



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: 4/8/2022
 Time: 9:00 AM
 Prepared By: R. Rincon

Present	Name	Affiliation	Present	Name	Affiliation
	Edward Bettencourt*	Mayor	✓	Mike Burton	DWMP
	Joseph Scanlon*	Business Manager	✓	Christina Dell Angelo	DWMP
✓	Beverley Ann Dunne*	SBC Chair	✓	Mike Cox	DWMP
✓	Josh Vadala*	Superintendent		Rachel Rincon	DWMP
✓	Jarrold Hochman*	SBC Member		Donna DiNisco	DiNisco
✓	James Hafey*	SBC Member		Ken DiNisco	DiNisco
✓	Peter McGinn*	SBC Member	✓	Vivian Low	DiNisco
✓	Ryan Melville*	SBC Member		Jeff Oxsalida	DiNisco
✓	Michelle Massa*	Welch Principal		Jim Shuttlesworth	DiNisco
	Kara Migliozi*	SBC Member		Todd McCabe	Consigli
	Michael Gingras	SBC Member	✓	Kristy Lyons	Consigli
✓	Edward Colbert*	SBC Member		Andrew Malian	Consigli
	Albert Talarico	SBC Member		Chris Kavanaugh	Consigli
	Jillian Gonzalez*	SBC Member			
	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
23.1	Call to Order: 9:00 am meeting was called to order by SBC Chair B. Dunne with 8 of 16 voting members in attendance.	Record
23.2	Previous Topics & Approval of February 24, 2021 Meeting Minutes: A motion to approve the 2/24/2022 meeting minutes as submitted made by M. Massa and seconded by E. McGivern. Roll Call Vote: J. Hochman, M. Massa, J. Hafey, E. McGivern, R. Melville, B. Dunne. Abstentions: E. Colbert, P. McGinn. Discussion: None. All in favor: Motion passes, minutes approved.	Record
23.3	<p>Early Release Package #1 Update:</p> <p>M. Burton provides the SBC with an ERP #1 update.</p> <ul style="list-style-type: none"> ➤ We had identified certain trades we felt we needed to bid earlier to support the construction beginning on June 20th. ➤ The market continues to be volatile. ➤ For this ERP #1 package, we went out to concrete, structural steel, aluminum storefront/windows, and HVAC equipment called an ERV. ➤ Based on these 5 trades, we have identified we are overbudget by around \$563,000.00 <p><u>Market Conditions:</u></p> <ul style="list-style-type: none"> ➤ Construction market post covid – Market has doubled since the 2 years slow down. ➤ Local construction volume very high and declining skilled labor pool effecting pricing. ➤ Construction Materials – Materials have increased 20% in last year, continue to fluctuate and are simply not available. Subs protecting themselves by escalating bids. ➤ Supply Chain – Due to factory closures and market rushing to catching up from Covid, lead times for most materials increased exponentially. ➤ Not unique to Peabody – Recent bids in the last few months have been up 10-20% on the aggregate and some individual trades up to 80%. <p><u>Lead Times impacting Schedule/Phasing</u></p> <ul style="list-style-type: none"> ➤ Electrical/Fire Alarm panels (5 Months) ➤ Switchgear (8 Months) ➤ Network Switches (9 Months) ➤ ERV (8 Months) ➤ Roofing (6-8 Months) ➤ The project team is revisiting the current phasing plan to adjust phases based on long lead items with the intent to keep the original start and completion dates. 	Record

	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None. <p><u>Vote:</u></p> <ul style="list-style-type: none"> ➤ A motion to approve Consigli to award ERP #1 trade and nontrade bidders and execute mini GMP #1 made by M. Massa and seconded by R. Melville. Roll Call Vote: E. Colbert, J. Hochman, P. McGinn, J. Vadala, M. Massa, J. Hafey, E. McGivern, R. Melville, B. Dunne. Abstentions: None. Discussion: None. All in favor: Motion passes. 	
23.4	<p>Schedule Update:</p> <p><u>Procurement Dates</u></p> <ul style="list-style-type: none"> ➤ 3/2/22 ERP #1 Documents Available ➤ 3/23/22 Bids Due @ City Hall 2pm ➤ 3/28-3/31 ERP#1 Invitation to Bid Notice (ERP#2) ➤ 3/31/22 CR/COMMBUYS/Local AD ➤ 4/6/22 ERP #2 Documents Available (We are here) ➤ 4/27/22 ERP#2 Bids Due at City Hall 2pm ➤ 5/6/22 75% Estimate complete ➤ 6/13-6/17 Invitation to Bid Notice (Remaining Trades) ➤ 6/17/22 CR/COMMBUYS/Local AD ➤ 6/22/22 Remaining Documents Available ➤ 7/13/22 Final Bids Due ➤ 8/15/22 Final GMP <p><u>SBC Dates:</u></p> <ul style="list-style-type: none"> ➤ April – SBC Meeting to Approve GMP 1 (ERP1) – 4/8/22 ➤ Early May – SBC Meeting to approve 75% CD’s Estimate and Approve GMP 2 (ERP2) ➤ Late May – SBC Meeting to End of May SBC Meeting to Approve 90% Submission to MSBA ➤ 6/20/22 – Construction Start ➤ Late July – Final Bidding Update ➤ Late August – SBC to Approve Final GMP <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None. 	Record
23.5	<p>VE List:</p> <ul style="list-style-type: none"> ➤ M. Burton explains it is our job as a project team to get you back to budget. We have discussed value engineering before, so the team has gone back and revived the previous VE list and added some new items. We have been able to identify \$570,000.00 to offset our overage right 	Record

	<p>now. There is no value in VE because we are taking away something that you wanted so we will be working with our VE working group over the next couple of weeks to go through this list and find out which ones we can and cannot live without. Once we receive our ERP #2 bids, due on April 27th which has our largest trades, (fire protection, HVAC and Electrical. That is the bulk of this work. Come May 1st we will have a better u) we will have a better understanding of where we stand as the value of those trades represent about 66%.</p> <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None. 	
23.6	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None. 	Record
23.7	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record
23.8	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ SBC 24 – TBD 	Record
23.9	<p>Adjourn: 9:23 am A motion was made by R. Melville and seconded by M. Massa to adjourn the meeting, Discussion: None.</p>	Record

Sincerely,

DORE + WHITTIER

Rachel Rincon

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.