



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: 12/16/2021
 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
20.1	<p>Call to Order: 9:33 am meeting was called to order by SBC Chair B. Dunne with 11 of 16 voting members in attendance.</p>	Record
20.2	<p>Previous Topics & Approval of November 4, 2021 Meeting Minutes: A motion to approve the 11/4/2021 meeting minutes as submitted made by E. Colbert and seconded by E. McGivern. Discussion: None. Abstentions: J. Vadala, J. Gonzalez, J. Hochman, R. Melville, C. Lord. None. All in favor: Motion passes, minutes approved.</p>	Record
20.3	<p>Design Development Submission Review and Approval:</p> <p><u>Reconciled Construction Cost Estimate Template:</u> C. Dell Angelo shares this is a great meeting as we are coming to you with our design development submission. We have been working with Consigli and DiNisco on providing estimates for where we are within the design right now and also reconciling those estimates. The project team met on December 6th to review the cost estimates. We were able to reconcile within less than 1%. C. Dell Angelo shares the cost estimate reconciliation form that will be submitted to the MSBA. This form contains the designer and construction managers cost estimate along with the OPM’s reconciled amount. We are on budget, so we did not need to exercise any value management. We will be submitting our value management log in our submission to the MSBA to indicate the items that were identified during our schematic design phase.</p> <p><u>Schematic Design Value Management Log:</u></p> <ul style="list-style-type: none"> ➤ Envelope <ul style="list-style-type: none"> ○ Walkway Pads – Eliminate walkway pads at roof entirely. ○ Roof Edge – Reuse roof edge at ETR masonry (in lieu of replacing existing fascia) at 2nd floor. ○ Spray Foam Insulation – Eliminate 1” spray foam behind the porcelain tile rainscreen. ➤ Interiors <ul style="list-style-type: none"> ○ Railings – Re-use existing guardrails structure; modify existing as required. ○ Flooring – Utilize 2.0mm linoleum in lieu of 2.5mm - \$1/sf savings typ. ○ Wall Tile – Eliminate wall tile within corridors; utilize abuse-resistant drywall. ○ Cubby Design – Utilize millwork open lockers with in lieu of premanufactured HPDE. ○ Classroom Ceiling Transitions – Utilize pre-engineered soffits in lieu of framed soffit. ➤ Services: <ul style="list-style-type: none"> ○ Elec – Move security camera scope to technology budget. 	Record

- Elec – Eliminate lighting protection system entirely.
- Elec – Reduce track lighting at stage.
- Equipment:
 - Kitchen – Eliminate new kitchen equipment package; reus existing kitchen equipment.

Allowance:

- Restore/Repair Tennis Courts

Alternate List:

C. Dell Angelo shares this list shows alternates outside of the project currently, but they could potentially be added back in if there are cost savings. M. Burton comments this is a list of ideas that if there were an opportunity and we were underbudget, these are something to think about.

- Full site lighting replacement - \$176,413
- Vehicle charging station infrastructure - \$12,337
- Student garden improvements - \$6,973
- Gym flooring replacement - \$62,030
- Solid surface countertops - \$19,205
- Library shelving - \$50,386
- Security film - \$6,919
- Stage upgrades - \$22,946
- Gym equipment upgrades - \$84,374
- Fiber cement cladding – (\$55,050)
- Security camera infrastructure - \$33,351

Discussion:

- P. McGinn asks why is there a negative number? V. Low responds we are currently carrying a porcelain panel system. At schematic design we were over budget, so we went back during the design development process and spoke with the manufacturer, and we had a lot of conversations with Consigli during DD to share information and details. We were able to go back to the original porcelain panel design. The fiber cement cladding is a VE item if we choose to take it and save money. the porcelain is sturdier and more durable. It is also used at the Higgins.
- J. Hochman asks why is restoring/repairing the tennis courts part of our budget when they are already compromised? Should this be part of Parks & Receptions budget? B. Dunne shares the city is trying to figure out who is responsible for taking care of the tennis courts but because we are going to use it for the project we might be in the best position to be able to help restore the courts. M. Burton shares allowances are scope items that are not fully defined or are not part of the general requirements. There could be an opportunity to work with the Parks and Recreation department on improvements but for now we are trying to identify items and the costs associated with them.

	<p><u>Proprietary Items:</u></p> <p>V. Low mentions we have had a series of meeting that included our consultants and the technology director for Peabody. D. Doucette has also helped solidify this list. These items ensure that there is continuity of systems that are currently in place at your schools, and this will help in terms of future servicing. Some of these items are purchased directly by the city through state contract and others will be purchased through construction. These items will also need to be approved by the city. This list will be submitted to the MSBA as part of the design development submission.</p> <ul style="list-style-type: none"> ➤ Security NVR/Video Management System (VMS) ➤ Access Control System ➤ Card Readers ➤ Intrusion Alarm ➤ Video Intercom and Door Control ➤ PA System ➤ Security Cameras ➤ Hardware Set IC Cores ➤ Speech Reinforcement ➤ Wireless Access Points <p>M. Burton explains the public procurement process and shares DiNisco is required to list three or more companies, products, and materials. The MSBA requires an SBC vote because this deviates from that process.</p> <p><u>Proprietary List Vote:</u></p> <p>A motion was made by R. Melville and seconded by J. Hochman to approve the proprietary list of items as identified on the list as presented to the SBC. Rollcall Vote: J. Scanlon, J. Vadala, J. Hochman, J. Hafey, P. McGinn, R. Melville, E. Colbert, J. Gonzalez, E. McGivern, B. Dunne. Discussion: None. Abstentions: None. All in favor, motion passes.</p> <p><u>Design Development Submission Vote:</u></p> <p>A motion was made by P. McGinn and seconded by R. Melville to approve the Design Development submission and the Total Project Budget of \$29,973,821 as presented to the SBC. Rollcall Vote: J. Scanlon, J. Vadala, J. Hochman, J. Hafey, P. McGinn, R. Melville, E. Colbert, J. Gonzalez, E. McGivern, B. Dunne. Discussion: None. Abstentions: None. All in favor, motion passes.</p>	
20.4	<p>Schedule Update</p> <p><u>Phasing Layouts and Logistics Plans:</u></p> <p>C. Dell Angelo shares we wanted to point out a change in Phase 3A. K. Lyons comments as we refine our schedule, we wanted to indicate to you we need to take the area north of the cafeteria sooner. That is a slight deviation from what we shared before. We are requesting to take that area over April vacation</p>	Record

	<p>instead of the summer. The cafeteria would still be in use along with the temp servery but we need the area north so that we can facilitate the installation and construction of the new ramp.</p> <p><u>Schedule Update:</u> C. Dell Angelo shares we will submit our DD submission to the MSBA tomorrow. There are no paper copies required so we will be submitting an electronic link. Following our DD submission, we will have an SBC meeting in January along with a community meeting to provide an update for our DD phase. We will also schedule some additional Fire, Police and FF&E meetings. We are currently in the pre-qualification process for the trade contractor, and we will be working with our subcommittee. V. Low mentions we have also submitted the Notice of Intent package to the Conservation Commission so we should be on the agenda for their January 12th meeting.</p>	
20.5	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None. 	Record
20.6	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record
20.7	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ SBC 21 – TBD 	Record
20.8	<p>Adjourn: 10:22 am A motion was made by B. Dunne and seconded by E. Colbert 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.