Section 137. The school is already a PowerOptions member, enabling streamlined contracting and access to competitively vetted pricing and terms.</p> <p>Chad outlined that Solect will handle all aspects of the project—from design and engineering to interconnection with National Grid and long-term maintenance. He emphasized the importance of starting early due to potential delays in utility interconnection, which can take up to a year. The system is expected to be sized under 500 kW AC to avoid costly utility upgrades. All power would be consumed onsite, with any excess credited through net metering. He also noted the upcoming October 15 increase in state solar incentives and discussed the possibility of a federal direct payment in lieu of a tax credit, though recent federal guidance may affect eligibility.</p> <p>Chad requested approval of a no-cost, non-binding Letter of Intent (LOI) to begin feasibility work and initiate the interconnection process. The committee voted unanimously to approve the LOI, allowing Solect to proceed with the study.</p> <p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley(Y), H. Takesian (Y), D. Walsh (Y), M. Procaccini (Y), B. Bowen (Y), J. Dowse (Y); Abstention: None, Motion passes.</p>	
54.04	<p>Construction Update</p> <p>(refer to meeting packet for further details)</p> <p>Executive Overview: March 2025</p> <p>In June, the project achieved a major milestone with the deck turnover of Building A East. This indicates that the steel subcontractor has completed steel erection, deck detailing, and installed the necessary safety measures to allow other trades to safely begin work on all floors within the released area. Steel erection, decking and detailing continues in Building A West, with turnover anticipated by mid-July.</p> <p>Meanwhile, the concrete subcontractor is nearing completion of foundation work in building E and is preparing to begin slab-on-deck pours for the second floor of Building A East. Following this pour, the drywall, roofing, and waterproofing subcontractors are scheduled to begin roofing activities.</p> <p>Outside of the building footprint, geothermal main piping is being installed from the main construction entrance to the geothermal vault, which was set in the first week of July. The construction manager is actively coordinating with the landscaping and site work subcontractors to initiate construction of the track and softball field once the geothermal vault is placed and backfilled.</p>	Record

Financial:

- **Current Contract:** \$168,311,084.00 (Pre-GMP1+2+3+4+5+6)
- **Bill to date:** \$29,217,481.00

Quality

- Submittals: 261 closed; 118 pending
- RFI: 191 closed; 21 Pending

Schedule:

- Site Work:
 - Tie in Gas Line
- Building Pad
 - Erect, Deck, & Detail Steel on Building A
 - Pour 2nd Floor Slab-on-deck on Building A
 - Install Roof Blocking on Building A
 - Begin Steel Erection on Building B
 - Steel Decking & Detailing on Building C
 - Excavate for Deep Sewer Lines on Building D
 - Install Deep Sewer Lines on Building D
 - Pour Foundation Walls on Building E
 - Damproof & Backfill Foundation Wall on Building E
- Geothermal:
 - Complete Geothermal Installation
- Sports Field:
 - Subgrade Field
 - Utility Installation
 - Install Sand & Trench Drain
 - Install Irrigation
 - Install Loam/Topsoil

Discussion: None

54.05 Design Team Update

- DRA provided an update on the design team's current role, which is focused on supporting construction activities through review of submittals, responding to RFIs, and conducting regular site visits to ensure construction quality aligns with design intent.
- DRA presented final selections for exterior material colors, which had been previously reviewed in-person with Dana and Harry.
- Material and Color Updates Included:
 - Granite at the base of the building.
 - Bronze/copper-toned metal panels above the granite for added visual warmth.
 - Insulated metal panels in silver/metallic finish, including specific application on stair towers.
 - Curtain wall framing in a darker tone to complement adjacent materials.
 - Architectural masonry block with a varied pattern (16" oversized units combined with 4" accent blocks), designed to enhance visual texture and coordinate with other façade materials.
- A rationale was provided for extending granite further up the stair towers to enhance durability and aesthetics in pedestrian zones.

	<ul style="list-style-type: none"> The project's 3D model was shown, though not yet updated with the final colors; material samples were displayed in a picture and displayed in-person previously, and will be brought back to the site for ongoing reference. DRA confirmed that all selected finishes and colors are consistent with the design vision and coordinate well as a complete material palette. <p>Discussion: None</p>	
54.06	<p>Bid Package Updates</p> <ul style="list-style-type: none"> All trade bids have been bought out at this point, and approximately 70% complete with buying out all the trade packages. They are descoping about 1-2 packages per week, with the expectation to present a final GMP in November. Procurement process is continuing on schedule. <p>Discussion: None</p>	Record
54.07	<p>Other Topics not Reasonably anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None</p>	Record
54.08	<p>Public Comment:</p> <p>Discussion: None</p>	Record
54.09	<p><u>School Building Committee Meeting:</u> Next School Building Committee Meeting – August 14, 2025</p> <p>Discussion: None</p>	Record
54.10	<p>Adjourn: 5:19 PM motion was made by B. Foley and second M. Procaccini to adjourn the meeting.</p> <p>Discussion: None; Roll Call Vote: K. Maguire (Y), D. Haynes(Y), B. Foley (Y), H. Takesian(Y), D. Walsh (Y), M. Procaccini (Y), J. Dowse (Y); Abstention: None; Motion passes.</p>	Record

Sincerely,

Harold Estrella, 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.