

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: 9/22/2022
 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
28.1	Call to Order: 9:32 am meeting was called to order by SBC Chair B. Dunne with 10 of 16 voting members in attendance.	Record
28.2	Previous Topics & Approval of August 22, 2022 Meeting Minutes: A motion to approve the 8/22/2022 meeting minutes as submitted made by L. Fleming and seconded by M. Massa. Discussion: None. Roll Call Vote: E. McGivern. – Yes J. Vadala – Yes C. Lord – Yes K. Migliozi – Yes E. Bettencourt – Yes P. McGinn – Yes J. Dort - Yes B. Dunne - Yes Abstention: None. Motion passes, minutes approved.	Record
28.3	<p>Construction Update:</p> <ul style="list-style-type: none"> ➤ C. Kavanaugh begins talking about what has been completed this month which includes underground utility work, the majority of that underground work is in the main core area where the new structure is going to be going up. Foundations in that center core area are completed and are backfilling that operation. The existing portion of the school's overhead mechanical, electrical and plumbing systems are ongoing. Stormwater systems running from the roof drains down into the deep down into the under-slab work. ➤ Next week, Consigli is mobilizing the structural steel on site which will be delivered next Monday 9/26. Steel will be erected over the course of the following couple of weeks until October. The school was able to move in and occupy the occupied zone which was a success. School operations are going smoothly. Consigli continues to coordinate on a day-to-day basis with Michelle and staff. ➤ Over the next month in October, Consigli will be completing the structural steel and working on the remainder of the slab work which will be slab placements on grade both at the core area as well as on deck on top of the new structure. Consigli will start building the new exterior walls. Then once the steel is complete, and those slabs placements are completed Consigli will start framing out the interior space. ➤ C. Kavanaugh shares some photos with the committee which include the duct bank installation, the foundations complete, slab prepped for concrete infills, overhead electrical rough, new underground plumbing, and the occupied school zone. 	Record
28.4	<p>GMP Update:</p> <ul style="list-style-type: none"> ➤ C. Dell Angelo says D&W received the final package from Consigli about a week ago and are currently reviewing that as a project team and making comments. Then D&W will recommend for final approval and execution by the mayor in next couple of weeks or so. The last school 	Record

	<p>building committee, D&W had received the approval of the change as far as the GMP price and D&W will be getting approval from City Council in October as well.</p> <ul style="list-style-type: none"> ➤ B. Dunne asks what GMP stands for. C. Dell Angelo responds saying Guaranteed Maximum Price. 	
28.5	<p>Budget Update:</p> <ul style="list-style-type: none"> ➤ C. Dell Angelo shows a screenshot of a financial summary of contingencies within the total project budget. Talks about how there are three main categories to go over. The first being owner's contingency, which is soft costs such as amendments or contract changes. C. Dell Angelo states that D&W did receive an amendment from DiNisco Design. As well as amendment no. 9 which was for asbestos monitoring and geotechnical support. ➤ C. Dell Angelo goes into the construction contingency category saying there have been three change orders to date, and there was a cost savings in one of them. ➤ C. Dell Angelo then goes into GMP-CM contingency saying there have been a couple transfers and some buy-out savings. 	Record
28.6	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ E. Bettencourt thanks everyone for their time and effort on the project so far. 	Record
28.7	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record
28.8	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ SBC 29 – Thursday October 20th 9:30 am on Zoom. 	Record
28.9	<p>Adjourn: 9:50 am A motion was made by M. Massa and seconded by B. Dunne to adjourn the meeting, Discussion: None.</p>	Record

Sincerely,

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.