

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Meeting Minutes
Tuesday, July 18, 2023, 7:00 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Jason Malinowski, Andrew Pfaff, Roger Challen, Mark Davis, Denise Eddy, Kathryn Cook, and Chris Evers

Members Absent: None

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, and Rebecca Pellegrino Director of Finance

Ex-Officio Members Absent: Stefanie Reinhorn Assistant Superintendent of Teaching and Learning, Steve Mucci Woodward School Principal, Kathleen Valenti Neary School Principal, Mark Purple Town Administrator and Brian Ballantine Town Treasurer/ Finance Director

Neary Building Committee - OPM Subcommittee

Members Present: Jason Malinowski, Denise Eddy, Mark Davis, Andrew Pfaff, and Roger Challen

Members Absent: None

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee - OPM Subcommittee Meeting to order at 7:03 PM.

Jason noted that this meeting is posted as a Neary Building Committee - OPM Subcommittee meeting given that a quorum of the Neary Building Committee is present for logistical purposes.

II. Vote on Recommendation from NBC – OPM Subcommittee on OPM Finalist

According to Superintendent Martineau, the Neary Building Committee's last task is to bring the Subcommittee's recommendation to a vote by the larger Committee. The Administration has reviewed this decision with internal parties and legal counsel, and they have concluded that the Committee is ready to vote on the recommendation.

Jason Malinowski asked for a discussion and a vote.

Kathryn Cook, a Neary School Building Committee member, wants to clarify that she has attended the meeting where the finalists were interviewed. She believes that she is well-informed about the work that has been done and is ready to approve the recommendation of the Owner's Project Management Subcommittee.

Denise Eddy moved, Roger Challen seconded, and it was voted 5-0-2 (Chris Evers and Jason Malinowski abstained) "To put forward Skanska USA Building, who was the choice of the OPM Subcommittee for the Neary Building Committee as its Owners Project Manager."

MOTION ON
RECOMMENDATION
FROM NBC - OPM
SUBCOMMITTEE ON
OPM FINALIST

Roll Call

For: Denise Eddy, Andrew Pfaff, Roger Challen, Mark Davis, and Kathryn Cook

Opposed: None

Abstained: Chris Evers and Jason Malinowski

Jason Malinowski asked for a discussion and a vote.

Denise Eddy moved, Roger Challen seconded, and it was voted 6-0-1 (Jason Malinowski abstained), "That the whole Committee directs the negotiations and the awarding of the contract to Vertex Companies LLC if they do not come to terms with Skanska USA Building, so the Committee will not need to come back for another vote."

Roll Call

For: Andrew Pfaff, Roger Challen, Chris Evers, Kathryn Cook, Mark Davis, and Denise Eddy

Opposed: None

Abstained: Jason Malinowski

Rebecca Pellegrino, Director of Finance, provided a brief overview of what to expect moving forward. After the vote, the administration will submit a draft document of the Narrative to the Massachusetts School Building Association for review. At the upcoming August meeting with MSBA, Skanska will conduct a presentation followed by questions with MSBA as part of the process. MSBA will vote on the recommendation at the end of the meeting and once approved, the administration will execute a contract, with Skanska. During the negotiation process, Denise Eddy is going to represent the Committee with the School Administration.

Jason Malinowski believes it's fitting to maintain the OPM Subcommittee until the contract is granted. In a later meeting, the entire Neary Building Committee will dissolve the Subcommittee and settle any remaining meeting minutes.

III. Other business that may properly come before the Committee (None at this time)

IV. Adjournment

MOTION TO
ADJOURN

Denise Eddy moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee - OPM Subcommittee Meeting of July 18, 2023."

Roll Call

For: Andrew Pfaff, Roger Challen, Chris Evers, Kathryn Cook, Mark Davis, Denise Eddy, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 7:19 PM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

Documents used during the meeting:

1. The Neary Building Committee - OPM Subcommittee Meeting Agenda of July 18, 2023