



MEETING MINUTES

Project: Peabody Welch Elementary School
 Subject: School Building Committee Meeting
 Location: Zoom Conference Call
 Distribution: Attendees, Project File

Project No: MP17-114
 Meeting Date: 11/17/2022
 Time: 9:30 AM
 Prepared By: A. Place

Present	Name	Affiliation	Present	Name	Affiliation
✓	Edward Bettencourt*	Mayor	✓	Mike Burton	DWMP
✓	Beverley Ann Dunne*	SBC Chair	✓	Christina Dell Angelo	DWMP
	Josh Vadala*	Superintendent		Mike Cox	DWMP
	Larry Fleming*	SBC Member		Rachel Rincon	DWMP
✓	Jarrod Hochman*	SBC Member	✓	Aidan Place	DWMP
	James Hafey*	SBC Member		Donna DiNisco	DiNisco
✓	Peter McGinn*	SBC Member		Ken DiNisco	DiNisco
✓	Ryan Melville*	SBC Member		Vivian Low	DiNisco
✓	Michelle Massa*	Welch Principal	✓	Jeff Oxsalida	DiNisco
✓	Kara Migliozi*	SBC Member		Jim Shuttlesworth	DiNisco
	Michael Gingras	SBC Member	✓	Todd McCabe	Consigli
✓	Edward Colbert*	SBC Member		Kristy Lyons	Consigli
	Albert Talarico	SBC Member		Andrew Malian	Consigli
✓	Jillian Gonzalez*	SBC Member	✓	Chris Kavanaugh	Consigli
✓	Jenn Dort*	SBC Member		Amber Peach	Consigli
✓	Elizabeth McGivern*	SBC Member			
	KerriAnne Wheeler*	SBC Member			
✓	Daniel Doucette	SBC Member			
	Thomas Griffin	SBC Member			
✓	Christopher Lord*	SBC Member			

* SBC Voting Member

Item No.	Description	Action
30.1	<p>Call to Order: 9:35 am meeting was called to order by SBC Chair B. Dunne with 9 of 16 voting members in attendance.</p>	Record
30.2	<p>Previous Topics & Approval of September 22, 2022 & October 20, 2022 Meeting Minutes:</p> <p>A motion to approve the 9/22/2022 meeting minutes as submitted made by J. Hochman and seconded by C. Lord. Discussion: None. Roll Call Vote: J. Hochman – Yes J. Gonzalez – Yes C. Lord – Yes K. Miglioizzi – Yes E. Bettencourt – Yes P. McGinn – Yes J. Dort - Yes B. Dunne – Yes M. Massa - Yes. Abstention: None. Motion passes, minutes approved.</p> <p>A motion to approve the 10/20/2022 meeting minutes as submitted made by J. Hochman and seconded by C. Lord. Discussion: None. Roll Call Vote: J. Hochman – Yes J. Gonzalez – Yes C. Lord – Yes K. Miglioizzi – Yes E. Bettencourt – Yes P. McGinn – Yes J. Dort - Yes B. Dunne – Yes M. Massa – Yes R. Melville – Yes. Abstention: None. Motion passes, minutes approved.</p>	Record
30.3	<p>Construction Update:</p> <ul style="list-style-type: none"> ➤ C. Kavanaugh starts the construction update. Goes over how the roof has been framed and sheathed, AVB is the air vapor barrier makes sure no leaks or water infiltration is happening. Goes over the center core area. Says they placed the slab and let it cure, now starting to place the masonry walls. Then talks about the slab on grade placement in the mechanical room, where the new electrical gear will be located. Talks about the main entrance of the building, where the waterproofing is being installed. Then says the mockup classroom is ongoing, explains how this is used to set the standard for how the rest of the work will look moving forward, DiNisco and D+W will review as well. Then goes into the corridor work that is being done. Which is the overhead ductwork that is currently being installed. Then shows another picture of the mockup and the wall that is being prepped for it. ➤ P. McGinn asks about the fan that was a noise complaint. B. Dunne says the fan is only being used during work hours. C. Kavanaugh answers saying that fan was used for dust control. Consigli had negative air machines to control the dust not going over to the school side. C. Kavanaugh says the fan is now only running during work hours from now on. ➤ R. Melville says the noise wasn't an issue. Asks to keep in mind that with the lights being on at night to be aware of the neighbors that are close to the school. P. McGinn wants the record to reflect the noise complaint was fully vetted and it was a non-issue. 	Record

	<ul style="list-style-type: none"> ➤ C. Kavanaugh says the lights inside the school are on at night due to security reasons. There is lighting on the backside of the building due to the dark walkway in the morning. These lights are not pointed straight backward towards neighbors. There are tarps on the windows to reduce lighting from inside of building illuminating outside. ➤ B. Dunne asks if the mockup will be the format for all classrooms. C. Kavanaugh says for the most part yes, window placements may be a bit different, but most of the room will look the same. J. Oxsalida confirms that the exterior windows will be very similar. 	
30.4	<p>Budget Update:</p> <ul style="list-style-type: none"> ➤ C. Dell Angelo goes into the budget update. Nothing has changed in the soft cost owner’s contingency bucket. The only amendment that has been approved was for DiNisco #9 for additional asbestos monitoring and Geotech. There is \$195,373 remaining in soft costs. In owner’s construction contingency there was change order #4 which was approved. In GMP contingency there is \$762,991 remaining and currently forecasting \$120,075. 	Record
30.5	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ D. Doucette asks about the status of the GMP. C. Dell Angelo says the GMP has been sent over to the Mayor’s office for signature. 	Record
30.6	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record
30.7	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ SBC 31 – Thursday December 15th 9:30 am on Zoom. 	Record
30.8	<p>Adjourn: 10:02 am A motion was made by C. Lord and seconded by M. Massa to adjourn the meeting, Discussion: None.</p>	Record

Sincerely,
DORE + WHITTIER
 Aidan Place
 Assistant Project Manager
 Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.