

Somerville High School Building Committee Info Session Notes

PROJECT: Somerville HS Project
LOCATION: Modular Trailer Complex, 81 Highland

MEETING DATE: July 16, 2018

ATTENDEES: *(Absent in Italics)*

<u>Bldg. Cmte:</u>	<input type="checkbox"/> Mayor Curtatone (JC) <input type="checkbox"/> Tony Pierantozzi (TP) <input type="checkbox"/> Tony Ciccariello (TC) <input type="checkbox"/> Rob King (RK) <input type="checkbox"/> Mary Skipper (MS) <input type="checkbox"/> Stan Koty (SK) <input type="checkbox"/> Max Nadeau(MN) <input type="checkbox"/> Ed Bean (EB) <input type="checkbox"/> Alumdena Abeyta (AA) <input type="checkbox"/> Tom Bent (TB) <input type="checkbox"/> Nelia Braga (NB) <input type="checkbox"/> Adda Santos(AS) <input type="checkbox"/> Mary-Jo Rossetti (MJR) <input type="checkbox"/> Leo DeSimone (LD) <input type="checkbox"/> Sebastian LaGambina (SL) <input type="checkbox"/> Carrie Normand (CN)
<u>PMA:</u>	<input type="checkbox"/> Anthony Lopresti <input type="checkbox"/> Chad Crittenden <input type="checkbox"/> Sean Burke <input type="checkbox"/> Walter Hartley
<u>SMMA:</u>	<input type="checkbox"/> Alex Pitkin <input type="checkbox"/> Lorraine Finnegan <input type="checkbox"/> Matt Rice <input type="checkbox"/> Erin Prestileo <input type="checkbox"/> Tony Iacovino <input type="checkbox"/> Peter Lukaic
<u>Suffolk:</u>	<input type="checkbox"/> Chris Walenton <input type="checkbox"/> Doreen Crowley <input type="checkbox"/> Ted Butler
<u>Others:</u>	<input type="checkbox"/> SEE ATTACHED SIGN-IN SHEET

Meeting called to order by Chair Tony Pierantozzi at 4:30 PM.

Motion to approve minutes of the June, 25, 2018 meeting **M:RK S:CN D:None V:10-0-0**

General

Item	Responsible	Due	Notes
9/09:01	SBC		<p>General Update: TP gave an overview of the meeting agenda. Filed trade contractors came in \$2000 under budget. SCCI is working to contract out the remaining \$50MM in remaining trades. SCCI is working with contractors to bring bids down. If we are stuck with teh high bid numbers we are within the \$256MM total project budget however the city share will go up if we took the worst case.</p> <p>The current budget has come down \$2MM since last week. If it does not come down, the committee will be notified in writing prior to the meeting and we will need to discuss VE.</p> <p>The most critical over budget items are Curtain Wall, site, Landscaping, drywall and concrete.</p> <p>The site package is the most critical.</p> <p>CN indicated that she cannot attend the 8/13 meeting, no one else indicated that they cannot make it.</p> <p>There was a meeting with the Mayor this morning to bring him up to speed. The most important takeaway is that we are still within \$256MM total project budget.</p>
9/09:01	SBC		<p>Design/Permit Update: No update</p>
	SCCI		<p>Construction Update– SCCI: Piles and lagging on the Medford street side are in. Soils removal is starting. Tree Clearing on the back of the site is complete. Historic Masonry Removal will start this week. MEP cut and make safe is complete. “C Wing” Demo is starting Monday.</p> <p>MJR: Asked is we are saving bricks.</p>

			<p>PMA: We are saving bricks for historic restoration, any leftover bricks will be turned over to the city.</p> <p>MJR: Asked about bid protest.</p> <p>PMA: We had has questions and public records requests from unsuccessful bidders which would lead us to believe that there may be a protest. No bid protest has been received.</p>
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Cost / Schedule

Item	Responsible	Due	Notes
09:11	PMA		Project Schedule: No change. CW reported the project is on schedule. Critical procurement is site, concrete. Steel has been purchased and shipped to the fabricator. The structure will be up by the end of the year.
1/06:01	PMA		Project Budget: As reported in General Update
3/14:06	City		Historic Process: NO UPDATE
2/15:01	TC		Plaques and Memorials – TC: The dedication committee meeting scheduled for July 27 has been canceled, new meeting TBD.
2/15:02	City		Community Meeting/Outreach: Suzanna and Jackie provide bi-weekly updates. Members of the public can sign up to be on the distribution.
2/15:03	ALL		Public Comment: None
3/26:02	ALL		GLX: RK: The project team continues to meet with GLX. We are meeting to coordinate retaining walls, crane placement, utilities and access.
6/25:01	PMA		<p>School Interaction: FF&E Committee has been set up and will meet once school starts. MN has been included in the FF&E working group planning.</p> <p>SMMA: We met with the school regarding the Chapter 74 phase 1A relocation. These are the spaces below the gym. We met with LD, SL and John Breslin. We will use the cable TV studio and daycare for Automotive and carpentry then use the modular trailers for few months at the start of the 2019/2020 school year.</p> <p>TB: Understand that classroom space will be moved there, what about the shops.</p> <p>SMMA: It was known that the shop space would not be available. School will shift curriculum to ensure shop time will be completed prior to April.</p> <p>LD: we will use kits to work out of the classroom after the move.</p> <p>SMMA: Will continue to work with the school to document changes in program and meeting with DESE to discuss plan.</p> <p>MS: We should meet with DESI to review plan prior to executing.</p> <p>TB: is also concerned about losing focus of kids. Need to nail down a plan so the teachers can be informed and inform the parents.</p> <p>LD: In April: Drafting moves to Metal Fab; FabLab will close; Early Ed moves to 272, Auto moves to Cable TV. Will Create a memo and send to committee.</p>

			Upcoming Meetings : 8/13 – HS MODS – 4:30 9/24 – TBD – 4:30 10/22 – TBD – 4:30 11/14 – TBD – 4:30 12/10 – TBD – 4:30
			New Business: The Committee Membership form needs to be updated. Nelia comes off, a new member to be appointed by the mayor. Central Hill Master Plan meeting is scheduled for September 13, 2018.

Meeting Adjourned: Motion to Adjourn M:MRJ; S:CN 11-0-1 5:22PM

The author of these minutes assumes, to the best of his or her knowledge, that the above content of these Meeting Minutes depict all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

Prepared By: Sean Burke, PMA Consultants

Signed: Sean Burke

Date: 7/02/18;

Somerville High School Building Committee

Attendance Sheet

7/16 - 4:30 PM

Name

Seamus Burke

Leo G. DeSimone - STS

7/16

Tom Bent

7/16

Lony Ciriello

7/16

~~Mary Skipper~~

7/16

Cam Normand

7/16

Almi M. Abeyta

7/16

JEFF CORLEY

7/16

S. LaGambra

7/16

Ed BEAN

7/16

~~Alex Fitter~~

7/16

Chad Crittenden

MATT RICE

Stan Koty

7/16

4:30

Mary Jo Rosetti

7/16

~~Jerry Luntz~~

7/16

~~Robert King~~

7-16

Chris Walenta

7/16

MONTHLY STATUS REPORT

June 2018

Project: Somerville High School	Building Size: 377,406 SF	Phase 1 Completion: August 2 nd 2019
Current Phase: Construction Administration	Project Budget: \$255,982,704	Phase 2 Completion: July 31 st 2020
Construction Type: 78% New / 22% Reno	Design Enrollment: 1,590	Phase 3 Completion: May 28 th 2021
Phase 1 Start: April 23 rd 2018	Reimbursement Rate: 75.29%	Day 69 of 1132 to Ph.3 Substantial: 6.10%

BUDGET STATUS

Total Project Budget: \$255,982,704**Actual Costs Incurred to Date:** \$22,068,707 (8.62%)

PROJECT STATUS

June 2018 Progress

- Filed Sub Bids were received on 6/6 and 6/8. Contracts awarded to the lowest responsible and responsive bidder
- Ground Breaking Ceremony occurred on June 12th
- Demolition of the C Wing began June 22nd
- Temporary Access Road for Construction vehicles / activities began construction
- Historic Masonry item removal began- items are being salvaged for re-use in the new school
- Abatement of the C Wing, selective parts of the D/E wings was completed

July 2018 Forecasted Items

- Full-Scale demolition of the C Wing to begin on 7/23
- Temporary access road for construction vehicles /activities to be completed by the end of the month
- GMP negotiations to continue throughout the month, slated for completion early August
- Site/Concrete de-scopes to continue, possible contract awards by the end of month
- Curtain-wall de-scopes to occur throughout the month
- Tree Clearing on the school street side is scheduled to start early July

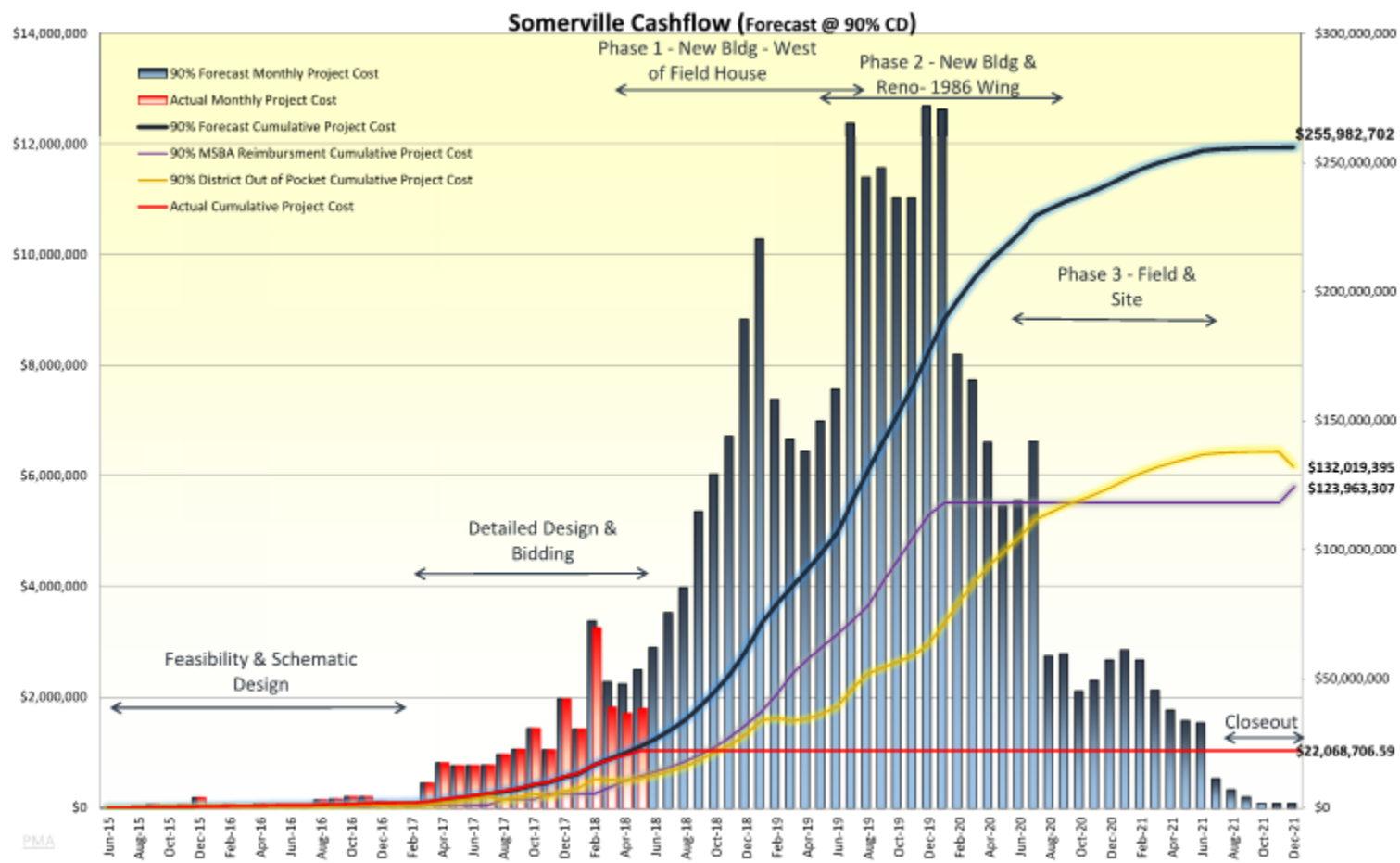
PROJECT NOTES

- All filed sub trade contracts have been awarded. Suffolk is currently reviewing non-filed sub trade packages. GMP anticipated to be completed and signed by end of July.

MILESTONE DATES

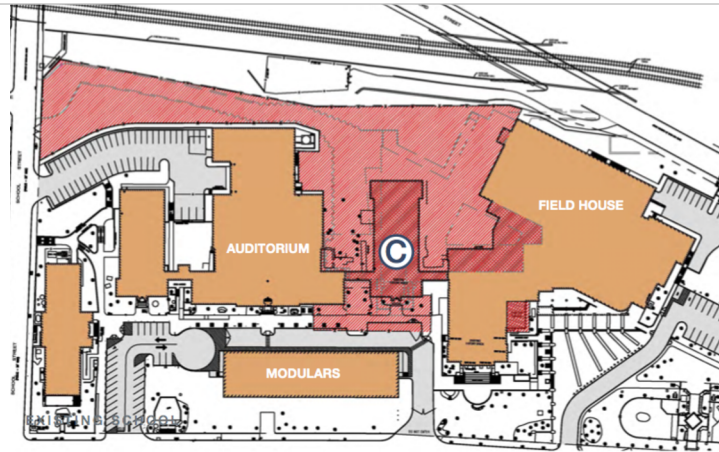
Milestone Dates	Forecast	Actual	Status	Schedule Notes
Bids Due from Trade bidders	30May18	06June18	√	Completed
"D" and "E" Bldgs Selective Abatement Complete	25May18	01June18	√	Completed
"C" Building Abatement Complete	21Jun18	21Jun18	√	On target
Demolition of "C" Building to begin	22Jun18	22Jun18	√	On target
Demolition of "C" Building to be completed	02Jul18			Completion date now 8/17
Enter GMP negotiations	11Jul18	11Jul18	√	On target
Substantial Completion Phase 1 New Addition	02Aug19			On target
Substantial Completion Phase 1A Tech Space Reno	06Sep19			On target
Substantial Completion Phase 1B Gymnasium Reno	03Jan20			On target
Substantial Completion Phase 2 New Addition	31Jul20			On target
Substantial Completion Phase 2A Auditorium	21May20			On target
Substantial Completion Phase 3A Demo /Field	28May21			On target

PROJECT CASHFLOW PROJECTION



PROJECT PHOTOS

**April 14, 2018 – August 2019
Phase 1 Construction Limit of Work**



June 2018- Front Face of C Wing



June 2018- Abatement of the Weight Room



June 2018- Building Separation for Demolition



**June 2018- Excavation for Soldier Pile Drill Rig/ Temp.
Access Road**



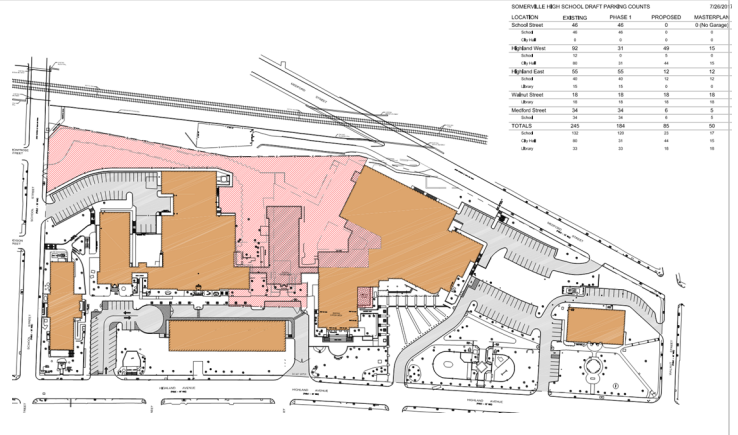
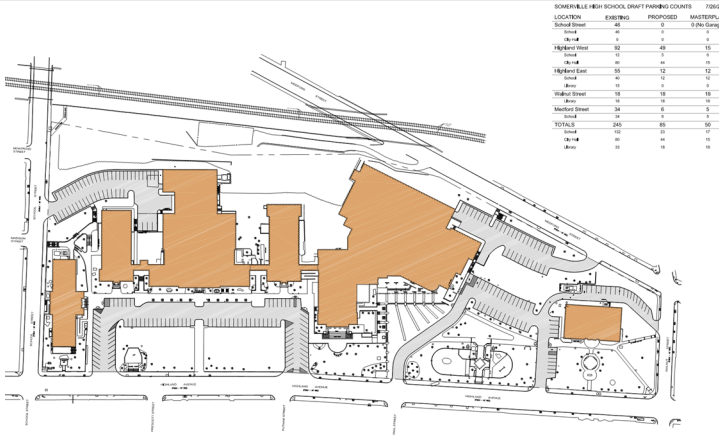
June 2018- Erosion Control/ SOE for Soldier Pile Drill Rig



CONSTRUCTION PHASING & LIMIT OF WORK BY PHASE

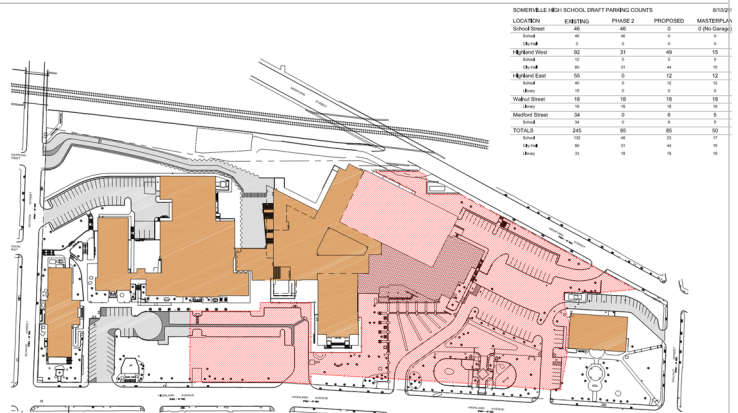
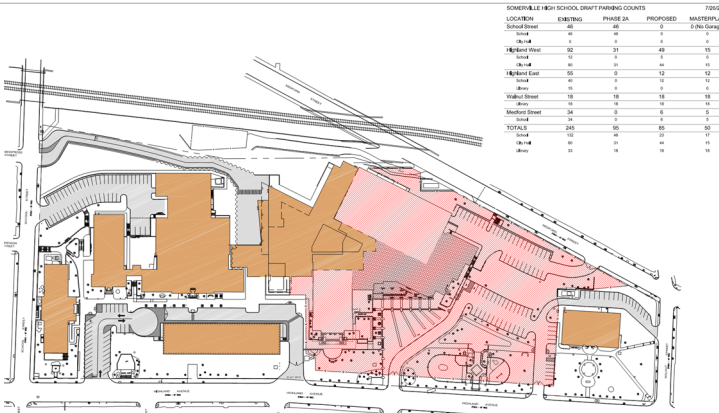
Existing Condition

April 2018 – Commence Phase 1 – New Bldg West



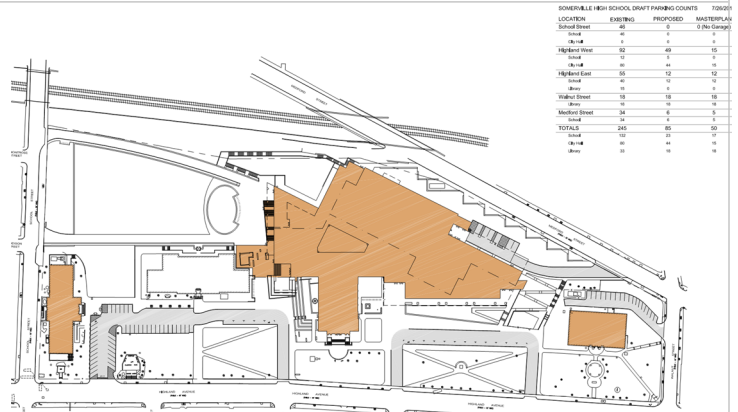
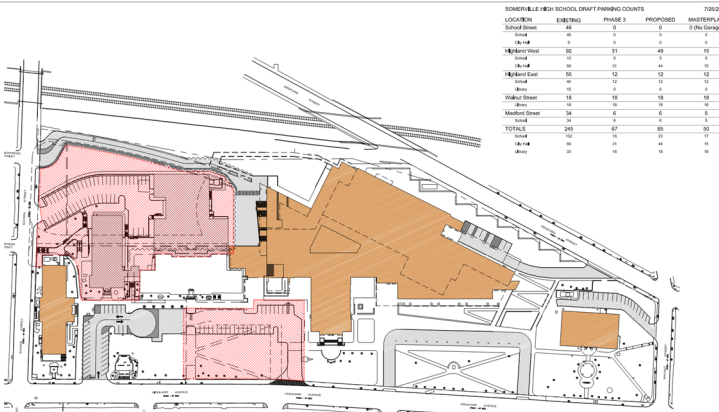
June 2019 – Commence Phase 2 – New Bldg East

Summer 2019 – Site Improvements & Remove Mods



June 2020 – Commence Phase 3 – Athletic Field

Summer 2021 – High School Project Complete



PROACTIVE MEASURES RELEVANT TO COMMUNITY INTERACTION DURING CONSTRUCTION

**Conduct of Contractor Personnel**

All Construction Personnel must be CORI checked. The Contractor must establish and enforce rules as are appropriate to ensure the safety of the school programs and appropriate demeanor in the presences of the students, staff, parents and other visitors. Personnel must wear identification badges when on site. Workers are forbidden from intermingling with students or entering a school occupied area except with prior approval of the Owner.

**Working Hours**

The Contractor is allowed to work on site between 7:00AM to 7:00PM Monday-Friday and between 9:00AM and 7:00PM on Saturdays. Work on Sunday and Legal Holidays is prohibited. Any deviation from this plan requires a request made by the contractor 72 hours in advance of the work being performed and the approval of the DPW Commissioner.

**Use of Site**

Site Work and Work outside the building may be performed while school is in session if it does not interfere with or impede school activities, including but not limited to arrivals and departures of students and staff, and outdoor athletic and play activities. Before performing work in any area that is immediately outside an occupied area of the building, the contractor must notify the Owner and obtain written authorization.

Any operations that would result in high levels of noise, vibration, odors or other disruption to the school must be coordinated to with school prior to the activity commencing. Any operation causing interruptions to the school activities will be stopped as required by the school.

Prior to execution of the work, the contractor is required to submit a site utilization plan, weather protection and heating plan, dust containment plan, and traffic and hauling plan.

**Existing Utility Interruptions**

Utilities serving the property are not allowed to be interrupted. When utilities connections need to be modified, temporary services must be provided and put in place to insure uninterrupted utility service to the school, unless otherwise approved by the Owner.

**Indoor Air Quality**

The contractor will develop and enforce procedures for preventing construction activities from creating unacceptable Indoor Air Quality within occupied areas. This includes use of dust protection, filters, containment, ventilation and negative air pressurization. The contractor is required to monitor work practices and have systems in place for early detection of potential Indoor Air Quality issues. The contractor is required to provide monthly monitoring of the building indoor air quality with additional monitoring required when construction operations generate higher levels of potential contaminants.

**Noise Control**

The contractor is required to develop and maintain a noise abatement program and enforce strict discipline over personnel to minimize noise. The must employ construction methods and equipment which reduce excess noise