



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: 1/20/2022
 Time: 9:30 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
21.1	Call to Order: 9:31 am meeting was called to order by SBC Chair B. Dunne with 12 of 16 voting members in attendance.	Record
21.2	Previous Topics & Approval of December 16, 2021 Meeting Minutes: A motion to approve the 12/16/2021 meeting minutes as submitted made by J. Hochman and seconded by E. Colbert. Roll Call Vote: J. Vadala, J. Hochman, J. Hafey, K. Migliozi , B. McGivern, E. Colbert, C. Lord, J. Scanlon, B. Dunne, E. Bettencourt, P. McGinn, M. Massa. Abstentions: E. Bettencourt, M. Massa, K. Migliozi. Discussion: None. All in favor: Motion passes, minutes approved.	Record
21.3	<p>Design Update: V. Low shares design update. V. Low explains we are now in the construction documents phase and during this phase, we look at all of the details of construction. We are preparing packages for bids. This project is going out in 3 packages. The first early release package is going out on March 2nd and it includes windows, roofing, steel, concrete, demolition and abatement.</p> <p>Design Update:</p> <ul style="list-style-type: none"> ➤ Renderings <ul style="list-style-type: none"> ○ Proposed Entry Corridor ○ Revised Entry Corridor – Since we are redoing the central portion of the school, it provided the opportunity to increase some ceiling heights which is needed at the Welch. There is a low soffit on the left-hand side of the lobby which supports clerestory windows that allows natural light in that space. As we are working out the details with our structural engineer, we are finding that the structure to create that pop up is really complicated, and it could potentially be more expensive than it needs to be. We are looking at how we could simplify this structure. We believe this is an improvement to the design and we would like to proceed with this design as we wrap up our structural package. ➤ Design & Cost Estimate Scope Updates & Recommendations <ul style="list-style-type: none"> ○ Design & CE Refinement \$-81,358. These refinements do not affect the design nor the performance of the building. ○ Design Recommendations \$45,759 ○ Net Savings \$-35,599 ○ Total Construction Budget \$23,348,836 ➤ Design Recommendations <ul style="list-style-type: none"> ○ Reduce Linoleum Thickness (from 2.5mm to 2.0mm) \$-47,648 ○ Replace Gym Flooring (w/ resilient sport flooring) \$61,4400. We did not have this as part of the design development scope but with these identified cost savings, we could replace the floor. 	Record

	<p>The flooring is beyond its useful life and we recommend doing that.</p> <ul style="list-style-type: none"> ○ Replace Stage Curtains (rather than rehang existing) \$20,023 ○ Replace Gym Wall Pads \$5,037 ○ Add Student Garden Improvements (replace sand w/ stone dust) \$6,907 ○ Total Net add to Construction Cost \$45,759 <p>➤ Technology & FF&E Budget Update</p> <ul style="list-style-type: none"> ○ Technology Budget <ul style="list-style-type: none"> ▪ Budget Amount \$468,000 ▪ Current Estimate \$409,560 ▪ Net Under \$58,4400 ○ FF&E Budget <ul style="list-style-type: none"> ▪ Budget Amount \$468,000 ▪ Current Estimate \$579,523 ▪ Net Over \$111,523. The overage is a series of tall wardrobe cabinets and a few other pieces. <p>Discussion:</p> <ul style="list-style-type: none"> ➤ None. <p>Vote:</p> <ul style="list-style-type: none"> ➤ A motion for the SBC to approve the design and cost estimate scope updates recommendations presented with a net savings of \$35,599 made by J. Hochman and seconded by M. Massa. Roll Call Vote: E. Betencourt, J. Scanlon, J. Vadala, J. Hochman, J. Hafey, P McGinn, M. Massa, K. Migliozi, E. Colbert, J. Gonzalez, E. McGivern, C. Lord, and B. Dunne. Abstentions: None. Discussion: None. All in favor: Motion passes. 	
21.4	<p>Schedule Update C. Dell Angelo provides a schedule update.</p> <ul style="list-style-type: none"> ➤ Next SBC Meeting – TBD ➤ Statement of Qualifications – Received on January 19, 2022 ➤ Community Meeting – January 31, 2022, at 6:00PM ➤ ERP 1 – March 2, 2022 <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None. 	Record
21.5	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None. 	Record
21.6	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record

21.7	Next Meetings: <ul style="list-style-type: none">➤ SBC 22 – TBD➤ Community Meeting – January 31, 2022 at 6:00PM	Record
21.8	Adjourn: 10:03 am A motion was made by B. Dunne and seconded by E. Colbert to adjourn the meeting, Discussion: None.	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.