

Central Berkshire Regional School District
School Building Project Committee Meeting
Thursday, June 25, 2020

Meeting Held Via Remote Access Only

This meeting is being held via telephone conference in accordance with the Governor of Massachusetts' March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, Section 20.

A regular meeting of the Central Berkshire Regional School District School Building Needs Committee, held remotely on Thursday, June 25, 2020 was called to order by Co-Chair Peters at 6:01 p.m.

1. ROLL CALL

Present: Tom Callahan (Co-Chair), Richard Peters (Co-Chair), John Bartels, Jr., Gary Campbell, Jr., Mike Case, Barbara Craft-Reiss, Jim Chivers, Jason Dion, Bonny DiTomasso, Todd Emerson, Dick Lacatell, John McComish, Aaron Robb, Shawn Therrien, Melinda Walton, and Superintendent Laurie Casna.

Absent: Wendy Brown, Wayne Cronnell, Mike Daniels, Luke DiCicco (student representative), Melissa Falkowski, Mike Hinkley, Kerry Mason, Bill Mulholland, Jan Paxton, Brian Rabuse, Madeline Riechers (student representative), Chuck Sturtevant, and Richard Wagner

Also Present: DRA, Skanska, Barr & Barr, Assistant Superintendent Leslie Blake-Davis, Director of Finance and Operations Gregory Boino, Recording Secretary Michelle PH White

2. Validation of Agenda

Co-Chair Peters validated the agenda as required by the open meeting law.

No comments.

3. Approval of minutes from March 12, 2020 meeting

MOVED BY MEMBER CALLAHAN, SECONDED BY MEMBER LACATELL

ROLL CALL

Ayes: Tom Callahan, John Bartels, Jr., Gary Campbell, Jr., Mike Case, Jim Chivers, Barbara Craft-Reiss, Jason Dion, Bonny DiTomasso, Todd Emerson, Dick Lacatell, John McComish, Aaron Robb, Shawn Therrien, Melinda Walton and Laurie Casna.

Nays: None.

Abstentions: None.

Motion carried unanimously.

4. Schedule Update

Jim Moran provided the schedule update. File sub-bids came in last week and were under budget. The balance of work is in the process of being bought out by Barr & Barr. The project is on budget overall. Some of the local firms are being awarded major contracts include Maxymillan for the site work, Dobbert for fire protection, Champlain Masonry, and Adams Plumbing & Heating. The concrete footings are close to completion. Work continues on the foundation and exterior walls. There still is a lot of concrete work to do. Construction on the new parking lot is ongoing. The first layer will be laid within a couple of weeks. The pre-cast walls for the auditorium started arriving and placement begins next week. Structural steel work starts the week of July 6 and completed by August 24. The topping off party will be in late August. The building will be weather tight by the end of 2020. Overall the project is on schedule. Demolition of the old school and the new fields will begin in 2022.

A question was asked why Barr & Barr would be doing some of the work. John Benzinger said the file sub-bids, the large ones like HVAC, plumbing, fire protection, electric, safety, flooring, are mandated by the state, but the smaller ones that are not part of the file sub-bids are where Barr & Barr would contract separately with. Barr & Barr does not do the work but sub-contracts out such as concrete, steel, and drywall.

5. Skanska, DRA and Barr & Barr Present Guaranteed Maximum Price (GMP) Amendment to Barr & Barr's Contract

John Benzinger presented a slide of the draft Guaranteed Maximum Price. The amendment would cover any contingencies found during the remainder of the project. The goal is to have enough money for the greenhouse, which is not included in the project. Most of the contingencies are found in the ground, such as tar found in the beginning and what could be found during the demolition of the old high school (hazardous materials, etc.).

6. Vote to Approve Amendment to Barr & Barr's Contract

MOVED BY MEMBER CALLAHAN, SECONDED BY MEMBER CASE

That the Wahconah School Building Committee ("SBC") votes to approve the proposed contract amendment to Barr & Barr's Owner-Construction Manager Agreement. The SBC is authorizing Barr & Barr's contract be amended to include all of the remaining construction work for a total amendment value of \$38,917,607.

Accordingly, the SBC hereby approves a total contract amendment value of \$38,917,607 and authorizes the District to issue a Notice to Proceed to Barr & Barr allowing the Construction Manager to engage with the all remaining trade contractors. The SBC has previously approved the District to authorize Barr & Barr to award subcontracts for precast concrete, structural steel, sitework and cast-in place concrete. Barr & Barr's initial contract for the early packages was \$20,667,425. with this amendment Barr & Barr's contract will be for a total price not to exceed \$59,585,032.

John Benzinger said that even with the contingencies there is hope to have savings which will be returned. The \$59,585,032 did not match the prior one given to which Nick Lobik responded that it was Barr & Barr's 90% estimate. The \$59,585,032 is the number that was approved by the MSBA.

ROLL CALL

Ayes: Tom Callahan, John Bartels, Jr., Gary Campbell, Jr., Mike Case, Jim Chivers, Barbara Craft-Reiss, Jason Dion, Bonny DiTomasso, Todd Emerson, Dick Lacatell, John McComish, Aaron Robb, Shawn Therrien, Melinda Walton and Laurie Casna.

Nays: None.

Abstentions: None.

Motion carried unanimously.

7. Open Discussion

Member Callahan said that everyone should take a tour. John Benzinger said that during the next couple of weeks will be exciting times. Up until now most of the work has been underground work, but now we'll see vertical changes.

8. Adjournment

MOVED BY MEMBER DITOMASSO, SECONDED BY MEMBER CALLAHAN

To adjourn the meeting at 6:25 p.m.

ROLL CALL

Ayes: Tom Callahan, John Bartels, Jr., Gary Campbell, Jr., Mike Case, Jim Chivers, Barbara Craft-Reiss, Jason Dion, Bonny DiTomasso, Todd Emerson, Dick Lacatell, John McComish, Aaron Robb, Shawn Therrien, Melinda Walton and Laurie Casna.

Nays: None.

Abstentions: None.

Motion carried unanimously.