



MGR SBC MEETING MINUTES

DATE OF MEETING: July 13, 2017, at 5:30P.M. at the Mount Greylock Regional Middle High School in Williamstown, MA

PROJECT: Mount Greylock Regional Middle High School
Dore & Whittier Project #MP

SUBJECT: School Building Committee Meeting (D&W#39)

ATTENDING:

Mark Schiek	SBC Chair
Paula Consolini	SBC Co-Chair
Jesse Wirtes	MG facilities supervisor
Hugh Daley	Williamstown
Mary MacDonald	Principal, MGRHS
Steve Wentworth	Lanes. Finance Committee
Thomas Bartels	Williamstown
Rich Cohen	Lanesborough
Al Terranova	School Committee
Trip Elmore	DWMP
Jeff Dome	DWMP
Dan Colli	Perkins Eastman
Mike Giso	Turner Construction

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1. **Call to Order of SBC Meeting at 5:35 PM by M. Schiek with 9 voting Members in attendance.**
 2. **Approval of June 1, 2017 Meeting Minutes**
 - a. June 1, 2017 Meeting Minutes as presented in the Meeting Packet and distributed prior to the meeting.
Motion to approve the June 1, 2017 SBC Meeting Minutes by P. Consolini, 2nd by M. MacDonald.
Discussion: None
VOTE: 9 approve, 0 against, 0 abstain
 3. **Public Comment:** None
 4. **Invoices (Vote Recorded):**
 - a. **DWMP Management Partners Invoice No. 28 in the amount of \$67,243.14 for June OPM Services and On-site 3rd party Testing Services:**
Motion to approve payment of the invoice by P. Consolini, 2nd by M. MacDonald. Discussion: None
VOTE: 9 approve, 0 against, 0 abstain
 - b. **Perkins Eastman Invoice No. 17 in the amount of \$103,327.50 for Designer services**
Motion to approve payment of the invoice by P. Consolini, 2nd by M. MacDonald. Discussion: None
VOTE: 9 approve, 0 against, 0 abstain
 - c. **Perkins Eastman Invoice No. 18 for Eco-Genesis Invoice No. 17-10138 in the amount of \$27,693.93**
Motion to approve payment of the invoice by P. Consolini, 2nd by M. MacDonald.
Discussion: None
VOTE: 9 approve, 0 against, 0 abstain

PROJECT MANAGERS
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d. Turner Construction's Application Requisition No. 12 in the amount of \$2,557,476.96

Motion to approve payment of the invoice by P. Consolini, 2nd by M. MacDonald.

Discussion: None

VOTE: 9 approve, 0 against, 0 abstain

e. MGRSD Invoice for EPLUS Technology, Inc. Invoice No V2004378 in the amount of \$2,496 for technology required for building systems

Motion to approve payment of the invoice by P. Consolini, 2nd by M. MacDonald.

Discussion: None

VOTE: 9 approve, 0 against, 0 abstain

f. MGRSD Invoice for H.A George & Sons, Invoice No S0007412 in the amount of \$75.00 for UG Storage Tank consulting with Fire Chief.

Motion to approve payment of the invoice by P. Consolini, 2nd by M. MacDonald.

Discussion: None

VOTE: 9 approve, 0 against, 0 abstain

g. Update: Building Clerk Hours invoice 111 for \$2,043.75

5. Budget Summary update and Schedule Update: 90 Day Look-Ahead by building area

A copy of the Budget Summary was distributed in the meeting packet and T. Elmore reviewed the summary level information. He pointed out the budget balances that are uncommitted and the Owners Construction Contingency that is still remaining untouched at this point.

M. Giso of Turner presented the update for the next 30, 60 and 90 day milestones for each of the areas of the project, using a graphic handout .

6. Working Group Updates:

a. Finance: H. Daly indicated that he would update at the GMP review later on the agenda.

b. Facilities: J. Wirtes had no new issues to discuss and observed that Turner is doing well in overseeing the construction. He said his attendance at each day's subcontractor meeting gives him a good sense of the administration of the project.

c. Interiors: M. MacDonald commented that the interior furniture has been the focus of the group and that their selections to date are just ideas being considered. The thrust is to have similar furniture throughout the school to create a user familiarity in all areas. Some decisions still need to be made, but furniture types have been chosen. Overall, they are getting closer to the final choices. They are looking at all bidder options and expect to have decisions finalized by the end of September.

d. Public outreach – P. Consolini said project updates will be transmitted to the Town Library.

e. Site design alternates working group – T. Bartels, commented that the amphitheater has been re-designed and simplified to be an outdoor learning space and that they have agreed to a design option and that they have also agreed to a design for the parking lot if the SBC should want to include these elements on the project. The current scope has been bid competitively and could be issued as a change order if the SBC decides to include the scope in the project at a later date.

7. Stone selection update-

M. MacDonald summarized the building exterior finishes; stone, brick, metal panel and showed color samples of each material. She explained how the group had looked at several types of stone, including

Goshen, Ashfield, Sugar ledge, and three types of granite. They settled on Ashfield stone, which has a more consistent color and the desired thickness and look. She explained that T. Bartels had the quarry owner over to the site to discuss the use and installation of the stone, and that the stone walls would be the same as this base veneer stone on the building. T. Bartels added that the architects concurred on the color choices. There seemed to be general agreement that the color choices are satisfactory.

8. Turner Guaranteed Maximum Price(GMP) review-

The OPM introduced the GMP discussion and was asked by A. Terranova to explain what is the GMP, which T. Elmore did in detail, to A. Terranova's satisfaction.

H. Daley added that the CM at Risk method gives the District more information and greater control over costs than other delivery methods. T. Elmore gave further GMP background by discussing the enabling work, bid packages that were bought early, and allowances.

H. Daley described a summary of this week's Finance Working Groups phone call on the GMP discussion and said that the working group is comfortable with the numbers, the knowns, and the unknowns. They feel the number is valid and that all bases have been covered.

T. Elmore explained a technicality that the 3% contingency applies only to new work and not work already in place. He said that the Construction Manager, Design team, Legal Counsel, as well as the OPM have reviewed the Assumptions and Qualifications in the GMP and were satisfied that the clarifications are legitimate. Hugh reiterated that he was comfortable with the document.

T. Elmore said the parking lot and the outdoor classroom are not in the GMP, but emphasized that the District now has a hard bid budget number for those items if they elect to include them in the project, at a later date. He pointed out that some of the project's risks are reduced because approximately 20% of the project is already built. Tomas Bartels asked why those items were not put in to the GMP. H. Daley said it was because these items were not in the original scope of the project and that the committee had decided to wait until later in the project, to see if there would be money available for them.

R. Cohen said the design work was complete and that the committee can wait, that there is no down side to postponing that decision. Trip reinforced that by pointing out that bids for that work already exist and the decision to include this work could be held off but would likely need to be made by January 2018.

M. MacDonald said that these kinds of decisions will be decided by the School Committee after receiving the School Building Committee's input, that those kinds of decisions will be made there. P. Consolini agreed.

M. Schiek asked if the lawyers' changes had been put into the document, and Trip said yes, they were already incorporated. Mark pointed out that this is a clarifying document for the scope of the budget.

P. Consolini asked if RFI turnaround times were in the contract to which Trip said yes.

M. Schiek asked for a motion to accept the GMP recommendation.

Motion that the School Building Committee recommend to the Regional School Committee that they accept the Turner GMP in the amount of \$52,266,600.00, by P.Consolini , 2nd: M.

MacDonald;

Discussion - None

VOTE: 9 approve, 0 against, 0 abstain

9. **Other Business Not Anticipated 48 Hours Prior to Meeting:** None

10. **Upcoming SBC Meeting**

a. Wednesday August 2nd at 5:30 PM

11. **Motion to adjourn to Executive Session with intent not to return to Open Session per M. G. L. Chapter 30A Section 21 (a) (4): To discuss and approve the Executive Session Meeting Minutes.**

Roll call VOTE to go into Executive Session:

<u>Mark Schiek</u>	<u>Aye</u>
<u>Paula Consolini</u>	<u>Aye</u>
<u>Hugh Daly</u>	<u>Aye</u>
<u>Jesse Wirtes</u>	<u>Aye</u>
<u>Mary MacDonald</u>	<u>Aye</u>
<u>Steve Wentworth</u>	<u>Aye</u>
<u>Thomas Bartels</u>	<u>Aye</u>
<u>Rich Cohen</u>	<u>Aye</u>
<u>Al Terranova</u>	<u>Aye</u>

12. **Adjourn at 7:18 PM**

Trip Elmore

DORE AND WHITTIER MANAGEMENT PARTNERS, LLC

Dore & Whittier Management Partners, 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. After the minutes have been voted to approve, we will accept these minutes as an accurate summary of our discussion and enter them into the permanent record of the project.