

# Somerville High School Building Committee Info Session Notes

**PROJECT:** Somerville HS Project

**MEETING DATE:** September 24, 2018

**LOCATION:** Modular Trailer Complex, 81 Highland

**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"/> Alumdene Abeyta (AA)
	<input type="checkbox"/> Tom Bent (TB)	<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
<u>SMMA:</u>	<input type="checkbox"/> Alex Pitkin	<input type="checkbox"/> Lorraine Finnegan	<input type="checkbox"/> Matt Rice
	<input type="checkbox"/> Tony Iacovino	<input type="checkbox"/> Peter Lukaic	<input type="checkbox"/> Walter Hartley
<u>Suffolk:</u>	<input type="checkbox"/> Chris Walenton	<input type="checkbox"/> Doreen Crowley	<input type="checkbox"/> Denis Garriepy
<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 August 13, 2018 meeting **M:RK S:MS D:None V:9-0-1**

## General

Item	Responsible	Due	Notes
9/09:01	SBC		<p><b>General Update:</b> TP gave an overview of the meeting agenda.</p> <p>The new building committee membership form has been submitted to the MSBA. We have not heard back from the MSBA.</p> <p>We do not have all bids completed. We will not have a GMP recommendation at this meeting. We are moving in the right direction and have dropped to about a \$3MM over the construction budget.</p> <p>Suffolk has indicated that a certain amount of overtime will be required to meet schedule.</p> <p><b>MJR:</b> Who is reviewing Bids? <b>TP:</b> Bids got to SCCI and are reviewed by SMMA, PMA and then reviewed by TP and RK. A scoping meeting is held for bidder to review and confirm scope.</p>
9/09:01	SBC		<p><b>Design Update:</b> FF&amp;E SMMA continues discussions surrounding FF&amp;E and having meetings to finalizing design in advance of phase 1 opening.</p> <p><b>TP:</b> FF&amp;E is going to be a compromise. The package also has to be publicly bid and therefore or equal substitutions are allowed so we have to be flexible.</p> <p><b>SMMA:</b> We had a kick-off meeting to review the current design. Physical samples will be delivered to the school in Mid-Oct for the staff and students to review and provide feedback. We are still researching additional items that can be reused. Approval for orders will need to be made by department heads/teachers.</p>
	SCCI		<p><b>Construction Update– SCCI:</b> Precast, Concrete, elevator, and site have been bought out since last meeting. Landscaping, drywall, OT Contingency and Contingency are being finalized now. GMP will be presented at Oct 22 meeting.</p>

			<b>MJR:</b> Will the committee see a report at the Oct 22 meeting? <b>TP:</b> We didn't want to share a budget that changes daily. <b>MJR:</b> Asked that even if the GMP is not complete it is presented to the committee at the next committee meeting. <b>TP:</b> Yes, it will be presented <b>MJR:</b> People have been asking about scope reductions, changes, ect.

#### Cost / Schedule

Item	Responsible	Due	Notes
09:11	PMA		<b>Project Schedule: SCCI -</b> Reported that the project is on time. Excavate soil Oct, Footings Oct/Nov. Mid December – Steel erection begins, completes February. The noise level of steel will be less than the noise of the demo portion of the project.
1/06:01	PMA		<b>Project Budget: TP:</b> Reported that while we are over budget on the construction line items, we are within the overall project budget.
2/15:01	TC		<b>Plaques and Memorials – TC:</b> no update
2/15:02	City		<b>Community Meeting/Outreach: PMA:</b> Has been in contract with the scholarship committee and city regarding Brick salvage. We are targeting bricks from the “A wing” of the building which gets demolished in 2020.
3/26:02	ALL		<b>GLX: RK:</b> The project team continues to meet with GLX and coordinate our designs
6/25:01	PMA		<b>School Interaction: MN:</b> Rain has been a major issue, causes some water infiltrations and puddles around the building. A recent major rain storm cause a lot of wet clothes. Asked if the Library could be an entry point into the building. <b>MS:</b> Dust and heat have also been issues. Now that we are getting into the elements, both able body and non-ambulatory are affected. Thinks it is worth reconsidering covered walkways. <b>TP:</b> Was informed today that SMMA is looking into options. <b>CN:</b> Echo's the concern, after back to school night saw what it is like to traverse from the 1895 building to 1986.  <b>PMA:</b> Design Options will be reviewed by the project team and presented at the next committee meeting.
2/15:03	ALL		<b>Public Comment: Santo Bottari:</b> Asked who the subcontractors on the project are. <b>PMA:</b> Will provide current list.  <b>Natalie Vieira :</b> How much longer will demolitions (loud construction) be on going. Concerned about student with learning disabilities. <b>SCCI-</b> Demo & Site work will continue into early November. <b>Natalie Vieira :</b> What about fire drills? <b>MS:</b> We have had one (surprise) fire drill, will have one more planed fire drill in the near future.
			<b>Upcoming Meetings :</b> <b>10/22 – HS MODS – 4:30</b> <b>11/14 – TBD – 4:30</b> <b>12/10 – TBD – 4:30</b>
			<b>New Business:</b> None.

Meeting Adjourned: Motion to Adjourn M:CN; S:EB 8-0-1 5:28PM

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:** 10/01/18;

# Somerville High School Building Committee

Meeting Sign in Sheet

PROJECT: Somerville HS

LOCATION: Somerville HS

MEETING DATE: September 24, 2018

## Building Committee

Mayor J. Curtatone  
Chair T. Pierantozzi  
Adda Santos  
Ed Bean  
Mary Skipper  
Mary-Jo Rossetti  
Max Nadeau  
Rob King  
Stan Koty  
Tom Bent  
Tony Ciccariello  
Carrie Normand  
Leo DeSimone  
Sebastian Lagambina  
Almudena Abeyta  
Grace Torino

Signature

## OPM: PMA Consultants

Chris Carroll  
Chad Crittenden  
Sean Burke  
Walter Hartley  
Anthony Lopresti

## Architect: SMMA

Alex Pitkin  
Lorraine Finnegan  
Matt Rice  
Erin Prestileo

## CM: Suffolk

Chris Walenten  
Doreen Crowley  
Denis Garriepy

## Guests (please print):

Ed Nuzzo

Natalie Vieira  
Santo Bottaro

## MONTHLY STATUS REPORT

August 2018

<b>Project:</b> Somerville High School	<b>Building Size:</b> 377,406 SF	<b>Phase 1 Completion:</b> August 2 <sup>nd</sup> 2019
<b>Current Phase:</b> Construction Administration	<b>Project Budget:</b> \$255,982,704	<b>Phase 2 Completion:</b> July 31 <sup>st</sup> 2020
<b>Construction Type:</b> 78% New / 22% Reno	<b>Design Enrollment:</b> 1,590	<b>Phase 3 Completion:</b> May 28 <sup>th</sup> 2021
<b>Phase 1 Start:</b> April 23 <sup>rd</sup> 2018	<b>Reimbursement Rate:</b> 75.29%	<b>Day 130 of 1132 to Ph.3 Substantial:</b> 8.75%

## BUDGET STATUS

Total Project Budget: \$255,982,702

Actual Costs Incurred to Date: \$26,751,566 (10.45%)

## PROJECT STATUS

## August 2018 Progress

- GMP Negotiations began on 08/10, continued throughout the month.
- Selective Demolition for D and E Buildings was completed.
- Demolition of Cambridge Health Alliance space was completed.
- Removal/Trucking of demolished areas continued, goal is to be completed in September.
- Temporary Retaining Wall on Medford Street was constructed for temporary egress stair out of the Gymnasium
- Temporary Utility connections for the 1986 wing were completed.
- Certificate of Occupancy for the high school slated for 8/24
- Excavation for Foundations- approval for trucking anticipated soils from the site to different landfills was acquired. Trucking of soil to begin early September.

## September 2018 Forecasted Items

- Temporary Egress Stair off of the backside of the gymnasium to be completed.
- Remaining HVAC ductwork, unit hook up, and unit start up to be completed.
- Trucking of the debris from the demolished areas to continue, goal is to be completed by the end of the month.
- Emergency Generator Foundation- excavation, forms, and rebar to be in place by the end of the month.
- Site work- loam excavation and trucking to occur throughout the beginning month. Excavation/export of underneath soil to elevation 90.00 to begin the end of the month.
- GMP Negotiations to continue throughout the month, goal to be completed and signed off the end of September / early October

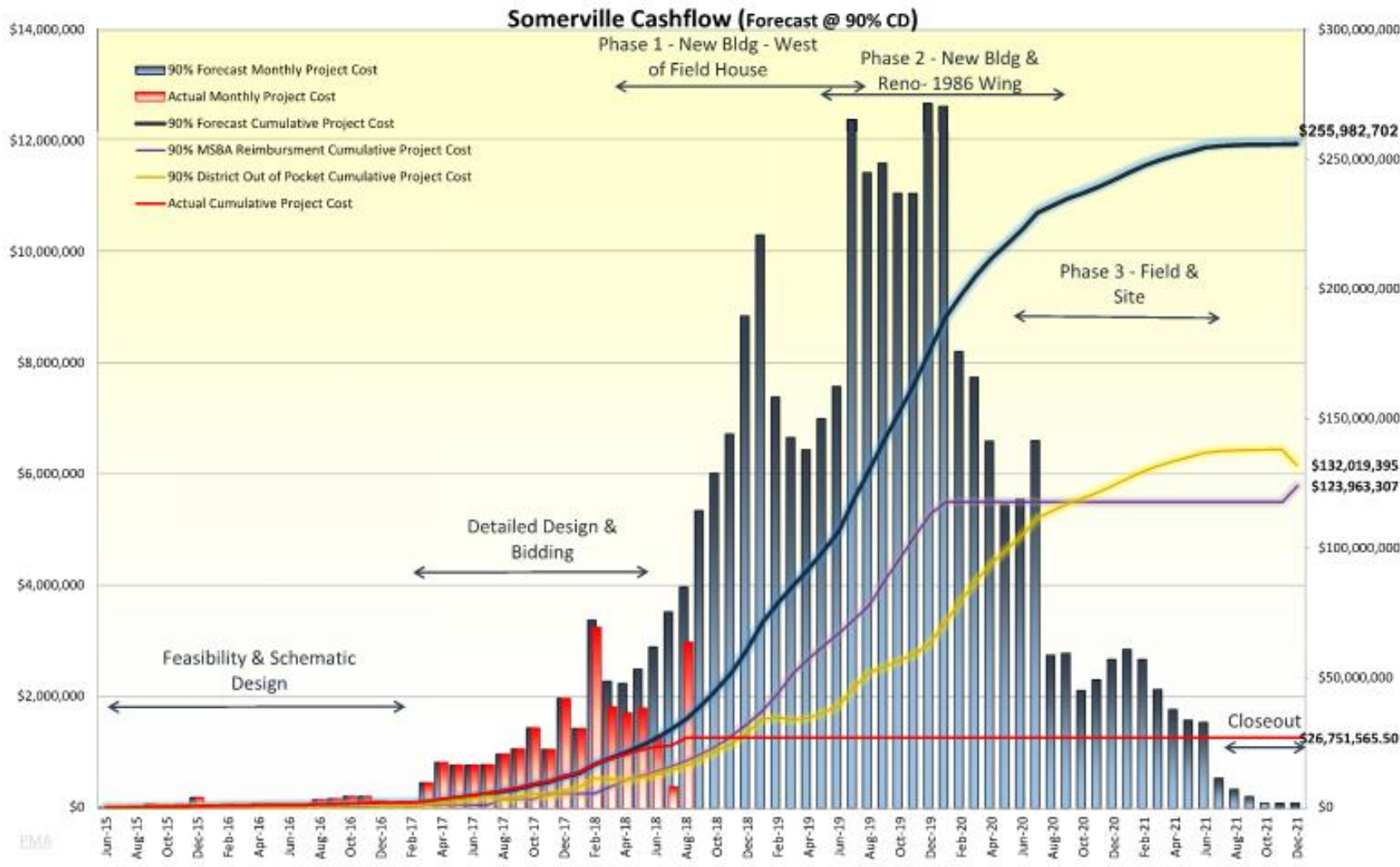
## PROJECT NOTES

- All filed sub trade contracts have been awarded. Suffolk is currently reviewing non-filed sub trade packages. GMP negotiations will begin 08/10. Completion is slated September.

## MILESTONE DATES

Milestone Dates	Forecast	Actual	Status	Schedule Notes
Enter GMP negotiations	11Jul18	10Aug18		Ongoing
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

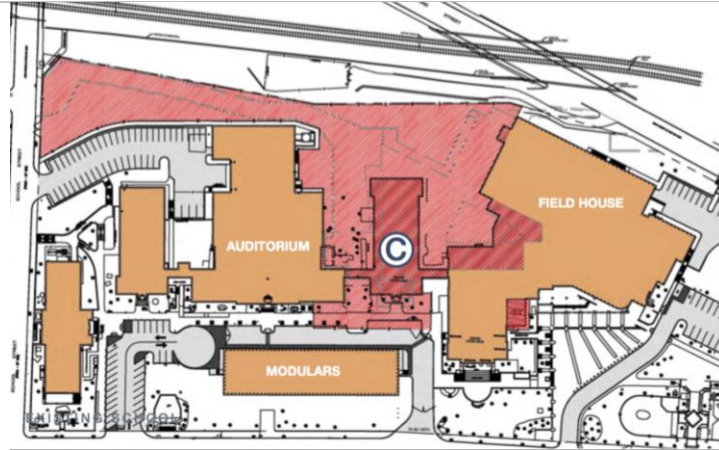
PROJECT CASHFLOW PROJECTION





**PROJECT PHOTOS**

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



**August 2018- Temp. Utility Trench for the 1986 Wing**



**August 2018- Weatherproofing of the Backside of D Wing**



**August 2018- Temp. Egress Stair Construction (backside of the Gymnasium)**



**August 2018- Temp. Steam Pipe Condensate Heating System for the 1986 Wing.**

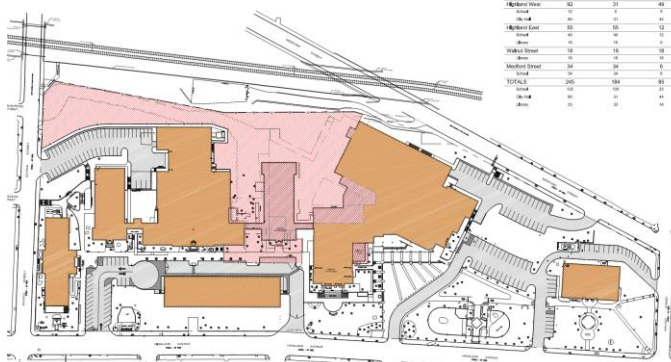
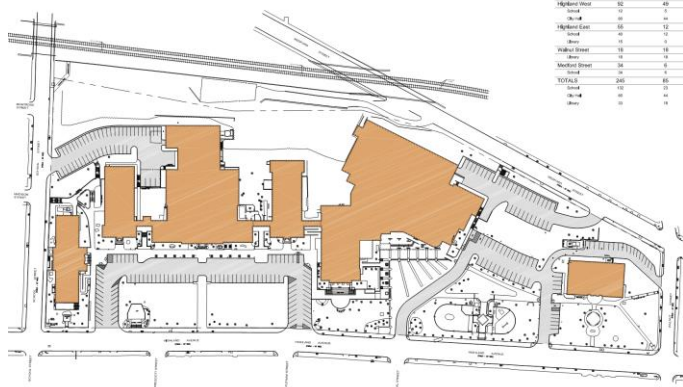


**August 2018- Temp. Handicap Access Ramp for the 1895 Building**

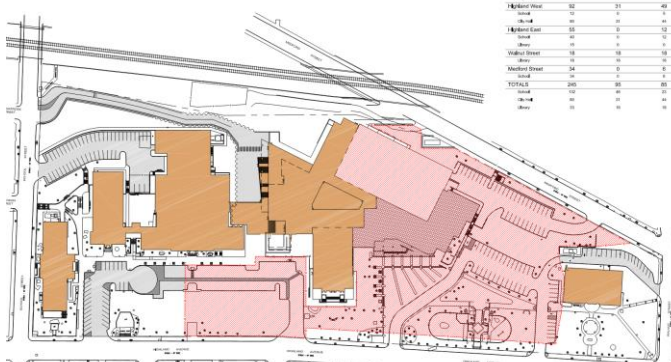
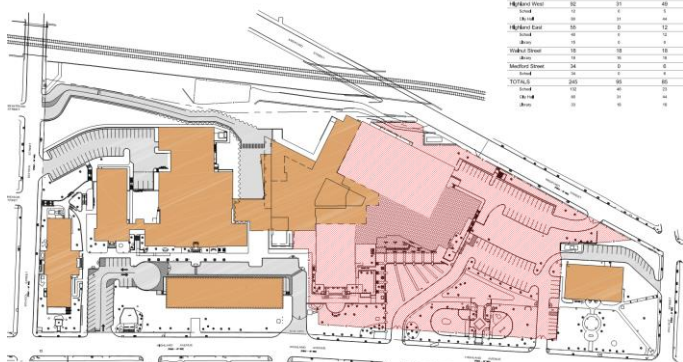




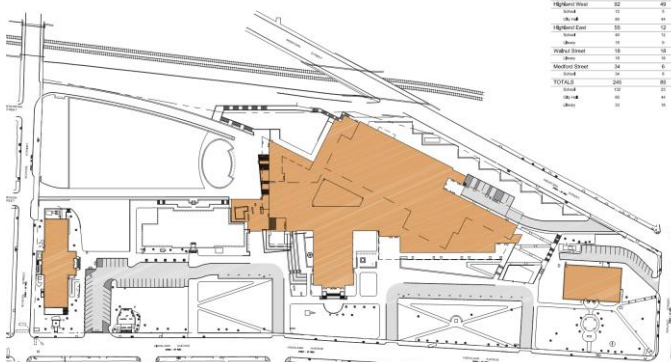
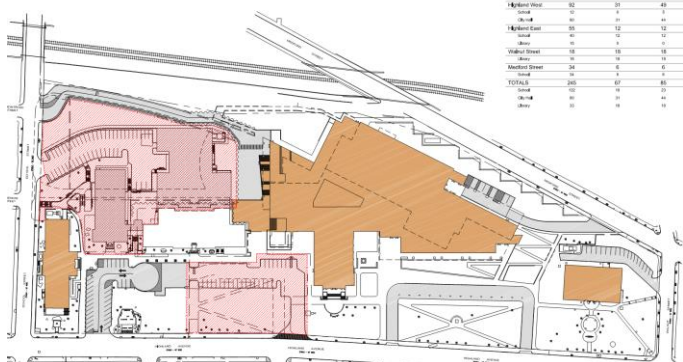
## April 2018 – Commence Phase 1 – New Bldg West



## Summer 2019 – Site Improvements & Remove Mods



## 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