



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: 6/3/2021
 Time: 9:30 AM
 Prepared By: R. Donner

Present	Name	Affiliation	Present	Name	Affiliation
	Edward Bettencourt*	Mayor	✓	Mike Burton	DWMP
✓	Joseph Scanlon*	Business Manager	✓	Christina Dell Angelo	DWMP
✓	Beverley Ann Dunne*	SBC Chair	✓	Mike Cox	DWMP
	Josh Vadala*	Superintendent	✓	Terry Hartford	DWMP
✓	Jarrold Hochman*	SBC Member	✓	Rachel Donner	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	✓	Christian Riordan	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
15.1	Call to Order: 9:34 am meeting was called to order by SBC Chair B. Dunne with 9 of 15 voting members in attendance.	Record
15.2	Previous Topics & Approval of May 6, 2021 Meeting Minutes: A motion to approve the 5/6/2021 meeting minutes as submitted made by E. Colbert and seconded by M. Massa. Discussion: None. Abstentions: K. Migliozi. All in favor: Motion passes, minutes approved.	Record
15.3	<p>Consigli Introduction: C. Dell Angelo explains we have proceeded into a contract negotiation with Consigli Construction based off our last meeting. Today, we are introducing the Consigli project team to the SBC.</p> <p>K. Lyons shares Consigli's presentation</p> <ul style="list-style-type: none"> ➤ Introduction <ul style="list-style-type: none"> ○ 116 Years as a Family-Led company ○ 15 Occupied K-12 Renovations ○ 60+ K-12 Projects in MA ○ 7 Projects with Dore & Whittier ○ \$12.7M Average Project Size ○ 350+ Self-Perform Craftspeople ○ Why Consigli? <ul style="list-style-type: none"> ▪ MA leaders in K-12/Ch. 149A Construction ▪ Occupied School/Campus experts ▪ A proven cohesive team to achieve best results ➤ Team Overview <ul style="list-style-type: none"> ○ Todd McCabe – Project Executive ○ Kristy Lyons – Pre-Construction Manager ○ Chris Kavanaugh – Project Manager ○ Andrew Malian – Project Superintendent ➤ Relevant Experience <ul style="list-style-type: none"> ○ Town of Lincoln – Revitalization of the Lincoln School ○ Ayer Shirley Regional School District – HS Renovation ○ Town of Dedham – Avery Elementary School ○ Town of Medway – Medway Middle School ○ Town of Needham – Newman Elementary School ○ Town of Holbrook - Holbrook Pre K – 12 School ➤ Pre-Construction Plan <ul style="list-style-type: none"> ○ Key Elements of Pre-Construction <ul style="list-style-type: none"> ▪ Cost Certainty ▪ Early Release ▪ Market Conditions ▪ Sustainability & Energy ➤ Logistics and Phasing 	Record

- Consigli reviews the proposed phasing plan.
 - Exterior
 - Phase 1
 - Phase 2
 - Phase 3A
 - Phase 3B
 - Phase 3C
 - Phase 4
- Engaging your Community and Students
 - Project Website & Live Webcam
 - Living Classrooms
 - Student Engagement
 - Teacher Care Packages
 - Social Media Updates
 - Milestone Celebrations

Discussion:

- D. Doucette shares this project will not require a municipal override vote. There are only two bodies you will need to get affirmative votes from and that is the School Committee and Peabody City Council which will require a supermajority and rarely do they give any pushback. All of the approvals you need will be fast tracked.
- M. Burton comments in terms of phasing, what was reviewed today was an initial look. Over the next 6-8 weeks we are going to be refining that and our plan will come back and have a community presentation toward the end of summer. This is a work in progress.
- M. Massa mentions turtle come every year and lay their eggs at the Welch School where the teachers park near the creek.
- J. Gonzales asks, have the abutters been notified of the construction that is happening and what the impact will be? Also, will they be getting periodic notices about activities? J. Gonzales shares the people on Swampscott Ave have a lot of complaints about traffic. B. Dunne responds construction will not start until next year and anything this year is in preparation of next years work. We will also hold 2 community meetings throughout the summer. The abutters will be given all kinds of notifications. We will be able to address any concerns that people have going forward. C. Dell Angelo shares on our previous 2 community meetings we printed out and sent flyers to the local neighbors within a certain area that surrounds the school. We made sure that if they can attend the meeting, they are being informed about where we are within the project and what our initial schedule looks like. We want to talk about what is happening this summer which is exploratory work to start understanding the constructability of the building and what it means for our upcoming construction, phasing and schedule. B. Dunne also

	mentions we are trying to get translators for the community meetings for those who do not speak or understand English.	
15.4	<p>Design Update: J. Oxsalida shares a schematic design update for the work that was completed since the last meeting.</p> <ul style="list-style-type: none"> ➤ The project team met with the interior and exterior working groups. ➤ Existing Conditions <ul style="list-style-type: none"> ○ Main Entrance (West Elevation): One of the biggest changes to the exterior is the new main entrance. One of our goals is we want the main entrance to have more of a presence on the site and be clearly identified as you arrive over the bridge from Swampscott Ave. We need to introduce some more accent colors and give a sense of life to the exterior of the building. ➤ Design Priorities <ul style="list-style-type: none"> ○ Replace existing materials that are damaged and cannot be repaired. ○ Clean and repair existing exterior materials to remain. ○ Improve occupant comfort by increasing thermal performance. ○ Reduce window area for improved energy performance (2018 IECC, LEED). ○ Utilize exterior and interior materials that are complementary to the original building style. ○ Limit interior demolition of existing construction to be cost effective. ○ Clean and paint existing interior surfaces. ○ Provide updated, child-friendly environment. ➤ Materials Palettes <ul style="list-style-type: none"> ○ Terracotta, ○ Green Patina ○ Natural Grey ➤ Exterior Elevations. <ul style="list-style-type: none"> ○ East Elevations ○ Proposed Main Entrance ○ Proposed 2-story Classroom Bay ➤ J. Oxsalida shares the proposed First Floor Plan, Main Corridor, Media Center, Cafeteria Graphic Wall, Classroom Cluster, and Typical Classroom <p>Discussion:</p> <ul style="list-style-type: none"> ➤ None 	Record
15.5	<p>Schedule Update:</p> <ul style="list-style-type: none"> ➤ C. Dell Angelo shares a schedule update. ➤ Upcoming Working Group Meetings 	Record

	<ul style="list-style-type: none"> ○ Site & Security Meeting 6/3 ○ Phasing and Logistics Review with CM/FD&PD – Week of 6/10 ○ PMLP Meeting – Week of 6/10 ○ Weekly OAC Meetings (Owner, Architect, CM) Wednesdays ➤ Module 4-Schematic Design Milestone Schedule <ul style="list-style-type: none"> ○ Schematic Design Development: 2/25-7/9 ○ Community Meeting #3: 6/14 @ 6:00PM ○ SD Cost Estimate: 7/12-7/28 ○ SBC/SC Vote to Approve SD: 8/12 ○ Submit SD to MSBA: 8/20 ○ Community Meeting #4: Week of 8/23 ○ MSBA BOD Vote to Approve SD: 10/27 ○ MSBA PS&B Agreement: 10/28 <p>Discussion:</p> <ul style="list-style-type: none"> ➤ None 	
15.6	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None. 	Record
15.7	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record
15.8	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ SBC 16 – July 1, 2021 @ 9:30AM 	Record
15.9	<p>Adjourn: 10:37 am A motion was made by J. Scanlon and seconded by E. Colbert to adjourn the meeting, Discussion: None.</p>	Record

Sincerely,

DORE + WHITTIER

Rachel Donner

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.