

# SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Tri-County Regional Vocational Technical HS  
Subject: School Building Committee Meeting No. 42  
Location: Remote via ZOOM  
Distribution: Attendees, Project File  
MSBA Module: 6- Detailed Design

Project No: MP20-28  
Meeting Date: 08/15/24  
Time: 4:00 PM  
Prepared By: E. Grijalva

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## **Present**

Brian Mushnick\* SBC Chair  
Karen Maguire\* SBC Member - Superintendent  
Jonathon Dowse\* SBC Member  
Dan Haynes\* SBC Member- School Business Administrator  
Michael Procaccini\* SBC Member  
Bob Foley\* SBC Member -Director of Post Secondary, Con. Adult. Edu.  
Dana Walsh\* SBC Member -TCRVTHS Principal  
Brendan Bowen\* SBC Member  
Harry Takesian\* SBC Member- Facilities Manager  
Trip Elmore DWMP- Project Director  
Elias Grijalva DWMP- Assistant PM  
Vladimir Lyubetsky DRA- Project Manager  
Steve Johnson Consigli- Sr. Project Manager

## **\*SBC Voting Member**

Item No.	Description	Action												
42.1	<p><b>Call to order:</b> 4:03PM meeting was called to order by SBC Chair B. Mushnick, 9 of 11 voting members in attendance.</p>	Record												
42.2	<p><b>Previous Topics &amp; Approval of July 11,2024 Meeting Minutes:</b>                      A motion to approve the <u>July 11,2024</u> previous meeting minutes as submitted was made by J. Dowse and seconded by M. Procaccini.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	Record												
42.2	<p><b>Geothermal Discussion</b></p> <p>T. Elmore informed the committee that geothermal energy was reconsidered about a month and a half ago due to political pressure within the state. While the project team initially explored the option, along with potential grant funding, they ultimately decided against it because the grants were unlikely to cover the additional costs. However, the team is now revisiting the possibility and conducting exploratory work on various factors, including the feasibility of implementing geothermal heating and cooling for the entire building.</p> <ul style="list-style-type: none"> <li>• Approx 176 wells, drilled 500 feet deep: 25 feet spacing between wells</li> <li>• All connected through a central manifold; 2 lines run to the building to create a loop</li> <li>• Depending on the season                         <ul style="list-style-type: none"> <li>○ Winter - warmer ground water is used for heating</li> <li>○ Summer - cooler ground water is used for colling</li> </ul> </li> <li>• Implementing this will not affect move in date of September 2027</li> </ul> <p><b>Benefits to making this change</b></p> <ul style="list-style-type: none"> <li>• Federal and State funding grants collectively offset any system cost increases</li> <li>• It is a significant 25-to-30-year annual energy usage/operations cost reduction</li> <li>• The system provides both heating and cooling conditions</li> <li>• If coupled with solar power systems, the building becomes environmentally friendly</li> <li>• Reduce energy consumption compared to an all-electric building</li> </ul> <p><b>System Revision Costs – Rough Order of Magnitude</b></p> <p>Costs to change to a geothermal system:</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">• Additional re-design and system design costs:</td> <td style="text-align: right;">\$650,000 +/-</td> </tr> <tr> <td>• Additional system associated construction cost:</td> <td style="text-align: right;">\$12,000,000+/-</td> </tr> <tr> <td style="border-top: 1px solid black;">Additional Total Cost = (Range)</td> <td style="text-align: right; border-top: 1px solid black;">\$11M to \$14M</td> </tr> <tr> <td>• <b>Current system construction cost (in budget)</b></td> <td style="text-align: right;"><b>\$21,000,000 +/-</b></td> </tr> <tr> <td>• <b>Added Geothermal construction cost</b></td> <td style="text-align: right;"><b>\$12,000,000 +/-</b></td> </tr> <tr> <td style="border-top: 1px solid black;"><b>New Mechanical System Cost (ROM)</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$33,000,000 +/-</b></td> </tr> </table> <p><b>Offsetting Grant Funding</b></p>	• Additional re-design and system design costs:	\$650,000 +/-	• Additional system associated construction cost:	\$12,000,000+/-	Additional Total Cost = (Range)	\$11M to \$14M	• <b>Current system construction cost (in budget)</b>	<b>\$21,000,000 +/-</b>	• <b>Added Geothermal construction cost</b>	<b>\$12,000,000 +/-</b>	<b>New Mechanical System Cost (ROM)</b>	<b>\$33,000,000 +/-</b>	Record
• Additional re-design and system design costs:	\$650,000 +/-													
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Additional Total Cost = (Range)	\$11M to \$14M													
• <b>Current system construction cost (in budget)</b>	<b>\$21,000,000 +/-</b>													
• <b>Added Geothermal construction cost</b>	<b>\$12,000,000 +/-</b>													
<b>New Mechanical System Cost (ROM)</b>	<b>\$33,000,000 +/-</b>													

- **Federal IRA grants** – 30% of the total Mechanical System Cost
- \$33M X 30% = **\$9.9 M (+/-)** in federal grant rebate
  - Boston, Commonwealth of Massachusetts, Worcester participating in program.
  - Covers the whole geothermal scope not just the wells
  
  - **MA state grants-** \$4,500 per ton of heating/cooling, we have 540 tons:
    - \$4,500 X 540 = **\$2.4 M (+/-)**

**Net Cost increase expected = \$0**

- **K. Maguire informs the committee on several key points.**
  - Other state financial grants and initiatives are in the legislative process that may be available to us, green work program
  - Solar energy is one of the initiatives we are considering adding later in the project, potentially on the roof and in car canopies.
  - We would qualify for a 30% reimbursement for solar installations.
  - These rebates are available until 2032, with the potential for solar rebates extending until 2045.
  - To qualify, construction must begin before these deadlines, which we anticipate will be met.
  - Compliance with program guidelines is essential, including:
    - Program Requirements: Paying prevailing wages; Using contractors with established apprenticeship programs, made in USA equipment

A motion was made by J. Dowse and seconded by M. Procaccini to pursue a Geothermal Mechanical System for the TCRVTHS building project.

Discussion:

M. Procaccini supports the idea.

J. Dowse supports the idea but shares his concerns about financing, there are no assurances that we'll be getting the funding.

B. Mushnick states once the geothermal system is operational, even if the building isn't fully completed, we can apply for payment and potentially receive funds before the building opens. The program has \$97 billion allocated, with few organizations having applied so far, so early submission increases the likelihood of receiving funds. However, there is a risk that a new administration might cancel the program, though it could be difficult to reverse.

Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.

<p><b>42.4</b></p>	<p><b>Invoices and Commitments for approval:</b>          Firm: Dore + Whittier Management Partners; Description: CD Phase + 3<sup>rd</sup> Party Agency; Amount: \$100,792.00</p> <p>A motion was made by J. Dowse and seconded by D. Walsh for the approval of DWMP Invoice No.030.</p> <p>Discussion: M. Cox states this is our typical monthly bill plus the third-party testing from Yankee Engineering for soil compact testing.</p> <p>Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	<p>Record</p>
	<p>Firm: Drummey Rosane Anderson; Description: CD Phase; Amount: <u>\$1,289,250.00</u></p> <p>A motion was made by M. Procaccini and seconded by B. Bowen for the approval of the DRA Invoice No.028.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
	<p>Firm: Drummey Rosane Anderson; Description: Amendment No.006 Geotechnical; Amount: <u>\$28,820.00</u></p> <p>A motion was made by J. Dowse and seconded by B. Bowen for the approval of the DRA professional invoice related to Amendment No.006.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
	<p>Firm: Drummey Rosane Anderson; Description: Amendment No.007 Civil Engineering Services; Amount: <u>\$923.21</u></p> <p>A motion was made by J. Dowse and seconded by M. Procaccini for the approval of the DRA professional invoice related to Amendment No.007.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
	<p>Firm: Consigli Construction; Description: Preconstruction Services; Amount: <u>\$31,191.00</u></p> <p>The motion was made by J. Dowse and seconded by B. Bowen for the approval of the Consigli Invoice No.008.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
	<p>Commitment: DRA Amendment No.010</p>	

	<p>Firm: Drummey Rosane Anderson; Description: Amendment No,010- Geothermal Consulting- Test Well services; Amount: <u>\$77,385.00</u></p> <p>The motion was made by J. Dowse and seconded by K. Maguire for the approval of DRA Amendment No. 010.</p> <p>Discussion: M. Cox explains this amendment is to perform a Geothermal test well.</p> <p>B. Foley asks, will DRA or DWMP fees increase with the construction cost; will this become a regular part of the construction budget or will it remain a separate line item in the financial breakdown.        C. Franceschi explains our fee isn't based on a percentage of construction cost. It is a lump sum fee, so any changes must be justified on a lump sum. If the construction cost goes up our fee's does not go up.</p> <p>Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
	<p>Commitment: DRA Amendment No.011        Firm: Drummey Rosane Anderson; Description: Amendment No,011- Geothermal Well Field Design and Construction Admin; Amount: <u>\$396,000.00</u></p> <p>The motion was made by J. Dowse and seconded by M. Procaccini for the approval of DRA Amendment No. 011.</p> <p>Discussion: T. Elmore comments once the test well results are back, we can move forward with designing the system. This is part of the estimated redesign cost of \$650,000.</p> <p>Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H. Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
<p><b>42.5</b></p>	<p><b>Construction Update</b> (refer to meeting packet for a visual of the monthly report)</p> <p>S. Johnson provides a preview of an owner's monthly report, which includes the following sections:</p> <ul style="list-style-type: none"> <li>• Financials           <ul style="list-style-type: none"> <li>○ Contract \$12,557816.00               <ul style="list-style-type: none"> <li>▪ Pending Change Orders per city request: \$12,266.00</li> </ul> </li> </ul> </li> <li>• Executive Overview           <ul style="list-style-type: none"> <li>○ List of activities taken place</li> </ul> </li> <li>• Quality           <ul style="list-style-type: none"> <li>○ Submittals + Request for Information (RFI)</li> </ul> </li> <li>• Schedule – activities for the next four weeks           <ul style="list-style-type: none"> <li>○ Town Hall style meeting – Blasting process via zoom</li> </ul> </li> <li>• Progress Photos           <ul style="list-style-type: none"> <li>○ Current Images: Stockpiles, erosion &amp; Sedimentation control, execution of parking lot structures, extension of existing school road</li> </ul> </li> </ul>	<p>Record</p>

	<p><b>Discussion:</b> None</p>	
42.6	<p><b>Bid Package #2 Update: Precast</b></p> <p><b>Architectural Pre-cast Design Assist Timeline:</b></p> <ul style="list-style-type: none"> <li>• <b>07/08/2024:</b> Issuance of Bid Package</li> <li>• <b>07/30/2024:</b> Subcontractor Proposals Due</li> <li>• <b>08/09/2024:</b> Subcontractor Bid Deadline Extension (7 Days)</li> <li>• <b>08/14/2024:</b> Subcontractor Descope Meetings</li> <li>• <b>08/19/2024:</b> Anticipated Pre-Cast Assist Award</li> </ul> <p><b>Discussion:</b> B. Bowen asks, are we going for precast, specifically for loading information or because of lead times?          K. Lyons replies, it's both. The priority right now is the loading information, but once we sign them on, we also secure a spot in their production, which is critical.</p>	Record
42.7	<p><b>Design Team meeting with Departments Update</b></p> <p>V. Lyubetsky provides an update.</p> <ul style="list-style-type: none"> <li>• The focus is on progressing from the current phase to 60% construction documents, which will be submitted to the MSBA in October.</li> <li>• The Notice of Intent from the Conservation Commission was received</li> <li>• The precast bidding phase is nearing completion.</li> <li>• Efforts are being ramped up to support the construction team, ensuring drawings and procurement are on track and that the project stays on schedule.</li> <li>• Design revisions are underway to incorporate the geothermal system into the project.</li> <li>• Detailed Design Work: Additional information will be added to the drawings for shop spaces, including equipment needs, with input from mechanical, electrical, and plumbing engineers.</li> <li>• Furniture and Specifics - Future tasks will involve selecting furniture and finalizing specific details for the vocational spaces.</li> <li>• September-October Focus: The goal is to finalize these elements and complete the construction documents by working closely with the school.</li> </ul> <p><b>Discussion:</b> None</p>	Record
42.8	<p><b>Permitting Update</b></p> <ul style="list-style-type: none"> <li>• August 8<sup>th</sup> in the Conservation Committee meeting, The Tri-County Project was approved for the Notice of Intent and Order of Conditions</li> <li>• Tri-County RVT received the signed Order of Conditions from the Town.</li> </ul> <p><b>Discussion:</b> None</p>	Record

<p><b>42.9</b></p>	<p><b>Other Topics not Reasonably anticipated 48 hours prior to the Meeting.</b></p> <p>M. Cox comments we received Consigli Construction requisition for phase 1.</p> <p>Firm: Consigli Construction; Description: Construction Bid Enabling; Amount: \$913,950.18</p> <p>A motion was made by J. Dowse and seconded by B. Bowen for the approval of the Consigli Application for Payment No.001.</p> <p>Discussion: D. Haynes asks, is this reimbursable?  T. Elmore confirms, it is.</p> <p>Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: B. Foley; All in favor. Motion passes.</p>	<p>Record</p>
	<p>Firm: Rubin and Rudman LLP; Description: Professional Services; Amount: \$5,011.50</p> <p>A motion was made by J. Dowse and seconded by K. Maguire for the approval of the Rubin and Rudman Invoice.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H.Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	
	<p><b>Acknowledgment Invoice:</b>  Firm: Certified Safe Electric, Inc; Description: solar removal; Amount: \$62,049.40</p>	
<p><b>42.10</b></p>	<p><b>Public Comment:</b>  Discussion: None</p>	<p>Record</p>
<p><b>42.11</b></p>	<p><b>Next Meeting:</b>  <u>School Building Committee Meeting</u>  School Building Committee Meeting – September 12, 2024, via Zoom  School Building Committee Meeting – October 10, 2024, viz Zoom</p> <p>Discussion: T. Elmore states the team will map out the next (6) meetings so we can align approval of Consigli’s invoice so sub-contractors get paid on time.</p>	<p>Record</p>
<p><b>42.12</b></p>	<p><b>Adjourn:</b> 5:20PM motion was made by J. Dowse and seconded by H. Takesian to adjourn the meeting.</p> <p>Discussion: None; Roll Call Vote: M. Procaccini (Y), D. Walsh (Y), K. Maguire (Y), B. Foley(Y), H.Takesian (Y), J. Dowse (Y), B. Bowen (Y), D. Haynes (Y), B. Mushnick (Y); Abstentions: None; All in favor. Motion passes.</p>	<p>Record</p>

Project: Tri-County Regional Vocational Technical High School  
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Sincerely,

**DORE + WHITTIER**

Elias Grijalva

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.