



## TOWN OF SHREWSBURY

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

August 20, 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, August 24, 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. Baldinger, Mr. Collins, Mr. Mizikar, Dr. Sawyer, Mr. Cox, Ms. Fryc

**Also Present:** Mr. Walter Hartley of PMA Consultants, LLC, Ms. Katie Crockett of Lamoureux Pagano Associates, Mr. Frank Payeur of Fontaine Brothers, Ms. Taylor Galusha, Principal Department Assistant (Board of Selectmen & Town Manager)

### MINUTES August 24, 2021

1. **6:00 pm: Call to Order**

Mr. Lebeaux called the meeting to order at 6:02 PM

2. **Approve Meeting Minutes:**

a. July 27, 2021

Mr. Lebeaux noted the correction made of the duplicate of his name on the minutes and it was replaced with Mr. Baldinger's name.

On a motion by Ms. Fryc, seconded by Ms. Boucher, the committee unanimously voted to approve the minutes of July 27, 2021

3. **Project Financial Documentation Review:**

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

i. **Change Order 011 dated 8.18.2021: \$42,128.00 increase to the GMP (draw down on Owner's Contingency)**

Mr. Hartley discussed Change Order 011 and the scope of the change orders.

On a motion by Mr. Cox, seconded by Mr. Mizikar, the committee unanimously voted to approve Change Order 011 dated 8.18.2021:

\$42,128.00 increase to the GMP (draw down on Owner's Contingency) from Fontaine Bros., Inc.

**ii. Change Order 011A dated 8.18.2021: \$0.00 increase to the GMP (draw down on existing GMP Allowances and Holds)**

Mr. Hartley discussed Change order 011A, and the scope of the change orders.

Ms. Boucher asked Mr. Hartley why some of the change orders are coming from the Owner's Contingency versus the GMP allowances. Mr. Hartley noted that some of the change orders were unexpected, while some change orders were anticipated and built in.

On a motion by Mr. Cox, seconded by Mr. Mizikar, the committee unanimously voted to approve Change Order 011A dated 8.18.2021: \$0.00 increase to the GMP (draw down on existing GMP Allowances and Holds) from Fontaine Bros., Inc.

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

Vendor/Expense/Item	Amount
Fontaine Bros., Inc. Requisition No. 030	\$932,614.00
LPAA Invoice 1717-2107	\$104,740.00
PMA Invoice 04110-50	\$47,272.69
Sargent Welch VWR 8805416670	\$2,487.36
FlagHouse P087987702017	\$1,036.60
FlagHouse P087987701019	\$303.72
School Health 3924321-00	\$2,775.00
School Health 3924321-01	\$1,571.68
School Health 3924321-02	\$3,954.14
School Health 3924302-00	\$6,536.82
Lakeshore 2055890721	\$1,929.24
Hillyard 604403931	\$333.15
Hillyard 604405308	\$181.50
Hillyard 604400592	\$98,079.40
Selco 88072879-001 Jul21	\$118.77
Toshiba 2980704	\$5,672.00
Toshiba 2980705	\$5,672.00
Toshiba 2980698	\$5,672.00
Toshiba 2980677	\$4,300.00
Toshiba 2980699	\$5,672.00
Toshiba 2981384	\$9,078.00
SouthPaw 502875	\$5,964.45
ReallyGoodStuff 7662517	\$872.76
CDW-G H676710	\$2,449.05
Boston Showcase Co 454624-3	\$75.96
Boston Showcase Co 454624-2	\$750.84
Boston Showcase Co 454624-1	\$29,398.40
Gopher IN67676	\$1,267.37
Gopher IN65813	\$279.01
Grainger 9004902319	\$1,539.94
School Health 3924302-01	\$2,990.00

On a motion by Dr. Sawyer, seconded by Mr. Cox, 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 noted the revised budget summary provided to the Committee. He noted that there were two items left out and added to the revised. The project has a balance to finish of \$18,529,615. The project will be under that number and there are still existing holds and allowances that won't be expended. The OPM will be able to provide a better end number at the September meeting. They have been submitting monthly to the MSBA and pending to date we are expecting \$1,000,000 from ProPay 32.

b. Report from the Architect

i. Project Update

Ms. Crockett gave an update from LPA. They are working on getting down to the punch list items. They have been working with Mr. Baldinger to get the bas-relief from the original Beal School restored and the dedication plaques are due in next week. The Peter Reynolds Mural is completely installed now and the History Wall will be ready soon as well. It will be able to be an ever-changing element.

c. Report from the Construction Manager

i. Schedule Update

ii. Construction Progress

Mr. Payeur gave an update from the Construction Manager. They are down to the small touch-ups, everything looks great. There was about 230,000 man hours put into this project through a pandemic, they have moved 30 tons of soil, poured 65,000 yards of concrete, installed 950 tons of steel—all through a crazy time; on time and on budget. They are excited for the first day of school and will be present on site if things need to be addressed until they are fully comfortable with the school.

Mr. Collins inquired about the site plan and how the site plan drainage has held up during the substantial amount of rain fall we have received. Mr. Payeur noted they had to revise the swales and they continue to work to resolve so issues do not continue; there haven't been any issues since then. Mr. Hartley noted there hasn't been any issues across the road from the school recently since early on in the beginning with the dirt pile and that it will be completely flattened out soon (1-2 weeks).

Mr. Lebeaux noted that the plants etc. will help a lot with the runoff water. He also noted how remarkable it is they have gotten this project done on time and on budget with no issues of supply and cost.

Mr. Payeur noted Dave Fontaine Jr has incredible foresight and had taken measures to make sure they are ahead of time in procurement of materials to avoid any issues with the supply chain. He also commended Brian L'Heureux, Shrewsbury Public Schools Director of Information and Technology, for navigating the tech situations with them and his hard work.

Dr. Sawyer noted this is the last meeting before the school is opened up to staff and students, and wanted to publically thank the team, our construction manager, our OPM, and LPA, thank the internal team, particularly Mr. Girardi, Mr. Collins, and Ms. Shelley Hoey (the new Assistant Principal), along with public buildings, Mr. Baldinger and his team. There is a lot to deal with right now to prepare, but it is so wonderful for the school to come in on time and on budget. Dr. Sawyer noted that he looks forward to celebrating the school and that it is a wonderful investment for our community for decades to come. He congratulates everyone, looks forward to opening the school September 1<sup>st</sup>.

**5. Set date for next meeting:**

a. Tuesday September 28, 2021 – 6:00 PM

**6. Adjourn**

On a motion by Mr. Girardi, seconded by Mr. Mizikar the Committee unanimously voted to adjourn at 6:23 PM.

Respectfully Submitted,



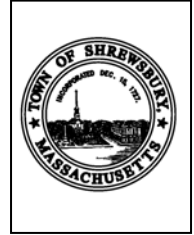
Taylor M. Galusha  
Principal Department Assistant (Town Manager and Board of Selectmen)

**Referenced Materials**

Minutes and Bill Schedules as noted above  
08/24/2021 Budget Summary  
08/24/2021 Schedule Update



### New Beal Elementary School Project August 24, 2021



<u>BUDGET SUMMARY</u>	
<b>Total Project Budget – 7.1.2020 PFA Bid Amendment</b>	<b>\$92,002,159</b>
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
<b>Sub Total A/E</b>	<b>\$7,364,976</b>
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 <sup>rd</sup> Party Construction Testing Services. NTE Value	176,000
Amendment No. 003 – 3 <sup>rd</sup> Party Firestopping Testing and Photo Constr Docs/Web-Based Exact Builts	95,172
Amendment No. 004 – Moving Services	35,236
<b>Sub Total OPM</b>	<b>\$2,910,321</b>
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 011	338,166
<b>Sub Total CMR</b>	<b>\$72,978,771</b>
FF&E Purchase Orders thru 8.23.2021	1,379,495
IT Purchase Orders thru 8.23.2021	428,433
<b>Sub Total FF&amp;E and IT POs</b>	<b>\$1,807,928</b>
<b>Total Contract/PO Values to Date</b>	<b>\$85,061,996</b>
<b>Invoices/Costs through July 2021</b>	<b>\$73,472,544</b>
<b>Balance to Finish</b>	<b>\$18,529,615</b>
<b>Encumbered to Date</b> <i>(includes misc. invoice + cost of the land + Bldrs Risk)</i>	<b>\$86,191,365</b>
<b>Total Project Budget Remaining</b>	<b>\$5,810,794</b>
Total ProPay Submitted Amount to Date	\$72,189,934
ProPay Reimbursement Payments to Date	\$26,901,875
ProPay Reimbursement Payments Pending ProPay 032: Approx.	\$1,047,417

Add'l note FF&E and IT:  
Overall Project Budget for  
FF&E and IT COMBINED:  
\$1,896,000  
Remaining Budget after POs  
through 8.23.2021: \$88,072

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						
<b>Schedule Update 19 - Shrewsbury - Beal Elementary School</b>																																																						
<b>Milestones</b>																																																						
<b>Contract Milestones</b>																																																						
CMS-1090	Final Contract Completion (11-01-21)	0	0		11/1/21*	7D - No Hol (MS Cal)																																					◆ Final Contract Completion (11-01-21)											
<b>Building Construction</b>																																																						
<b>Startup &amp; Commissioning</b>																																																						
CSTR-3180	Commissioning - Communications System	15	0	7/12/21 A	11/1/21	5D - Hol																																					■ Commissioning - Communications System											
<b>Building Closeout &amp; Final Inspections</b>																																																						
CSTR-3260	Final Inspections	5	0	5/24/21 A	8/13/21	5D - Hol																																					■ Final Inspections											
CSTR-3345	Final Project Closeout	45	0	7/23/21 A	11/1/21	5D - Hol																																					■ Final Project Closeout											
CSTR-3290	Punchlist Completion Period & Demobilization	25	0	7/26/21 A	8/16/21	5D - Hol																																					■ Punchlist Completion Period & Demobilization											