

**Canton School Building Committee
Galvin Middle School Library
January 24, 2024
Minutes**

1. Call the Meeting to Order: Superintendent Folan convened the Wednesday, January 24, 2024 Canton School Building Committee at 4:35 pm.

Attendees:

Bob Benedetti
David Buccelli
John Connolly
Derek Folan
Mary Graziano
Brian Lynch
Stephen Marshall
Bob McCarthy
Kristian Merenda (arrived at 4:46 pm)
Jonathan Mulhern
Tina Perez
Sarah Shannon
Andrea Stuart
Amy Tom

Absent:

Mike Loughran
Lou Tarmy

Guests:

Jennifer Carlson, LeftField
John Quell, Ai3
Troy Randall, Ai3
Lynn Stapleton, LeftField
Justin Thibeault, Ai3

LeftField Project Manager, Jen Carlson, reviewed the agenda. Citing unforeseen issues, Ms. Carlson apologized for the late receipt of the 1.24.24 packet. Understanding that committee members may need more time to decide on a construction delivery method and building options, Ms. Carlson offered to schedule a Zoom call early next week. She also indicated that there will not be a budget cost vote and that construction costs are for comparison purposes only.

2. Project Approvals:

January 3, 2024 Meeting Minutes: Mr. Folan asked for a motion to enter into discussion and approval of the Wednesday, January 3, 2024 minutes. Mr. Connolly made the motion; Mr. Scollins seconded. Hearing no requests for discussion on the proposed minutes, Mr. Folan asked for a motion to approve the Wednesday, January 3, 2024 minutes as written and presented. Mr. Connolly made the motion; Mr. Scollins seconded. Ensuing roll call vote was recorded as 7-0 with one abstention:

Bob Benedetti	yea
John Connolly	yea
Charlie Doody	yea
Derek Folan	yea
Mary Graziano	abstained
Stephen Marshall	yea
Kristian Merenda	yea
Bob McCarthy	yea
Randy Scollins	yea

8 yeas 0 nays 1 abstention

3. Project Invoice Approvals: LeftField and Ai3 Invoices: Ms. Carlson reviewed monthly invoices from LeftField for \$17,300 and Ai3 for \$93,159.22 for a total of \$110,459. Mr. Marshall noted that these invoices are in line with the contracts and billing is as expected.

Mr. Folan asked for a motion to enter into discussion and approval of posted invoices. Mr. Connolly made the motion; Mr. Scollins seconded. Hearing no requests for discussion on these invoices, Mr. Folan asked for a motion to approve LeftField and Ai3 invoices as written and presented. Mr. Connolly made the motion; Mr. Scollins seconded. Ensuing roll call vote was recorded as 7-0 with one abstention:

Bob Benedetti	yea
John Connolly	yea
Charlie Doody	yea
Derek Folan	yea
Mary Graziano	abstained
Stephen Marshall	yea
Kristian Merenda	yea
Bob McCarthy	yea
Randy Scollins	yea

8 yeas 0 nays 1 abstention

3. Feasibility Study Budget Update: Ms. Carlson debriefed the group on the total feasibility project budget-96% has been committed, 49% expended and \$56, 240 remains uncommitted.

4. Schedule Update: Regarding the project schedule, Ms. Carlson reported the PDP is complete; the PSR (Preferred Schematic Report) is expected to be submitted by February 2, 2024. Next steps include making decisions on and preparing the schematic design for an end of June 2024 submission to the MSBA. Ms. Carlson indicated the budget should be available then.

5. Construction Delivery Method Review: Ms. Carlson reviewed the two Construction Delivery Methods available to CPS-**CM At-Risk** and **Design-Bid-Build**. She described advantages, disadvantages, suitability of each in relation to projects, distinctions in cost and accounting reporting, and how each affects final costs. Ms. Carlson indicated that the CM-At-Risk option does have a higher up-front cost due to pre-construction services, but mitigates risks as it is open book accounting. Ms. Carlson stated that contingencies were built into both methods, described pricing and how costs of each method would affect the budget, and offered proposed deadlines for decision-making.

Ai3 representative, Justin Thibeault, specified details that he felt made the CM-at-Risk option more palatable including building a relationship, identifying issues earlier as CM would be on-site sooner, more efficient cost estimating, value engineering, and scheduling long lead times for products.

Ms. Carlson reviewed next steps for contracting a CM once the committee chooses the construction delivery method.

6. Public Comment: No public comment was heard.

7. Vote to select Construction Delivery Method: After a short discussion regarding the best approach for the GMS project with minimal impact on students, Committee members expressed interest in voting for the CM At-Risk Construction Delivery Method. Chair Folan asked for a motion to approve the CM At Risk Construction Method as the Construction Delivery Method for the GMS project. Mr. Doody made the motion; Mr. Benedetti seconded. A roll call vote was taken. With the exception of one abstention, there was a unanimous decision to accept the CM At-Risk method. Voting was recorded as follows:

Bob Benedetti	yea
John Connolly	yea
Charlie Doody	yea
Derek Folan	yea
Mary Graziano	abstained
Stephen Marshall	yea
Kristian Merenda	yea
Bob McCarthy	yea
Randy Scollins	yea

8 yeas 0 nays 1 abstention

8. Building Options Review: Mr. Thibeault reviewed building options for the GMS project-addition/ renovation of existing building (2 options) and, alternatively, new construction (2 options). Comparing total project square footage, construction duration, and estimated cost, Mr. Thibeault illustrated advantages, disadvantages, obstacles and site constraints for each of the four options. All options included correct quantity of learning and support space, inclusion of 5th grade spaces, an 800 seat auditorium and 1.5 or 2 court gymnasium as well as phasing diagrams and swing space for the site. He also noted that a new building can be built while current Galvin building is in use.

- **Cost Estimate Update:** A comparative cost analysis for all four options included project costs, estimated MSBA reimbursements, and estimated town share for each of the options reviewed. These costs were estimates for comparative purposes only and will be updated once the preferred schematic design is known.
- **Public Comment:** No public comment was heard. There was a question about the impact construction will have on the sports field. Both LeftField and Ai3 personnel recognize the weight of this concern and will minimize impact.
- **Vote to Select Preferred Schematic:** Mr. McCarthy made a motion to adopt Option 9E as the preferred schematic for the new Galvin Building. Kristian Merenda seconded. A roll call vote was taken. With the exception of one abstention, there was a unanimous decision to accept Option 9E as the preferred Schematic for the Galvin Middle School project. Voting was recorded as follows:

Bob Benedetti	yea
John Connolly	yea
Charlie Doody	yea
Derek Folan	yea
Mary Graziano	abstained
Stephen Marshall	yea
Kristian Merenda	yea
Bob McCarthy	yea
Randy Scollins	yea

8 yeas 0 nays 1 abstention

9. Vote to Authorize Project Team to Submit Preferred Schematic Report to the MSBA on behalf of the District:

Mr. Benedetti made a motion to authorize the Project Team to submit the Preferred Schematic Report (Option 9E) to the MSBA on behalf of the District; Mr. Marshall seconded. A roll call vote was taken. With the exception of one abstention, there

was a unanimous decision to accept Option 9E as the preferred Schematic for the Galvin Middle School project. Voting was recorded as follows:

Bob Benedetti	yea
John Connolly	yea
Charlie Doody	yea
Derek Folan	yea
Mary Graziano	abstained
Stephen Marshall	yea
Kristian Merenda	yea
Bob McCarthy	yea
Randy Scollins	yea

8 yeas 0 nays 1 abstention

8. Next Meeting: Chair Folan asked for some time to gather availability of committee members before setting a date for the next SBC Meeting.

9. Adjournment: Hearing no questions or further requests for discussion, Chair Folan called for a motion to adjourn the Wednesday, January 24, 2024 SBC meeting at 6:18 pm. Mr. McCarthy made the motion; Mr. Benedetti seconded. Roll call vote was recorded as follows:

Bob Benedetti	yea
John Connolly	yea
Charlie Doody	yea
Derek Folan	yea
Mary Graziano	abstained
Stephen Marshall	yea
Kristian Merenda	yea
Bob McCarthy	yea
Randy Scollins	yea

8 yeas 0 nays 1 abstention