



TOWN OF SHREWSBURY

100 Maple Ave
Shrewsbury, Massachusetts 01545-5338

MINUTES May 25, 2021

Important Notice: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the **Beal Early Childhood Center Building Committee** will be conducted via remote participation to the greatest extent possible. All meetings and hearings listed in the agenda will also be done so through remote participation. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the town's website, at www.shrewsburyma.gov/coronavirus. For this meeting, members of the public who wish to listen or watch the meeting may do so by dialing [1 919-525-2192] and entering the following pin: [572 084 810#] or visiting www.shrewsburymediaconnection.org. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Present: Mr. Lebeaux, Mr. Girardi, Ms. Boucher, Mr. Baldinger, Mr. Collins, Ms. Fryc, Mr. Mizikar, Dr. Sawyer

Absent: Mr. Cox

Also Present: Mr. Walter Hartley of PMA Consultants, LLC, Mr. Sean Brenann of Lamoureux Pagano Associates, Mr. Frank Payeur and Mr. Dave Fontaine Jr. of Fontaine Brothers

1. 6:00 pm: Call to Order

Mr. Lebeaux called the meeting to order at 6:00pm and read the remote script verbatim.

2. Meeting Minutes: April 27, 2021

On a motion by Ms. Fryc, seconded by Mr. Mizikar, on a roll call vote, Mr. Lebeaux-yes, Ms. Fryc-yes, Ms. Boucher-yes, Mr. Collins-yes, Mr. Girardi-yes, Mr. Mizikar-yes, Dr. Sawyer-yes, the committee unanimously voted to approve the minutes as written.

3. Project Financial Documentation Review

a. Review and act on the following Fontaine Bros., Inc. Change Orders:

- i. Change Order 009 dated 5.17.2021: \$17,730 increase to the GMP (draw down on Owner's Contingency)

Mr. Hartley briefed the committee on this change order which included the addition of sprinkler heads, drywall and painting patching, network door communications, and flagpole lighting.

ii. Change Order 009A dated 5.17.2021: \$0.00 increase to the GMP (draw down on existing GMP Allowances)

Mr. Hartley briefed the committee on this change order which includes drawdowns in IT allowance and drawdowns on misc. site work for irrigation, and remaining scope of the history wall.

On a motion by Fryc-yes, Ms. Boucher-yes, Mr. Collins-yes, Mr. Girardi-yes, Mr. Mizikar-yes, Dr. Sawyer-yes, the committee unanimously voted to approve change orders 009 and 009A.

iii. Change Order 010 dated 5.25.2021: \$0.00 cost change order

On a motion by Fryc-yes, Ms. Boucher-yes, Mr. Collins-yes, Mr. Girardi-yes, Mr. Mizikar-yes, Dr. Sawyer-yes, the committee unanimously voted to approve Change Order 10.

b. Review and act on the following bill schedules and warrants:

Vendor/Expense/Item	Amount
Fontaine Brothers Inc., Requisition No. 027	\$3,259,036.00
LPAA, Inc. Inv. 1717-2104	\$ 69,545.00
PMA Consultants LLC Invoice # 04110-47	\$ 50,926.07
The Green Engineer, Inc. Invoice 7779	\$ 3,952.50
Whalley Computer Associates, Inc. Inv. E48199	\$1,816.35
B&H Photo-Video Inv. 188341961	\$21,322.56
Whalley Computer Associates, Inc. Inv. E51337	\$ 85.75
Grainger Invoice #9899457528	\$ 1,055.11

On a motion by Fryc-yes, Ms. Boucher-yes, Mr. Collins-yes, Mr. Girardi-yes, Mr. Mizikar-yes, Dr. Sawyer-yes, the committee unanimously voted to approve the bills as presented.

4. Review and Act to consider an amendment to the Construction Manager at Risk contract extending the Substantial completion date

Mr. Mizikar reminded the committee that the substantial completion date was May 28th, however despite diligent work there are minor matters to be addressed outside of physical construction that require the change for consideration. The construction team is still looking to get a temporary certificate of occupancy for May 28th. Mr. Hartley confirmed it would not prohibit school staff from entering in late June and that there is no additional cost to the project.

5. Hear reports, review and act on the following matters:

a. Report from the Owner's Project Manager

i. Project Financials

Mr. Hartley reviewed the budget summary to date.

b. Report from the Architect

i. Project Update

Mr. Brennan shared an aerial flyover of the construction progress to date.

c. Report from the Construction Manager

i. Schedule Update

ii. Construction Progress

Mr. Payeur provided a construction update and reinforced the commitment to finish the project on time. Inspections are taking place and the team is meeting with the furniture team next week. Mr. Payer stated that he is very proud of his team and the work they have done throughout the pandemic. Mr. Baldinger thanks Site Superintendent Jim Morin who is moving onto build a new school in Springfield.

6. Set date for next meeting

a. Tuesday June 22, 2021 – 6:00 PM

Mr. Lebeaux suggested that an in-person meeting be held next meeting at the Beal School beginning with a tour of the building, and that this invitation be extended to the Board of Selectmen and the School Committee.

7. Adjourn

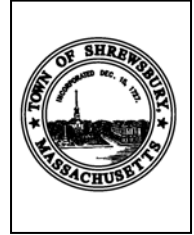
On a motion by Fryc-yes, Ms. Boucher-yes, Mr. Collins-yes, Mr. Girardi-yes, Mr. Mizikar-yes, Dr. Sawyer-yes, the committee unanimously voted to adjourn at 6:30 pm.

Referenced Materials

Minutes and Bill Schedules as noted above
5/25/2021 Budget Summary



New Beal Elementary School Project May 25, 2021



<u>BUDGET SUMMARY</u>	
Total Project Budget – 7.1.2020 PFA Bid Amendment	\$92,002,159
Architect Feasibility Study (FS) / Schematic Design (SD)	750,000
Architect FS/SD Contract Amendments 001 through 004	87,721
Amendment No. 005 – Design Services Design Development Phase through Project Close Out	6,375,000
Architect DD-Close Out Amendments 006 & 007	97,910
Amendment No. 008 – SGH Concrete SOD Delamination Investigation & Reporting	17,295
Amendment No. 009 – BlueLine Design Coordination & On-Site Receipt of FF&E Furniture	37,050
Sub Total A/E	\$7,364,976
OPM Feasibility Study (FS) / Schematic Design (SD)	242,556
Amendment No. 001 – OPM Services Design Development Phase through Project Close Out	2,361,357
Amendment No. 002 – 3 rd Party Construction Testing Services. NTE Value	176,000
Amendment No. 003 – 3 rd Party Firestopping Testing and Photo Constr Docs/Web-Based Exact Builts	95,172
Sub Total OPM	\$2,875,085
Construction Manager at Risk: Pre-Construction Services Contract	286,580
CMR – Amendments 001, 002, 003 & 004 : Full GMP	72,354,025
CMR – Approved Change Orders: 002 thru 009	296,038
Sub Total CMR	\$72,936,643
FF&E Purchase Orders thru 5.7.2021	1,151,487
IT Purchase Orders thru 4.21.2021	382,512
Sub Total FF&E and IT POs	\$1,533,999
Total Contract/PO Values to Date	\$84,710,703
Invoices/Costs through April 2021	\$66,806,889
Balance to Finish	\$25,195,270
Encumbered to Date <i>(includes misc. invoice + cost of the land + Bldrs Risk)</i>	\$85,836,000
Total Project Budget Remaining	\$6,166,159
Total ProPay Submitted Amount to Date	\$63,402,128
ProPay Reimbursement Payments to Date	\$22,407,940
ProPay Reimbursement Payments Pending: <i>(ProPay No. 030 Submitted into System 5.16.2021)</i>	~\$2,247,209