

MGR SBC MEETING MINUTES AND LOCAL VOTE RESULTS



DATE OF MEETING: February 16, 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#35)

ATTENDING:

Mark Schiek	SBC Chair
Kim Grady	Acting Superintendent of Schools
Jesse Wirtes	MG facilities supervisor
Hugh Daley	Williamstown
Mary MacDonald	Principal, MGRHS
Steve Wentworth	Lanes. Finance Committee
Bob Ericson	Lanesborough
Al Terranova	School Committee
Trip Elmore	DWMP
Rachel Milaschewski	DWMP
Jason Springer	Perkins Eastman
Mike Giso	Turner Construction
Maureen Jacoby	Eco-Genesis

1. **Call to Order of SBC Meeting at 5:39 PM by M. Schiek with 8 voting Members in attendance.**

2. **Public Comment:**

B. Ericson commented that he is concerned that some of items that were thought-up by the Facilities Working Group had not been incorporated in the design yet and the project is close to the close of the design phase. He said that he wanted to make sure more of these items are incorporated into the drawings soon, and would be happy to see more energy related items. **See Facilities Working Group Topic for Further Discussion**

3. **Invoices:**

a. DWMP Invoice No. 22 in the amount of \$54,834.00 for OPM Services, Structural Review and Third Party Testing (backup attached)

Motion to approve DWMP Invoice No. 22 in the amount of \$54,834.00 by M. MacDonald, 2nd by K. Grady. VOTE: 8 approve, 0 against, 0 abstain.

b. Perkins Eastman Invoice No. 12 in the amount of \$73,055.66 for Designer services applied to the Construction Documents and Construction Administration Phases

Motion to approve Perkins Eastman Invoice No. 12 in the amount of \$73,055.66 by M. MacDonald, 2nd by B. Ericson. VOTE: 8 approve, 0 against, 0 abstain.

c. Turner Construction's Application Requisition No. 7 in the amount of \$345,708.65

Motion to approve Turner's Construction Application Requisition No. 7 in the amount of \$345,708.65 by M. MacDonald, 2nd by S. Wentworth. VOTE: 8 approve, 0 against, 0 abstain.

PROJECT MANAGERS
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- d. Turner Construction's Application Requisition No. 8 in the amount of \$107,032.19
Motion to approve Turner's Construction Application Requisition No. 8 in the amount of \$107,032.19 by M. MacDonald, 2nd by K. Grady. VOTE: 8 approve, 0 against, 0 abstain.
- e. Turner Construction's Pre-Con Invoice No. 6 in the amount of \$49,500.00 for preconstruction services
Motion to approve Turner's Pre-Con Invoice No. 6 in the amount of \$49,500.00 by M. MacDonald, 2nd by K. Grady. VOTE: 8 approve, 0 against, 0 abstain.
- f. Willinet Invoices in the amount of \$400.00 for Video Coverage of the 9/1/16, 10/6/16, 12/1/16, and 1/26/17 SBC Meetings
Motion to approve Willinet Invoices for Video Coverage of the 9/1/16, 10/6/16, 12/1/16 and 1/26/17 SBC Meetings in the amount of \$400.00 by M. MacDonald, 2nd by B. Ericson. VOTE: 8 approve, 0 against, 0 abstain.
- g. Berkshire Eagle Invoice No. 13869 in the amount of \$117.00 for advertisement of Trade Contractor RFQ
Motion to approve Berkshire Eagle Invoice No. 13869 in the amount of \$117.08 by M. MacDonald, 2nd by B. Ericson. VOTE: 8 approve, 0 against, 0 abstain.
- h. Garrity and Knisley Invoice No. 10196 in the amount of \$2,450.00 for Legal Review Services
Motion to approve Garrity and Knisley Invoice No. 10196 in the amount of \$2,450.00 by M. MacDonald, 2nd by B. Ericson. VOTE: 8 approve, 0 against, 0 abstain.
- i. Building Clerk hours from 9/26/16 to 12/29/16 in the amount of \$2,130.00 for record: No vote required

4. **Approval Letter: Rammed Aggregate Piers and Helical Pile Update**

M. Giso provided a budget update outlining the estimated and actual costs of Mini GMP's 1, 2 and 3, as well as the cost of the recently approved RAP and Helical Pile Approval Letters (outline attached) which will eventually become Mini GMP No. 4.

- Mini GMP 1: \$2,781,408.00. Work 100% complete. Final cost = \$2,222,786.00. "Savings" = \$558,622 - incorporated into 60% and 90% estimates.
- Mini GMP 2: \$999,712.00. Work 100% complete. Final cost = \$917,184.00. "Savings" = \$82,528 - incorporated into 90% estimate.
- Mini GMP 3: \$3,075,901.00 - incorporated into 90% estimate. Work 20% complete.

Recently bid:

- Core RAPs / Helical piles = \$288,826. Estimated value in the 90% estimate = \$363,000. Variance of -\$74,174 or -20%
- Entire Concrete Package Foundations / Slabs = \$1,279,295. Estimated value in the 90% estimate = \$1,177,646. Variance of \$101,649, or 8%.

- Site Work: Preliminary review of bids received indicates award trending at estimated value included in the 90% estimate - \$1,142,550.

M. Giso then clarified that any money considered a “savings” will be allocated elsewhere in the budget to cover other costs and that these “savings” or “unallocated monies” have been included in the reconciled estimates.

Lastly, he pointed out that the project is currently right on budget.

5. **Concrete Site Work Update**

M. Giso then went on to explain that the Concrete bids came in around 8% over the estimated value, though they are satisfied with the numbers since they are still within 10% of the estimate. He pointed out that this was a good example of where any “savings” or “unallocated monies” could then be allocated within the budget.

He reported that Manafort was awarded as the “responsible low bidder” who is the same firm that placed the foundations for the new 3-story building area.

Furthermore, he pointed out that the site bids have recently come in and are currently being evaluated; after their initial review, they anticipate the final numbers to be within the 90% estimate.

6. **Construction Schedule Update**

M. Giso also provided a phasing plan to outline the upcoming phases. He reported that the Steel Contractor has notified them that they are available for an earlier than anticipated start, and can start as early as Mid-March, weather permitting. Additionally, he explained that once the foundations are place in the core area, work in all other areas of the building will quickly ramp up, such as the gymnasium roof, demo and abatement in the “new-kitchen” area, and the cut/capping of the mechanical systems; they will also place orders for long-lead items such as drywall, metal panels, bleachers, lockers, etc.

He pointed out that fencing and crosswalks will be put in place as well as other safety precautions to eliminate any school activity interruptions.

The Committee briefly discussed potential coordination plans to put in place to avoid bus, pedestrian, school staff, construction staff and construction vehicle traffic interruptions, which will be developed before the start of these construction activities.

7. **Vote to Pre-Pay LEED Certification Fee**

T. Elmore explained that Perkins Eastman has been notified by their Sustainability Consultant that the LEED Certification Fees have recently increased; the District is required to pay this fee for LEED to participate in the review of their sustainability efforts.

He pointed out that the District can pre-pay using the old rates in advance of March 1, 2017 which would save them around \$1,700.

Motion to pre-pay LEED Certification fees by M. MacDonald, 2nd by S. Wentworth. VOTE: 8 approve, 0 against, 0 abstain.

8. **Working Group Updates**

a. Facilities Working Group

J. Wirtes followed up on B. Ericson's earlier comment regarding the list of items created by the working group. He pointed out that the list is being reviewed by Perkins Eastman and the Interiors Working Group. He said the group has been doing a lot of behind the scenes work, and they have noticed that some of the items included in their list have already been incorporated in the design.

T. Elmore pointed out that the designer has been incorporating the working group's request as much as they are possible, but that some items may not be options for code purposes, etc. He added that the designer will go through the remainder of the list, but that drawings will be available to trade contractors for bidding on February 20, 2017.

b. Interiors Working Group

M. MacDonald spoke to the updated rendering of the entry way included in the meeting packet; she said that some things have been added or removed from the design but believes that it is transforming nicely.

She explained that for maintenance and aesthetics purposes, they have moved away from the polished concrete floors and selected porcelain tile instead, which the designer supports.

T. Elmore then pointed out that the auditorium images in the meeting packet were examples of what the acoustical tiles will look like that will be installed on the walls and ceilings.

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

10. **Public Comment:** *None.*

11. Upcoming Meetings & Public Forums

a. Tuesday, March 28, 2017 at 5:30 PM

12. Adjourn

SBC Motion to adjourn by A. Terranova, 2nd by S. Wentworth. VOTE: unanimous to approve. Meeting adjourned at 7:14 PM

Rachel Milaschewski

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.