



MGR SBC MEETING MINUTES AND LOCAL VOTE RESULTS

DATE OF MEETING: January 10, 2017, 2016 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#33)

ATTENDING:	Mark Schiek	SBC Chair
	Paula Consolini	SBC Co-Chair
	Kim Grady	Acting Superintendent of Schools
	Nancy Rauscher	Bus. Manager, MGRSD
	Jesse Wirtes	MG facilities supervisor
	Hugh Daley	Williamstown
	Carrie Greene	School Committee, Vice Chair
	Mary MacDonald	Principal, MGRHS
	Richard Cohen	Lanesborough
	Thomas Bartels	Williamstown
	Steve Wentworth	Lanes. Finance Committee
	Bob Ericson	Lanesborough
	Al Terranova	School Committee
	Rachel Milaschewski	DWMP
	Jeffrey Dome	DWMP
	Dan Colli	Perkins Eastman, DPC
	Mike Ziobrowski	Turner Construction
	Maureen Jacoby	Eco-Genesis

1. **Call to Order of SBC Meeting at 5:35 PM by M. Schiek with 11 voting Members in attendance.**

2. **Approval of Minutes:**

The committee took a moment to review the December 1, 2016 meeting minutes.

Motion to approve the December 1, 2016 meeting minutes by P. Consolini, 2nd by M. MacDonald.

VOTE: 11 approve, 0 against, 0 abstain

3. **Invoices:**

a. DWMP Invoice No. 21 in the amount of \$50,000.00 for OPM Services in the Construction Documents, Bidding and Construction Administration Phases

Motion to approve DWMP Invoice No. 21 in the amount of \$50,000.00 by P. Consolini, 2nd by M. MacDonald. VOTE: 11 approve, 0 against, 0 abstain.

T. Bartels entered meeting; now 12 voting members in attendance

b. Perkins Eastman Invoice No. 65010.01.11 in the amount of \$179,542.82 for services applied to the Construction Documents and Construction Administration phases and Monitoring activities

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Motion to approve Perkins Eastman Invoice No. 65010.01.11 in the amount of \$179,542.82 by P. Consolini, 2nd by M. MacDonald. VOTE: 11 approve, 0 against, 1 abstain (T. Bartels).

B. Ericson entered meeting; now 13 voting members in attendance

c. Turner Construction Req No. 6 in the amount of \$980,690.19

Motion to approve Turner Construction Req No.6 in the amount of \$980,690.19 by P. Consolini, 2nd by B. Ericson. VOTE: 12 approve, 0 against, 1 abstain (T. Bartels).

4. **Mini GMP #3 Review (Structural Steel)**

M. Ziobrowski referenced their slide attached to the meeting packet (see attached), reported that the steel bids came in at very competitive prices. Furthermore, he explained that since the value of the steel work itself came in lower than anticipated, the General Conditions, CCIP and Fee will also be affected, as they are percentages of the cost of work; ultimately resulting in a *Mini GMP #3* value of \$3,075,901, which is more than \$500,000 less than the originally estimated \$3,619,068 value.

He added that the approval of Mini GMP #3 will allow for the steel work to begin as soon as possible, and the construction schedule can hit the ground running in the spring.

Additionally, M. Ziobrowski explained that the payment and performance bond included in this Mini GMP is for the whole project and will only be billed once; the payment and performance bond is to cover any potential default by a subcontractor or Turner themselves. He also explained that the General Condition costs will cover Turner's staff from January 1, 2017 to the end of June, 2017, which has been verified by the OPM.

M. Schiek pointed out that this Mini GMP #3 value will be rolled into the final GMP, and a vote to approve this is to allow for the work to begin prior to the approval of the final GMP.

Motion to approve Mini GMP #3 in the amount of \$3,075,901 by P. Consolini, 2nd by C. Greene. VOTE: 13 approve, 0 against, 0 abstain.

5. **Schedule Update**

M. Ziobrowski reported that since the 3-story building foundations have been completed, the steel contractors have walked the site, and the Aggregate Piers and Core Foundation work is currently out to bid with an end of January due date. Furthermore, he informed that Turner will be building the schedules for other scopes of work that will be issued in the next drawing set.

6. **Subcontractor Pre-Qualification Update**

R. Milaschewski informed that the pre-qualification process is near completion; after receiving the first round of submissions in November, the selection committee decided to re-advertise for the following trades to receive more submissions in these categories: Electric, Plumbing, Elevator, Fire Protection, Acoustical Tile, and Misc. Metals. She added that the committee is performing the final review of trade contractor references and completed evaluations with the help of B. Garrity, and they are on schedule.

7. Design Update

D. Colli drew attention to PE's renderings of the lobby and interior front entrance areas, and the lockers and corridors which have been updated based on the discussion held at the last meeting. He added that the finishes are still evolving.

The committee discussed the finish updates, making further suggestions, and listened to the on-going feedback from the interiors group, as reported by M. MacDonald.

8. VE & Trade Bid Alternates List Update

T. Bartels reported that with the approximate \$500,000 lower than anticipated Steel bids, he is hopeful that the VE list will not have to be drawn upon. He pointed out that the VE working group has held multiple conference calls reviewing and ranking each of the VE items.

In the interest of time, T. Bartels suggested only reviewing the 9 *new* VE items in detail before voting the list as a whole.

He then pointed out that they have *accepted* \$256,044 in VE items, and there is another \$619,000 in potential VE items; the committee then went on to review the list.

D. Colli added that some of the VE items are recorded as alternates, such as the car charging stations and the roofing protection board.

After thorough review of the list, the committee agreed with the VE Working Group's recommendations.

Motion to accept the VE list by T. Bartels, 2nd by R. Cohen. VOTE: 13 approve, 0 against, 0 abstain.

K. Grady and P. Consolini both thanked the working group for their impressive efforts and hard work to get the VE list to where it is.

9. Vote to Submit 90% CD's to MSBA

M. Schiek clarified that the vote to submit the 90% CD's to the MMSBA is a request for approval to submit, *pending* the reconciliation of the estimates and that they are not over budget.

Motion to approve submission of 90% CDs to MSBA, with the understanding that the submission will be on budget, by C. Greene, 2nd by P. Consolini.

PE reported that they have submitted their completed estimate to Turner who is close to completing *their* estimate; in the meantime, they have been reconciling the areas of the estimates that have been completed by both of them to make the most of their time. D. Colli stated that their estimate came in very close to the budget, and M. Ziobrowski stated that their estimates are also coming in very close to the budget, as well.

D. Colli then pointed out that they will be submitting the 90% CD's to the MSBA between the following day and the following Wednesday.

VOTE: 13 approve, 0 against, 0 abstain.

10. **Working Group Updates**

- a. **Interiors:** M. MacDonald said that the interiors working group has been reviewing the foyer design (as discussed with the renderings presented) and the placement of the art where they intend to put gallery walls.
- b. **Facilities:** J. Wirtes said that the facilities working group has met a couple of times since the last meeting to discuss the upcoming phasing of construction, and some potential design concerns.

B. Ericson added that J. Wirtes and his facilities staff have put a tremendous amount of work into this project, and that he is very thankful. N. Rauscher agreed, and added that the district is lucky to have such skilled and passionate workers.

- c. **Community Outreach:** P. Consolini said that the drove videos distributed by J. Wirtes have been great and made available to the community. She added that they will generate updated project summary information and will soon be able to detail what savings have been accomplished.
- d. **Finance:** H. Daly reiterated how lucky the district was to receive such low interest rates on their bonds, as the interest rates have already gone up .5% since.

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

12. **Public Comment:** *None.*

13. **Upcoming Meetings & Public Forums**

- a. Tuesday, January 26, 2017

14. **Adjourn**

SBC Motion to adjourn by P. Consolini, 2nd by H. Daly. VOTE: unanimous to approve. Meeting adjourned at 7:48 PM

DORE AND WHITTIER MANAGEMENT PARTNERS, LLC

Rachel Milaschewski

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.