



MEETING MINUTES

Project: Peabody Welch Elementary School
 Subject: School Building Committee Meeting
 Location: Zoom Conference Call
 Distribution: Attendees, Project File

Project No: MP17-114
 Meeting Date: 8/22/2022
 Time: 9:30 AM
 Prepared By: A. Place

Present	Name	Affiliation	Present	Name	Affiliation
	Edward Bettencourt*	Mayor	✓	Mike Burton	DWMP
✓	Beverley Ann Dunne*	SBC Chair	✓	Christina Dell Angelo	DWMP
✓	Josh Vadala*	Superintendent		Mike Cox	DWMP
✓	Larry Fleming*	SBC Member	✓	Rachel Rincon	DWMP
	Jarrold Hochman*	SBC Member	✓	Aidan Place	DWMP
✓	James Hafey*	SBC Member		Donna DiNisco	DiNisco
✓	Peter McGinn*	SBC Member		Ken DiNisco	DiNisco
✓	Ryan Melville*	SBC Member	✓	Vivian Low	DiNisco
✓	Michelle Massa*	Welch Principal	✓	Jeff Oxsalida	DiNisco
✓	Kara Migliozi*	SBC Member	✓	Jim Shuttlesworth	DiNisco
	Michael Gingras	SBC Member	✓	Todd McCabe	Consigli
✓	Edward Colbert*	SBC Member		Kristy Lyons	Consigli
	Albert Talarico	SBC Member		Andrew Malian	Consigli
✓	Jillian Gonzalez*	SBC Member	✓	Chris Kavanaugh	Consigli
✓	Jenn Dort*	SBC Member			
✓	Elizabeth McGivern*	SBC Member			
✓	KerriAnne Wheeler*	SBC Member			
✓	Daniel Doucette	SBC Member			
	Thomas Griffin	SBC Member			
✓	Christopher Lord*	SBC Member			

* SBC Voting Member

Item No.	Description	Action
27.1	Call to Order: 9:33 am meeting was called to order by SBC Chair B. Dunne with 14 of 16 voting members in attendance.	Record
27.2	Previous Topics & Approval of August 11, 2022 Meeting Minutes: A motion to approve the 8/11/2022 meeting minutes as submitted made by M. Massa and seconded by E. Colbert. Roll Call Vote: B. Dunne, J. Vadala, L. Fleming, P. McGinn, M. Massa, K. Migliozi, E. Colbert, J. Dort, E. McGivern. Abstention: R. Melville, J. Hafey, J. Gonzalez, K. Wheeler, C. Lord. Discussion: None. Motion passes, minutes approved.	Record
27.3	<p>Final GMP Review & Vote:</p> <ul style="list-style-type: none"> ➤ C. Dell Angelo shares the final GMP was received on Friday 8/19 and Consigli has been working on the bid package up until 8/18. The final bid package is \$7,892,762.00. T. McCabe states that the budget is in a better place than two weeks ago and explains the largest concern last time was Drywall. Since then, Consigli received two additional drywall numbers and were able to bring that number closer to budget. Waterproofing, Landscaping, Door frames and hardware were all brought down as well. This allowed Consigli to get to the best price. <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ P. McGinn asks about the variance change in the bid package from \$2.1 million to now \$3.4 million and what contributed to that. T. McCabe responds that a couple of trades were higher than the estimate. Finish carpentry was a few hundred thousand over the budget. Metal panels was another large component that came a couple hundred thousand over budget. All trade subcontractors came in a little high between 7%-12%. Those trade contractors were mainly finish subcontractors such as tile, acoustical ceilings, resilient flooring, and painting. A lot of this was driven by the market, type of job, and competition. M\T. McCabe mentions Consigli only got two to three bidders in some trades. M. Burton responds saying the labor market is scarce right now along with the timing of the bid package being in August, it made this a tough competitive time in general. Two weeks ago, the budget was \$4.8 million over budget and that's why we took two more weeks to try to get that number down. ➤ J. Gonzalez asks if the change of the cost in the school results in more money paid by taxpayers. M. Burton responds saying the maximum grant amount for the project is \$17.628 million. That is the maximum the MSBA will contribute to the project. The \$3.45 million we are over budget will not be reimbursed. On Friday 8/19 the updated total project budget sheet was sent to the MSBA. M. Burton plans to have a discussion with the MSBA to discuss how that is going to be impacted. 	Record

	<p>B. Dunne states the MSBA has been very understanding of this due to market scarcity and they have been working with district on the financing. There may be ways as we go through the project to offset costs and not have a major impact. The mayor has looked at it and felt an additional bond would be the way to finance this project. An additional bond would be needed which will ultimately affect taxpayers.</p> <ul style="list-style-type: none"> ➤ P. McGinn asks about MSBA flexibility in terms of reimbursement. M. Burton responds saying cities and towns have tried using other funds to compensate for the budget. Originally, the MSBA's stance was any federal money would be considered a third party and therefore would be a dollar-for-dollar reduction for the grant amount. Because of the outreach from mayors and town administrators, the MSBA has relaxed their stance on this issue. They indicated at their last board meeting that they will not reduce grants should a district choose to use them. <p><u>Vote:</u></p> <ul style="list-style-type: none"> ➤ A motion was made by M. Massa and seconded by K. Migliozi to approve Consigli Construction to award Final Bid Package to Filed Sub and Non-Trade Bidders in the amount of \$7,892,762.00. <u>Roll Call Vote:</u> E. Colbert – Yes B. McGivern – Yes J. Dort – Yes R. Melville – Yes K. Migliozi – Yes Chris Lord – Yes K. Wheeler – Yes M. Massa – Yes J. Gonzalez – Yes L. Fleming – Yes J. Hafey - Yes P. McGinn – Yes J. Vadala – Yes. B. Dunne – Yes. Discussion: None. All in favor: Motion passes. ➤ A motion was made by K. Migliozi and seconded by J. Dort to approve the revised total project budget in the amount of \$33,432,014.00. <u>Roll Call Vote:</u> E. Colbert – Yes B. McGivern – Yes J. Dort – Yes R. Melville – Yes K. Migliozi – Yes Chris Lord – Yes K. Wheeler – Yes M. Massa – Yes J. Gonzalez – Yes L. Fleming – Yes J. Hafey - Yes P. McGinn – Yes J. Vadala – Yes. B. Dunne – Yes. No one abstains. Motion passes. Discussion: None. All in favor: Motion passes. 	
27.4	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None. 	Record
27.5	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record
27.6	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ SBC 28 – Thursday September 22nd 9:30 am on Zoom. 	Record
27.7	<p>Adjourn: 10:00 am A motion was made by M. Massa and seconded by B. Dunne to adjourn the meeting, Discussion: None.</p>	Record

Sincerely,

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DORE + WHITTIER

Aidan Place

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.