George H. Mitchell Elementary School Project
School Building Committee Minutes #44
Virtual Meeting
Monday, August 24th, 2020 5:30pm

Voting Committee Members in attendance:
John Gerrish, Chair
Michael Dolan, Vice Chair
Lillian Holbrook
Mark Linde
Kathleen Blais
Michael Losche
Matthew Rushton
Harsh Rebello
Scott Wauchope
Joseph Oravecz
Patrick Driscoll

Voting Committee Members not in attendance:
Eric Desrochers
John Dzialo

Non-Voting Committee Members in attendance:
Lisa Ohman
Kathleen Macedo
Robert Pacheco
Dennis Bray

Others in Attendance:
Derek Swenson
Mike McNulty, DPI
Jeff Yost, RDA
Gene Raymond, RDA
Christina Opper, DPI

Call to Order by the Chair of the Committee, John Gerrish, at

Pledge of Allegiance

Opening Remarks

Derek Swenson updated the committee with the demolition; it is now completed and was finished ahead of schedule.

OPM Update

Mike McNulty presented the progress report for the project to the committee. Several items are ahead of schedule at this time. As of the 90% construction documents estimates, the Construction Budget has increased by .26%. Several members expressed concern that the security element of the project has not been discussed and that it is included in the 90% Construction Documents Estimates that are to be approved at tonight's meeting. The chair would like the information on the security to be made available to the committee which will be public, but details that could cause a breach in security will be left out.

Designer Update

Gene Raymond reviewed the list of potential "Add-Alternatives" for the project. Items that can be cut and upgraded were discussed with the committee before an estimate is submitted. Several sections of curbing are eligible to be swapped from granite to asphalt material providing a significant savings. Gene Raymond recommended that four alternates (item 1, 2, 3, and 5) be turned into hedge alternates; they included the safety glass glazing and the two playgrounds. It was recommended that upgrades made were to change the lobby floor to terrazzo and upgrade the filtration with an extra filter and add a UV-C Filter to the HVAC equipment. Several members were concerned with the cost of maintenance that the filtration system will incur each year. The visual screen on the rear side of the Gym, restoration of the full tree, shrub and ground cover scape, and the addition of 3 EV Charging stations were also discussed from the "Add-Alternate" list. After discussion, Gene Raymond offered looking into bringing conduit for the EV charging stations if they want to have them installed at a later date.

Mark Linde motioned to recommend item 8, upgrade of the HVAC Equipment System, be incorporated in the bid-documents and not as an add-alternative, Harsh Rebello seconded the motion. The motion was not approved with a vote of 4 yea, 7 nays.

Patrick Driscoll motioned to recommend that item 8, upgrade of the HVAC Equipment System, be an "Add-Alternate" and separated out for true cost on the filtration and add UV-C filtering, Matthew Rushton seconded the motion. The motion was approved unanimously.

Kathleen Blais motioned to add item 1, school guard glass, as an Add-Alternate, Matthew Rushton seconded the motion. The motion was approved unanimously.

Mark Linde motioned that item 2, laminated glass, be listed as an Add-Alternate Lillian Holbrook seconded the motion. The motion was approved unanimously.

Kathleen Blais motioned that item 3, extend pre-k playground, be listed as an Add-Alternate, Michael Losche seconded. The motion was approved unanimously.

Michael Dolan motioned to extend the meeting past 8:30PM, Lillian seconded the motion. The motion was approved unanimously.

Add-Alternate Item 4 was no longer applicable, and a vote was not taken.

Kathleen Blais motioned that item 5, north playground and field, be listed as an Add-Alternate. Matthew Rushton seconded the motion. The motion was approved unanimously.

Patrick Driscoll motioned to adopt item 6 be incorporated into the bid-documents and not as an Add-Alternate, Michael Dolan seconded the motion. The motion was approved unanimously.

Harsh Rebello motioned to remove the visual screen from the rear side the gym. The motion was withdrawn without a second.

Harsh Rebello motioned that item 7, add HVAC visual roof screen, to be included as an Add-Alternate. Michael Dolan seconded the motion. The motion was not approved unanimously.

Patrick Driscoll motioned that item 7 be kept in the Base Bid for the project and not as an add-alternate, Matthew Rushton seconded the motion. The motion was approved unanimously.

Kathleen Blais motioned that item 11, rubber tile flooring, be kept in the Base Bid for the project, Lillian seconded the motion. The motion was approved unanimously. The motion was approved unanimously.

Patrick Driscoll motioned that Item 8, change lobby floor and the ground floor corridor to terrazzo, as separate Add-Alternates, Lillian seconded. The motion was approved unanimously.

Kathleen Blais motioned to leave Item 11 as estimated in the CD-90, Michael Losche seconded the motion. The motion was approved unanimously.

Kathleen Blais motioned to add in the spare conduit to the CD-90 to allow for the addition of 3 EV charging stations in the future, Patrick Driscoll seconded the motion. The motion was approved unanimously.

Report of Communication Group

No report at this time.

Public Comment

No public comment.

Approval of 90% CD Submission to MSBA (Vote Required)

Patrick Driscoll motioned to approve the 90% CD Submission to MSBA, Michael Losche seconded the motion. The motion was approved unanimously.

Approval of Structural Design Peer Review Firm Selection

The structural design needed to be reviewed by a third party and three prices were received and were distributed to the committee members. It was recommended by Michael McNulty that RSE, the second lowest bidder be chosen for the peer review as they have had prior positive experience with the company.

Michael Dolan motioned to approve the structural peer review to be completed by RSE for the amount of $4,200, Lillian seconded the motion. The motion was approved unanimously.

Approval of Demolition Change Order

Michael McNulty went to the demo contractor to bring in clean crushed stone for an on-site barrier foundation. This was for a safety precaution and also helps for cost savings as it was going to be material that would need to be brought in for construction. The cost for the change order is $26,478.70. The design team confirmed that the material being brought in would be used during construction.

Michael Dolan motioned to table Agenda Item 10 until next week, Matthew Rushton seconded the motion. The motion was approved unanimously.

Approval of Previous SBC Meeting Minutes

August 3rd, 2020

Mark Linde motioned to approve the meeting minutes from August 3rd, 2020, Lillian Holbrook seconded the motion. The motion was approved unanimously.

Adjourn

Michael Dolan motioned to adjourn at 9:39PM, Michael Losche seconded the motion. The motion was approved unanimously.

Adjourn at 9:39PM.

Prepared by: Joshua McGraw

Lillian Holbrook September 14, 2020

Lillian Holbrook Secretary-Clerk Date of Acceptance