

MGR SBC MEETING MINUTES AND LOCAL VOTE RESULTS



DATE OF MEETING: March 28, 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#36)

ATTENDING:

Mark Schiek	SBC Chair
Paula Consolini	SBC Co-Chair
Kim Grady	Interim Superintendent of Schools
Jesse Wirtes	MG facilities supervisor
Hugh Daley	Williamstown
Carrie Greene	School Committee Vice-Chair
Mary MacDonald	Principal, MGRHS
Steve Wentworth	Lanes. Finance Committee
Thomas Bartels	Williamstown
Bob Ericson	Lanesborough
Al Terranova	School Committee
Trip Elmore	DWMP
Rachel Milaschewski	DWMP
Jeff Dome	DWMP
Dan Colli	Perkins Eastman
Dawn Guarriello	Perkins Eastman
Mike Giso	Turner Construction
Mike Ziobrowski	Turner Construction

1. Call to Order of SBC Meeting at 5:3 PM by M. Schiek with 9 voting Members in attendance.

2. Approval of Minutes

a. January 26, 2017 Meeting Minutes

Motion to approve the January 26, 2017 SBC Meeting Minutes by C. Greene, 2nd by P. Consolini. VOTE: 8 approve, 1 abstain

T. Bartels arrives at 5:40PM – Now 10 voting members in attendance

b. February 16, 2017 Meeting Minutes

Motion to approve the February 16, 2017 SBC Meeting Minutes by P. Consolini, 2nd by C. Greene. VOTE: 7 approve, 3 abstain

3. Budget Approvals

a. Perkins Eastman Amendment No. 5 for Demo and Abatement Monitoring Services

PROJECT MANAGERS
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T. Elmore explained that this contract amendment is for additional hazardous materials and air monitoring needed for the demo and abatement of the phase 3A and 3B areas in the amount of \$94,957. He added that there was a remaining balance of \$10,254.76 from the last monitoring amendment which was applied to this change, thus resulting in an increase of \$84,692.24 to Perkins Eastman's Contract

Motion to approve Perkins Eastman Contract Amendment No. 5 by P. Consolini, 2nd by C. Greene. VOTE: 9 approve, 0 against, 1 abstain (S. Wentworth).

b. Budget Revision Request No. 8

T. Elmore clarified that this budget revision request will authorize the move of money from the Printing, Site Survey, Wetlands, Traffic Study and Owner's Contingency line items to the Hazardous Materials line item to cover the costs of the additional monitoring work outlined in Perkins' contract amendment no. 5. He assured that the overall budget does not change, and this is just a shift of money, and explained that it is not unusual to go over the original budgeted amount for hazardous materials, as they are an unforeseen condition to an extent.

Motion to approve Budget Revision Request No. 8 by P. Consolini, 2nd by K. Grady. VOTE: 10 approve, 0 against, 0 abstain.

4. Invoices:

- a. DWMP Invoice No. 23 in the amount of \$31,039.50 for OPM Services

Motion to approve DWMP Invoice No. 23 in the amount of \$31,039.50 by P. Consolini, 2nd by K. Grady. VOTE: 10 approve, 0 against, 0 abstain.

- b. DWMP Invoice No. 24 in the amount of \$40,000.00 for OPM Services

Motion to approve DWMP Invoice No. 24 in the amount of \$40,000 by P. Consolini, 2nd by B. Ericson. VOTE: 10 approve, 0 against, 0 abstain.

- c. Perkins Eastman Invoice No. 13 in the amount of \$320,879.66 for Designer services applied to the Construction Documents and Construction Administration Phases

Motion to approve Perkins Eastman Invoice No. 13 in the amount of \$320,879.66 by P. Consolini, 2nd by K. Grady. VOTE: 10 approve, 0 against, 0 abstain.

- d. Turner Construction's Application Requisition No. 9 in the amount of \$279,896.97

Motion to approve Turner's Construction Application Requisition No. 9 in the amount of \$279,896.97 by P. Consolini, 2nd by K. Grady. VOTE: 10 approve, 0 against, 0 abstain.

- e. Garrity and Knisely Invoice No. 10210 in the amount of \$3,150.00 for Legal Review of Trade Contractor Selection Process

Motion to approve Garrity and Knisely Invoice No. 10210 in the amount of \$3,150.00 by P. Consolini, 2nd by S. Wentworth. VOTE: 10 approve, 0 against, 0 abstain.

- f. Garrity and Knisely Invoice No. 10222 in the amount of \$1,650.00 for Legal Review of Trade Contractor Selection Process

Motion to approve Garrity and Knisely Invoice No. 10222 in the amount of \$1,650.00 by P. Consolini, 2nd by S. Wentworth. VOTE: 10 approve, 0 against, 0 abstain.

- g. WilliNet Invoice in the amount of \$100.00 for Video Coverage of the 2/16/17 SBC Meeting

Motion to approve WilliNet Invoice for Video Coverage of the 2/16/17 SBC Meeting in the amount of \$100.00 by P. Consolini, 2nd by B. Ericson. VOTE: 10 approve, 0 against, 0 abstain.

- h. Berkshire Eagle Invoice No. 18747 in the amount of \$44.77 for advertisement of Trade Contractor Bid

Motion to approve Berkshire Eagle Invoice No. 18747 in the amount of \$44.77 by P. Consolini, 2nd by B. Ericson. VOTE: 10 approve, 0 against, 0 abstain.

- i. CompuWorks Invoices, No's. 109461 and 109462 in the total amount of \$630.00 for Network Configuration (Turner Access to Network)

Motion to approve CompuWorks Invoices No's 109461 and 109462 in the total amount of \$630.00 by M. MacDonald, 2nd by B. Ericson. VOTE: 10 approve, 0 against, 0 abstain.

- j. American Express Corporate Card: Anixter Invoice No. 549-352060 in the amount of 86.24 for Network Supplies

Motion to approve Anixter Invoice No. 549-352060 in the amount of \$86.24 by P. Consolini, 2nd by B. Ericson. VOTE: 10 approve, 0 against, 0 abstain.

- k. Verizon Invoice Dated 2-17-17 in the amount of \$16,504.78 for Service Connection to the New Building

Motion to approve Verizon Invoice Dated 2-17-17 in the amount of \$16,504.78 by P. Consolini, 2nd by B. Ericson. VOTE: 10 approve, 0 against, 0 abstain.

5. National Grid Rebate

D. Colli reminded the Committee of their engagement with National Grid early in the project to get into their rebate program. He stated that NGrid did an energy model, which was previously paid for, and approved the project for a rebate of \$68,049.10. He also pointed out that NGrid will evaluate the project again at its completion which could result in a larger rebate.

T. Elmore clarified that this check is issued to the District at the end of the project and is not money available to put into the budget now.

M. MacDonald arrives at 6:05PM – Now 11 voting members in attendance

6. Trade Bid Results & Vote to Award Trade Contractors

T. Elmore pointed out the bid tabulation sheet attached to the meeting packet which outlines the estimated value of each trade contract, and the bid values that came in. He stated that the estimated value for all the trades, not including electrical, was \$16,298,144 and the bids came in at a total of \$14,626,679, including alternates 1, 2 and 3.

T. Elmore then notified the Committee that the electrical bid date was pushed out to April 7th due to a question which was raised by a trade contractor to the IG. He explained that the project team postponed

the bid date in an effort to avoid any potential bid protests and has been in touch with the IG on this matter, who agrees with these actions. Furthermore, he pointed out that Fernandes, the Masonry low bidder, withdrew themselves from the project due to a clerical error, therefore making Champlain Masonry the low bidder.

He also explained that if less than three bids were submitted in any trade and were over budget, the Owner has the option to authorize Turner to negotiate the bid with the one or two submitting firms, and if these firms do not agree to a negotiated bid, Turner can bid the work privately.

He then pointed out that only one bid was submitted for Acoustical Tile, and no bids were submitted for Elevators. D. Colli added that it is common to see few bids in the Acoustical trade and no bids in the elevator trade.

After thorough discussion, the committee voted on the discussed matters:

Motion to authorize Turner to award the trade contracts for Masonry, Misc. Metals, Waterproofing, Damp proofing and Caulking, Roofing, Metal Windows, Glass and Glazing, Tile, Resilient Flooring, Painting, Fire Protection, Plumbing and HVAC with Alternates 1, 2, 3 and 4 included by P. Consolini, 2nd by B. Ericson. VOTE: 10 approve, 0 against, 1 abstain (M. MacDonald).

Motion to authorize Turner to privately bid the Elevator Scope of Work by P. Consolini, 2nd by S. Wentworth. VOTE: 11 approve, 0 against, 0 abstain.

Motion to authorize Turner to negotiate original bid with Central Ceilings as published and if negotiations are unsuccessful, give Turner the authority to privately bid the Acoustical Tile Scope of Work by P. Consolini, 2nd by B. Ericson. VOTE: 11 approve, 0 against, 0 abstain.

Motion to pre-authorize Turner to award the Electrical including alternates 2 and 4 by P. Consolini, 2nd by B. Ericson. VOTE: 11 approve, 0 against, 0 abstain.

7. Approval Letter Update

a. Site Work, Structural Steel, RAPS

M. Giso acknowledged the awards of the Site Work and Structural Steel contracts as discussed at the last SBC Meeting. He stated that the bids came in very close to the estimated value of this work.

b. Pre-authorization for privately bid subcontractors

T. Elmore pointed out the spreadsheet of privately bid contracts included in the meeting packet; He pointed out that all but 6 of the subcontracts listed were currently in the process of being bid, and himself, along with M. Giso believe that there could be some savings based off the preliminary numbers they have seen. T. Elmore explained that although some of the bids may come in a bit over the estimate, it will likely even out due to the savings they are seeing in other categories.

Motion to pre-authorize Turner to award privately bid the Abatement and Demo, Doors Frames and Hardware, Metal Panels, Drywall, Gymnasium Equipment, Lockers, Bleachers, Interior Scoreboards, Glu-Lam Construction, Scaffolding, Wood Windows, Spray On Fire Protection, Fixed Audience Seating, Architectural Woodwork, Folding Partitions, Theater Rigging and Stage Curtains, Wood Flooring, and Lab Flume Hoods subcontracts in a not-to-exceed amount of \$12,000,000 by P. Consolini, 2nd by B. Ericson. VOTE: 11 approve, 0 against, 0 abstain.

8. Add/Alternate List Approval

T. Elmore reviewed the list of 4 bid alternates. The committee discussed the importance of them each, agreeing that they are all desirable for the project. T. Elmore then recommended they accept the alternates given the current financial position they are in.

After thorough discussion of the options, the Committee felt comfortable accepting all 4 alternates.

Motion to accept Alternate No. 1 in the amount of \$82,000 by P. Consolini, 2nd by M. MacDonald. VOTE: 11 approve, 0 against, 0 abstain

Motion to accept Alternate No. 2 in the not-to-exceed amount of \$375,000 by P. Consolini, 2nd by M. MacDonald. VOTE: 11 approve, 0 against, 0 abstain.

Motion to accept Alternate No. 3 in the amount of \$99,000 by B. Ericson, 2nd by P. Consolini. VOTE: 11 approve, 0 against, 0 abstain.

Motion to accept Alternate No. 4 in the not-to-exceed Amount of \$30,000 by P. Consolini, 2nd by B. Ericson. VOTE: 10 approve, 1 against (J. Wirtes), 0 abstain.

9. Schedule Update: 60 Day Look-ahead

M. Giso stated that the ground improvement work was currently wrapping up and the concrete will be on site on Monday to begin the foundations which will take around 4-6 weeks, then immediately followed by the steel. Furthermore, he pointed out at the structural steel erection in the 3-story wing was currently under way and will take approximately 5 weeks (when they will then move to the core area).

Trip added that the efforts put in in the fall and winter for 2016/2017 is paying off well and the project is moving at a good momentum.

10. Working Group Updates:

- a. **Community Outreach:** P. Consolini reported that the group is discussing the idea of issuing newsletters to the community with updates of the project. She added that they would also like to share more of the drone videos produced by J. Wirtes of the construction activity on-site.
- b. **Finance:** H. Daly stated that the group may re-gather soon since the project is approaching the final GMP. He had a few questions in relation to budget monitoring and the processing of project changes, asking the committee what their expectations are for the finance working group at this point in the project. He said they would be happy to re-engage if they are needed to perform these budget related tasks.
- c. **Facilities:** J. Wirtes said that it has been exciting to see the construction begin on-site and that they work closely with the on-site project team on a daily basis.

- d. **Interiors:** M. MacDonald showed the committee an updated Materials Board, provided by Perkins Eastman, which has samples of the colors, materials, flooring, etc. included in the design. She added that she would leave the materials board in the library for public viewing.

11. **Other Business Not Anticipated 48 Hours Prior to Meeting:**

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

13. **Upcoming Meetings & Public Forums**

- a. TBD

14. **Adjourn**

SBC Motion to adjourn by P. Consolini, 2nd by H. Daly. VOTE: unanimous to approve. Meeting adjourned at 7:59 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.