

Galvin Middle School, Canton, MA

School Building Committee

February 25, 2026



THE RIGHT CHOICE IN PROJECT MANAGEMENT

AGENDA:

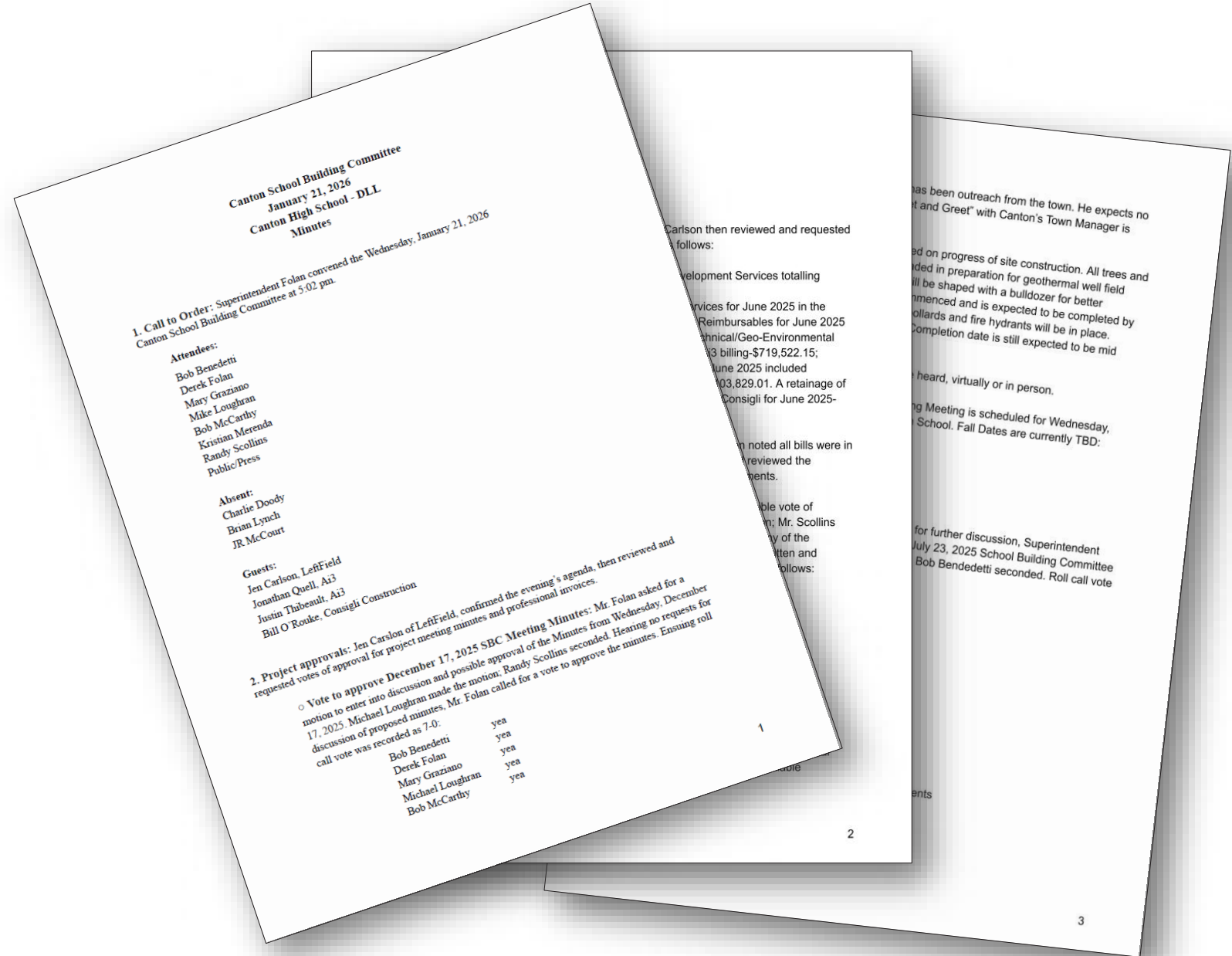
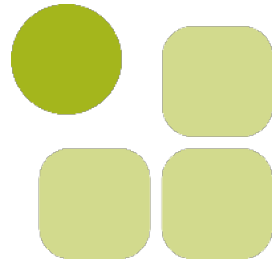
1. Call to Order
2. Project approvals
 - Vote to approve January 21, 2025 SBC Meeting Minutes
 - Vote to approve Project Invoices
3. Budget Update
4. Schedule Update
5. Review of Proprietary Items
6. Public Comment
7. Next Meeting
8. Adjourn



MEETING MINUTES

SUGGESTED VOTE:

Vote to approve meeting minutes from the January 21, 2026 SBC Meeting



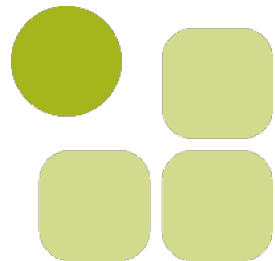


INVOICE LOG - COMMITMENT

INVOICES (Payments)						
ProPay Code	Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
0103-0000	1/31/2026	Ai3	5R	Advertising & Printing	Permitting Application Print Copy Requirements - December 2025	\$ 11,167.06

VOTE:

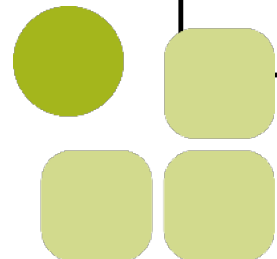
Approval of Commitment to Advertising & Printing Budget Line in the total amount of \$11,167.06 as presented





INVOICE LOG

INVOICES (Payments)						
ProPay Code	Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
0102-0600	1/31/2026	LeftField	33	Bidding	OPM Services from January 1 - January 31, 2026	\$21,366.00
0201-0500	1/31/2026	Ai3	25B	Construction Documents	A/E Base Services from January 1 - January 31, 2026	\$ 427,610.40
0204-0300	1/31/2026	Ai3	19E	Geotechnical/Geo-Environmental	A/E Geotechnical/Geo-Environmental from January 1 - January 31, 2026	\$ 50,818.00
0103-0000	1/31/2026	Ai3	5R	Advertising & Printing	Permitting Application Print Copy Requirements - December 2025	\$ 11,167.06
Ai3 Architects Total: (for summary only)						\$ 489,595.46
0501-0000	1/31/2026	Consigli	14	CMR Pre-Con Services	Preconstruction Services from January 1 - January 31, 2026	\$ 17,484.00
					TOTAL:	\$ 528,445.46



VOTE: Approval of Project Invoices in the total amount of \$528,445.46 as presented



BUDGET UPDATE

Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend
ADMINISTRATION								
Legal Fees	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -
Owner's Project Manager	\$ 6,837,079	\$ -	\$ 6,887,079	\$ 6,851,379	99%	\$ 3,146,504	46%	\$ 3,815,575
Design Development	\$ 1,025,562		\$ 1,025,562	\$ 1,025,562	100%	\$ 1,025,562	100%	\$ -
Construction Documents	\$ 2,051,124		\$ 2,051,124	\$ 2,051,124	100%	\$ 2,051,124	100%	\$ -
Bidding	\$ 170,927		\$ 170,927	\$ 170,927	100%	\$ 64,098	38%	\$ 106,829
Construction Administration	\$ 3,418,539		\$ 3,418,539	\$ 3,418,539	100%	\$ -	0%	\$ 3,418,539
Closeout	\$ 170,927		\$ 170,927	\$ 170,927	100%	\$ -	0%	\$ 170,927
Extra Services	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -
Reimbursable Services	\$ 50,000		\$ 50,000	\$ 14,300	29%	\$ 5,720	11%	\$ 44,280
Cost Estimates	\$ 75,000		\$ 75,000	\$ -	0%	\$ -	0%	\$ 75,000
Advertising & Printing	\$ 40,000		\$ 40,000	\$ 13,167	33%	\$ 13,167	33%	\$ 26,833
Permitting	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -
Owner's Insurance	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -
Other Administrative Costs	\$ 100,000	\$ -	\$ 100,000	\$ 851	1%	\$ 851	1%	\$ 99,149
SUB-TOTAL	\$ 7,102,079	\$ -	\$ 7,102,079	\$ 6,865,397	0%	\$ 3,160,522	45%	\$ 3,941,557
Architectural & Engineering								
A/E Basic Services	\$ 18,536,837	\$ -	\$ 18,536,837	\$ 18,536,837	100%	\$ 12,744,988	69%	\$ 5,791,849
Design Development	\$ 5,902,893		\$ 5,902,893	\$ 5,902,893	100%	\$ 5,902,893	100%	\$ -
Construction Documents	\$ 8,552,208		\$ 8,552,208	\$ 8,552,208	100%	\$ 6,842,095	80%	\$ 1,710,113
Bidding	\$ 485,921		\$ 485,921	\$ 485,921	100%	\$ -	0%	\$ 485,921
Construction Administration	\$ 3,304,262		\$ 3,304,262	\$ 3,304,262	100%	\$ -	0%	\$ 3,304,262
Closeout	\$ 291,553		\$ 291,553	\$ 291,553	100%	\$ -	0%	\$ 291,553
Other Basic Services	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -
Extra/Reimbursable Services	\$ 1,349,402	\$ -	\$ 1,349,402	\$ 1,349,402	100%	\$ 325,996	24%	\$ 1,018,406
Printing (Over Minimum)	\$ 5,000		\$ 5,000	\$ 5,000	100%			
Other Reimbursables	\$ 696,193		\$ 696,193	\$ 696,193	100%	\$ 158,880	23%	\$ 537,313
HazMat (incl. monitoring)	\$ 230,588		\$ 230,588	\$ 230,588	100%	\$ 10,450	5%	\$ 220,138
Geotechnical/Geo-Environmental	\$ 338,038		\$ 338,038	\$ 338,038	100%	\$ 156,666	46%	\$ 181,372
Site Survey & Site Requirements	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -
Wetlands	\$ 63,248		\$ 63,248	\$ 63,248	100%	\$ -	0%	\$ 63,248
Traffic Studies	\$ 16,335		\$ 16,335	\$ 16,335	100%	\$ -	0%	\$ 16,335
SUB-TOTAL	\$ 19,886,239	\$ -	\$ 19,886,239	\$ 19,886,239	0%	\$ 13,070,985	66%	\$ 6,810,254



BUDGET UPDATE

Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend
PRE CONSTRUCTION COSTS								
CMR Pre-Con Services	\$ 314,712	\$ 141,415	\$ 456,127	\$ 456,127	0%	\$ 351,223	77%	\$ 104,904
SUB-TOTAL	\$ 314,712	\$ 141,415	\$ 456,127	\$ 456,127	0%	\$ 351,223	77%	\$ 104,904
CONSTRUCTION COSTS								
Construction Budget	\$ 195,345,100	\$ (141,415)	\$ 195,203,685	\$ 1,074,188	0%	\$ 930,218	0%	\$ 194,273,467
Change Orders	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -
SUB-TOTAL	\$ 195,345,100	\$ (141,415)	\$ 195,203,685	\$ 1,074,188	0%	\$ 930,218	0%	\$ 194,273,467
OTHER PROJECT COSTS								
Construction Contingency	\$ 9,767,255	\$ -	\$ 9,767,255	\$ -	0%	\$ -	0%	\$ 9,767,255
Miscellaneous Project Costs	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 2,240	0%	\$ 2,240	0%	\$ 997,760
Utility Company Fees	\$ 350,000		\$ 350,000	\$ 2,240	1%	\$ 2,240	1%	\$ 347,760
Testing Services	\$ 350,000		\$ 350,000	\$ -	0%	\$ -	0%	\$ 350,000
Other Project Costs	\$ 300,000		\$ 300,000	\$ -	0%	\$ -	0%	\$ 300,000
Furnishings and Equipment	\$ 4,896,000	\$ -	\$ 4,896,000	\$ -	0%	\$ -	0%	\$ 4,896,000
Furnishings	\$ 2,448,000		\$ 2,448,000	\$ -	0%	\$ -	0%	\$ 2,448,000
Equipment	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -
Technology Equipment	\$ 2,448,000		\$ 2,448,000	\$ -	0%	\$ -	0%	\$ 2,448,000
Owner's Contingency	\$ 1,953,451		\$ 1,953,451	\$ -	0%	\$ -	0%	\$ 1,953,451
SUB-TOTAL	\$ 17,616,706	\$ -	\$ 17,616,706	\$ 2,240	0%	\$ 2,240	0%	\$ 17,614,466
TOTAL PROJECT BUDGET	\$ 241,764,836	\$ -	\$ 241,764,836	\$ 29,773,197	12%	\$ 19,004,192	8%	\$ 222,760,644

Committed to Date:
\$29,773,197

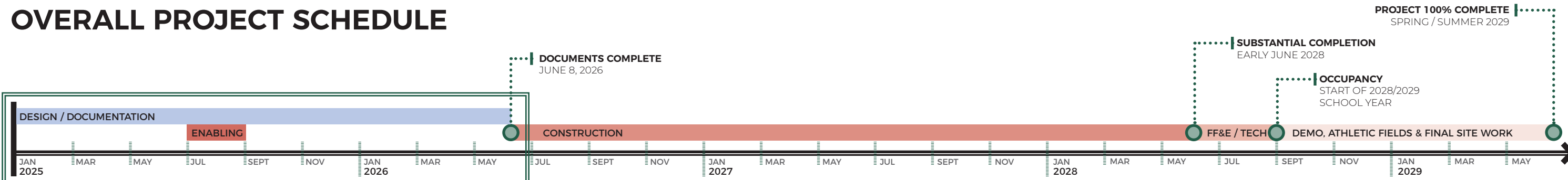
Spent to Date:
\$19,004,192

Contingencies Available:
\$11,720,706

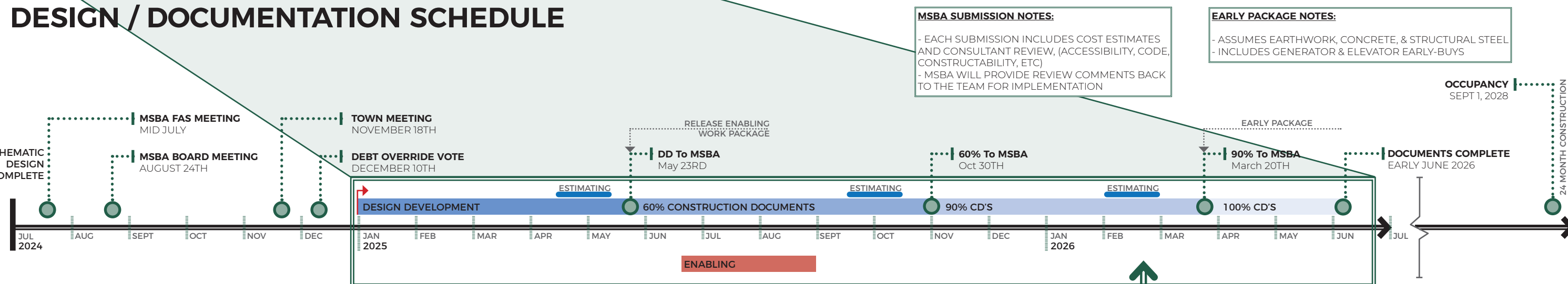
Contingency as % of Construction:
6.00%

Galvin Middle School Schedule: Overview

OVERALL PROJECT SCHEDULE



DESIGN / DOCUMENTATION SCHEDULE



MSBA SUBMISSION NOTES:

- EACH SUBMISSION INCLUDES COST ESTIMATES AND CONSULTANT REVIEW, (ACCESSIBILITY, CODE, CONSTRUCTABILITY, ETC)
- MSBA WILL PROVIDE REVIEW COMMENTS BACK TO THE TEAM FOR IMPLEMENTATION

EARLY PACKAGE NOTES:

- ASSUMES EARTHWORK, CONCRETE, & STRUCTURAL STEEL
- INCLUDES GENERATOR & ELEVATOR EARLY-BUYS

WE ARE HERE

Upcoming Meetings:

Zoning Board of Appeals 2.26.2026 continuation from 1.8.2026





Proprietary Specification Approval

What are Proprietary Specifications?

- Descriptions of materials that cite a specific brand name such that only one vendor or manufacturer can supply the desired items.

What are the disadvantages of Proprietary specifications?

- Can limit competition which can lead to increased prices.

What does the Office of Inspector General (OIG) require of Owners to allow the use of Proprietary Specifications?

- The Owner to perform and document the reasonable investigation process and state why it is in the Public's interest to make the product proprietary.
- The Owner is required to provide the investigative document to anyone making a written request for the information.



Proprietary Specification Approval

What are some of the reasons an Owner would decide to write Proprietary Specifications?

- The product is currently used throughout the District and deviating from that standard would create a hardship in the maintenance, training, or use of spare parts inventory currently stored by the District.
- Extensive time and effort and training has been invested by the District in the education of staff and personnel on the use of a specific product.
- A product has been deployed as a standard throughout the District and other Town offices and is required for the seamless integration of other components.
- The product offers unique and unmatched advantages for the District in the deployment of technology or educational delivery.
- It is determined that no other equal products exist after the investigation, research, and testing of the selected product was conducted.



Proprietary Specification Approval

Proprietary Items Approved at 60% CD's:

Phone System	Mitel
PA System	Telecor
Door Locks	Schlage

Additional Proprietary Items to Review:

Video Management System (VMS) - VideoInsight	i-Pro
Network Video Recorders - VideoInsight	i-Pro
i-Pro Cameras	i-Pro
Integrated Access Control - MonitorCast	i-Pro
Wireless Voice lift System	Topcat



Public Comment & Next Meeting



www.galvinmsproject.com

Upcoming Meetings: School Building Committee

March 19
April 15

