



TOWN OF SHREWSBURY

In-Person Meeting
Old Selectmen's Room
Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5398

July 23, 2021

To: Beal Early Childhood Center Building Committee

From: Kevin J. Mizikar

Re: Agenda

The Beal Early Childhood Center Building Committee will meet on Tuesday, July 27, 2021 at 6:00 PM in the Old Selectmen's Room at 100 Maple Avenue to consider the following agenda:

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

Absent: Mr. Cox, Ms. Fryc

Also Present: Mr. Walter Hartley of PMA Consultants, LLC, Mr. Sean Brenann of Lamureaux Pagano Associates, Mr. Ryan DiPasquale of Fontaine Brothers, Ms. Taylor Galusha, Principal Department Assistant (Board of Selectmen & Town Manager)

MINUTES July 27, 2021

1. 6:00 pm: Call to Order

Mr. Lebeaux called the meeting to order at 6:00 PM

2. Approve Meeting Minutes:

a. June 22, 2021

Mr. Lebeaux noted that the minutes need to be amended to show Mr. Cox to have been present at the meeting, as they said neither present nor absent.

On a motion by Dr. Sawyer seconded by Mr. Mizikar, the Committee unanimously voted to approve the minutes of June 22, 2021.

3. Project Financial Documentation Review:

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

Vendor/Expense/Item	Amount
School Furnishings 28962	\$34,000.00
Red Thread 862756	\$3,588.43
Red Thread 862746	\$75,746.67
Red Thread 862749	\$81,087.83
Red Thread 862747	\$8,417.22
Red Thread 862748	\$1,580.94
Red Thread 862750	\$9,496.20
Red Thread 862751	\$19,665.95
Red Thread 862752	\$56,487.86
Red Thread 862753	\$10,313.61
Red Thread 862755	\$27,314.80
Red Thread 862757	\$11,205.81
Red Thread 863611	\$1,532.16
Red Thread 862754	\$351,028.74
Grainger 9954543048	\$208.94
Grainger 9954111994	\$58.96
Grainger 9958488786	\$144.09
Richey & Clapper 705473	\$26,735.40
Dell 10495507929	\$2,574.00
Cable Matters 20210617-5194	\$325.92
Fontaine Brothers, Inc., Req. No. 029	\$ 1,652,793.00
LPA A Inv. 1717-2106	\$69,545.00
PMA Consultants, LLC Inv. 04110-49	\$51,561.35

On a motion by Mr. Mizikar, seconded by Dr. Sawyer, the committee unanimously voted to approve the bills as presented.

4. 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. The project is on track and the Town will have one or two Fontaine Brothers invoices left. The building is mostly filled up with the furniture and the technology for the building is arriving. Equipment purchases will be the remaining items. The permanent network switches were back ordered, but will be installed and swapped over from the temporary ones when they are received.

Mr. Mizikar asked Mr. Hartley to explain to the committee the duration of the project and how much longer the committee will have to continue to meet; what they can expect moving forward the next few months?

Mr. Hartley stated from substantial completion, approximately 10 months after that. There is a 10 Month Warranty Walk, but there are some items that won't be substantially complete that they have noted on the substantially complete certificate which was received today. It is not likely the Committee will need a monthly meeting after October, but it can be further discussed in the August and September meeting. PMA is working on getting the closing out documents for the committee and the final payments in.

Mr. Collins pointed out for the FF&E budget and the flow of furniture has been by design and by plan so the school and Committee are able to see how the building is operating and if needed, some equipment can be purchased with the remaining budget resources. The project is 6.4% under budget, Mr. Collins asked Mr. Hartley when the Committee will know what the final budget savings are? Mr. Hartley responded that they should have a good idea at the end of September; the total budget remaining will probably be higher than the 6.4% seen now.

Mr. Lebeaux commended the committee for getting the project done on time and under budget, despite all the obstacles that have occurred during its duration. Mr. Hartley also commended Fontaine Brothers and Brian L'Heureux, Shrewsbury Public Schools Director of Information and Technology, for their hard work as well. Mr. Girardi noted how he spoke with Blue Line Director Mindy Sonner the other day and how she received pushback from the MSBA for getting her purchases in early, but now she is one of the few getting her orders in on time. Dr. Sawyer also commended Brian L'Heureux for all of his hard work on the project and throughout the pandemic.

b. Report from the Architect

i. Project Update

Mr. Brennan noted the project reached substantial completion and commended the town for their resources and infrastructure in Town to get this done as well as SELCO, and Brian L'Heureux. The Peter Reynolds mural was reviewed in person this past week and they were very impressed with the quality of the mural. The project should meet the target dates with the murals.

The final paving of Lake Street and the remainder of the site will occur the second week of August. Work is wrapping up for the building and any final items will be done after hours as to not disturb operations when the school is open. Mr. Baldinger noted how he saw the "Make Your Mark" mural in person today and how amazing it was to see it in the new school.

Mr. Mizikar asked what the timeline for the rest of the mural is and if it will be in on time for the start of school? Mr. Brennan explained how it has been done in sections and some of the parts have not been delivered yet, but they have completed everything they can without some of the actual panels. It should hopefully be there by the dedication ceremony.

c. Report from the Construction Manager

i. Schedule Update

ii. Construction Progress

Mr. Ryan DiPasquale from Fontaine Brothers mentioned how they are working with the fabricator and installer to get the mural for the school up as soon as possible; they should have it for the dedication, but are pushing to have it for the first day of school. As mentioned before, substantial completion was reached this past Friday and everyone from Fontaine Brothers are very appreciative of PMA, LPA, and the Town for how responsive they have been and the great work they have all done.

Mr. Collins asked Mr. DiPasquale for more clarity on when we can expect the workers to be gone from the building and how long there will be workers around periodically finishing up work. Mr. DiPasquale said they have coordinated to have the "punch list" work done by August 16th. Mr. Collins followed up asking if the school should expect to see some workers coming in periodically. Mr. DiPasquale responded saying yes with the mural and some other small projects like the switches because of them being delayed, but the work will be coordinated with the Town in order to not be disruptive to operations. Mr. Hartley added that any "punch list" items will be

worked on after hours besides possibly the mural and the dirt pile across from the school will be gone by August 13th. Dr. Sawyer said he appreciated they have people working on the weekends in order to meet these goal dates for opening.

5. Old Business

a. Review and discuss the Dedication Plaques

Mr. Lebeaux brought up how this was discussed last meeting. The changes were minor to the Dedication Plaques. Mr. Mizikar discussed the changes that were made and Mr. Brennan reformatted the plaques as well to make them look better. Ms. Erin Canzano and Mr. John Samia were added to the plaques as former School Committee Members.

On a motion by Mr. Mikizar, seconded by Ms. Boucher, the committee unanimously voted to approve the Dedication Plaques as revised.

6. Set date for next meeting:

a. Tuesday August 24, 2021 – 6:00 PM

7. Adjourn

On a motion by Mr. Mizikar, seconded by Mr. Girardi, the committee unanimously moved to adjourn.

Respectfully Submitted,



Taylor M. Galusha
Principal Department Assistant (Town Manager and Board of Selectmen)

Referenced Materials

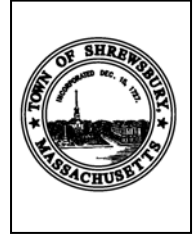
Minutes and Bill Schedules as noted above

07/27/21 Budget Summary

07/21/21 Schedule Update



New Beal Elementary School Project July 27, 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
Amendment No. 004 – Moving Services	35,236
Sub Total OPM	\$2,910,321
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 010	296,038
Sub Total CMR	\$72,936,643
FF&E Purchase Orders thru 7.23.2021	1,382,575
IT Purchase Orders thru 7.23.2021	389,287
Sub Total FF&E and IT POs	\$1,771,862
Total Contract/PO Values to Date	\$84,983,802
Invoices/Costs through June 2021	\$72,187,075
Balance to Finish	\$19,815,084
Encumbered to Date <i>(includes misc. invoice + cost of the land + Bldrs Risk)</i>	\$86,119,945
Total Project Budget Remaining	\$5,882,214
Total ProPay Submitted Amount to Date	\$69,694,523
ProPay Reimbursement Payments to Date	\$26,901,875
ProPay Reimbursement Payments Pending:	N/A

Add'l note FF&E and IT:
Overall Project Budget for
FF&E and IT COMBINED =
\$1,896,000
Remaining Budget after POs
through 7.23.2021 = \$124,138

Schedule Update 18 - Shrewsbury - Beal Elementary School

Activity ID	Activity Description	Orig. Dur.	Total Float	Start	Finish	Calendar	2019												2020												2021												2022											
							M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O						
Schedule Update 18 - Shrewsbury - Beal Elementary School																																																						
Milestones																																																						
Contract Milestones																																																						
CMS-1090	Final Contract Completion (11-01-21)	0	0		11/1/21*	7D - No Hol (MS Cal)																																					◆ Final Contract Completion (11-01-21)											
Building Construction																																																						
Building Closeout & Final Inspections																																																						
CSTR-3255	Owner /AE Team Inspection, Verify Substantial Completion & Generate Punch List	5	0	5/10/21 A	7/16/21	5D - Hol																																					Owner /AE Team Inspection, Verify Substantial Completion & Generate											
CSTR-3260	Final Inspections	5	0	5/24/21 A	7/16/21	5D - Hol																																					Final Inspections											
CSTR-3240	Substantial Completion Request	1	0	7/16/21	7/16/21	5D - Hol																																					Substantial Completion Request											
CSTR-3285	Building Inspector Issues Certificate of Occupancy	1	0	7/16/21	7/16/21	5D - Hol																																					Building Inspector Issues Certificate of Occupancy											
CSTR-3290	Punchlist Completion Period & Demobilization	25	0	7/19/21	8/20/21	5D - Hol																																					Punchlist Completion Period & Demobilization											
CSTR-3280	AE Team Issue Certificate of Substantial Completion	5	0	7/19/21	7/23/21	5D - Hol																																					AE Team Issue Certificate of Substantial Completion											
CSTR-3305	Move Old School to New School	5	0	8/23/21	8/27/21	5D - Hol																																					Move Old School to New School											
CSTR-3345	Final Project Closeout	45	0	8/30/21	11/1/21	5D - Hol																																					Final Project Closeout											

Data Date 7/1/21
Run Date 7/1/21

- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone

Schedule Update 18 - Shrewsbury - Beal Elementary School
Fontaine Bros., Inc

Layout: Fontaine - Critical
TASK filter: Critical.

Print Date: 7/1/21
Page 1 of 1

