



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: 8/11/2022
 Time: 9:30 AM
 Prepared By: A. Place

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
✓	Larry Fleming*	SBC Member	✓	Aidan Place	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
26.1	Call to Order: 9:42 am meeting was called to order by SBC Chair B. Dunne with 9 of 16 voting members in attendance.	Record
26.2	Previous Topics & Approval of June 2, 2022 Meeting Minutes: A motion to approve the 6/2/2022 meeting minutes as submitted made by L. Fleming and seconded by E. Colbert. Discussion: None. Unanimously approved, Motion passes, minutes approved.	Record
26.3	<p>Construction Update/Schedule Update:</p> <ul style="list-style-type: none"> ➤ C. Dell Angelo introduces C. Kavanaugh for the construction update. C. Kavanaugh states we are in phase one, demo of the core structure where the new entrance way is to be constructed is completed. Still misc. demo currently happening in terms of slab cutting. Ripping out slabs for plumbing to go in as well. The interior walls of the classrooms that are adjacent to the corridors are in the process of being demolished. Temporary spaces in gym are complete and power has been run to the outlets in those spaces. Movers are on site today to move items from cafeteria into the gym temporary spaces. Walls are up in the administration office in Room five, still some finish work to be completed in that room. Completed the infrastructure on the telecom duct bank in the front of the school for the new Comcast lines to be run. Currently fitting out the MDF room where the IT telecommunications hub for the school will be. Have been coordinating this with C. Mitchell, who is coming in next week to complete his work. Consigli working from North to South in excavation in getting ready for new foundations throughout August. Erecting steel starting end of August/ beginning of September. ➤ C. Kavanaugh presents various photos of the job site. Shows classrooms that face the street and mentions the CMU demising walls between the corridor and the classroom have been demolished. Shows picture of the gym with the temporary spaces. Then shows exterior of the school, mentions exterior curtain wall window systems have been removed. Trim materials on the soffit's exterior have been removed. ➤ E. Colbert asks If the temporary spaces are complete in gym. C. Kavanaugh answers saying that they are. Christina Dell Angelo states the rooms are for reading specialist, teachers work room, guidance, trauma, adjustment counselors, art and music. M. Massa says majority of areas to be used as office space for the teachers. 	Record
26.4	<p>Change Order Review and Process Approval:</p> <ul style="list-style-type: none"> ➤ C. Dell Angelo explains how Owner, DiNisco, DWMP, and Consigli meet once a week to go over schedule, milestones, and updates for the week, also known as our OAC meeting. C. Dell Angelo explains for project to keep on schedule and not get tied up on change order review, they're 	Record

	<p>proposing that B. Dunne being the SBC Chair be able to approve any change requests for the building project in the amount up to \$25,000. C. Dell Angelo opens it up for discussion.</p> <ul style="list-style-type: none"> ➤ B.Dunne explains how this is meant to help speed along the construction process, and on the recommendation of DWMP and DiNisco Design. ➤ P. McGinn asks B. Dunne has anything fallen into this category yet. Beverly responds with no it hasn't. ➤ A motion is made by P.McGinn to approve B.Dunne, SBC Chair, to approve change requests in the amount of up to \$25,000. E. Colbert seconds the motion. Motion is unanimously approved. 	
26.5	<p>Final GMP Review:</p> <ul style="list-style-type: none"> ➤ C. Dell Angelo turns it over to T. McCabe to discuss final GMP. T. McCabe states that they have been working on the final GMP package. T. McCabe says that there have been two early release packages already approved and executed. Once all final bids are completed and negotiated, this will constitute the final GMP. This includes twenty-five different trades, mainly the finish trades. Have received bids for all the trades and are still compiling them. Not finalized yet and still in the process of putting together package. Waiting on just a few more bids. Currently still over budget but looking to bring this number down. ➤ M. Burton states project team reviewed with Consigli yesterday, and we are not comfortable to make a recommendation to the committee to proceed with a final vote. M. Burton asks if we can meet on August 22nd to vote on the final GMP. M. Burton states this meeting we will present the GMP number and ask for approval.. After the vote, it will go before School Committee on August 23rd, then it will go to City Council for the first submission on August 25th, following for final approval on September 8, or the 22nd. ➤ E. Colbert asks what trades have has low response. T. McCabe responds saying fire stopping, air and vapor barrier, and drywall. ➤ SBC Meeting Monday August 22nd 9:30am on Zoom, Rachel to send out a poll to make sure a quorum will be had on the 22nd. B Dunne to also send out an email to SBC outlining the importance of the meeting and to have a quorum. 	Record
26.6	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None. 	Record
26.7	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record
26.8	<p>Next Meetings:</p>	Record

	➤ SBC 27 - Monday August 22 nd 9:30am on Zoom.	
26.9	Adjourn: 10:17 am A motion was made by Ed Colbert and seconded by Michelle Massa to adjourn the meeting, Discussion: None.	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.