

Franklin School Building Committee Minutes

March 30, 2011

Call to order: 6:03 p.m.

Mr. Mercer

Attendance: Mr. Mason, Mr. Cafasso, Mrs. Sabolinski, Mr. D'Angelo, Mr. Nutting, Mr. Mercer, Mr. Cameron, Mr. Leblanc, Mr. Nathan, Mr. Halter, and Ms. Collins. Mr. Goode and Mr. Light arrived late. Mr. Feeley and Mr. Allevato were not in attendance. Also in attendance were Mr. Jones and Mrs. Powderly from the Town Council, Mrs. Bartlett from the Long Range Financial Planning Committee, Mr. Roy, Mr. Glynn, Mrs. Trahan and Mrs. Douglas from the School Committee and other invited guests.

General Business: Mr. Mercer stated that this evening, we will have our first look at the options the architects bring before us for the High School renovation project. He stated that we will not make a decision this evening, but will instead have time to review the options before we decide which three options we would like to bring forth to the MSBA. The invoices listed below were approved at the end of the meeting.

A motion was made to approve two invoices from Daedalus Projects.

Motion: Mr. Mason

Second: Mr. Cafasso

Approve: 13

A motion was made to approve an invoice from EST.

Motion: Mr. Mason

Second: Mr. Cafasso

Approve: 13

A motion was made to approve two invoices from Guerriere & Hanlon.

Motion: Mr. Mason

Second: Mr. Cafasso

Approve: 13

A motion was made to approve an invoice from Kaestle Boos.

Motion: Mr. Mason

Second: Mr. Cafasso

Approve: 13

A motion was made to approve an invoice from Weather Shield.

Motion: Mr. Mason

Second: Mr. Cafasso

Approve: 13

A motion was made to approve and invoice from Charles Gross.

Motion: Mr. Mason

Second: Mr. Cafasso

Approve: 13

Presentation: Michael McKeon and Brian Solywoda, the architects from Kaestle Boos, as well as Sean Fennell, Owners Project Manager, presented to the Committee the three

options they have created for the High School renovation project. A fourth option, the Model School Program, will also be discussed:

Option One: This option includes limited renovation and the addition of 8,400 square feet of space. The most dramatic change will be the opening of the center of the building by removing a portion of the second floor. This will allow for more light to enter the 'courtyard' type area that will be created. The courtyard area will be a large open space that can be used for school dances, science fairs, etc. This area will also house bleacher type seating that can fold up into the wall. An experimental theatre will be added to existing space and the existing cafeteria will be renovated. The second floor will look down onto the courtyard area and will house four clusters. Four more clusters will be located on the first floor. The projected cost is \$73,100,000. The MSBA will potentially reimburse the Town 57.81% of this cost bringing the Town's projected cost to \$30,800,000. The pros for this option include: most economical design solution, most sustainable project, maximizes flexible use of common areas and has no impact on the playing fields. The cons are: smaller project rooms, minimal repaving of site, no stage/level or stadium seating, and phasing.

Option Two: This option, which includes a gut renovation and the addition of 14,800 square feet of space, will also require more phasing and more investment but will include more site improvements. A completely new kitchen will be built, the cafetorium will include moveable seating and partitions, and the second floor will open up onto the first as in option one to let in more light. It will consist of eight clusters and will include two-story project rooms. Also with this option, more sidewalks will be replaced and a 5th tennis court will be added. The projected cost is \$96,400,000. The MSBA will potentially reimburse the Town 57.71% of this cost bringing the Town's projected cost to \$40,800,000. The pros for this option include: program area requirements will be more closely met, the dining area will be in the common area, there will be expandable auditorium seating and it is a full site work package. The cons are: it is more costly and will involve more complicated phasing.

Option Three: This option entails building a completely new 305,000 square foot tri-level building to the south of the Field House. This custom new construction which will include a small theatre, a media center, and 8 clusters, will also allow for lots of light to enter the building by leaving the center open. This option will also include renovations to the Field House. The projected cost is \$97,900,000. The MSBA will potentially reimburse the Town 53.43% of this cost bringing the Town's projected cost to \$45,600,000. The pros of this option include: it will be a new building, it will custom fit the program, increases flexibility for the future, allows for more energy efficiencies, classrooms will be larger and there is little phasing required. The cons are: it is more costly and there will be an impact on the playing fields during construction.

Option Four: Mr. Fennel informed the Committee of a fourth option they can consider – the Model School Program. With this option, you chose one of three model schools - successful designs that the MSBA has approved – that can be customized to fit the topography. He noted that the MSBA likes to encourage Districts to build model schools. In doing so, you get additional reimbursements from the MSBA and the architect’s fees are lower. However, if you chose this option, you would need to hire the architect that originally designed the model school. With this option, the Town would get a brand new school that will encompass 305,000 square feet of new space. The projected cost is \$91,600,000. The MSBA will potentially reimburse the Town 57.94% of this cost bringing the Town’s projected cost to \$38,500,000.

Mr. Mercer suggested we take some time to review the options as well as visit all three model schools. At the next meeting, we will make a decision as to which three options we would like to recommend to the MSBA.

Meeting Dates: Mr. Mercer suggested we meet again in about a month. He will inform the Committee of the date once it is decided.

Adjourn: 8:05 p.m.

Motion: Mr. Mason

Second: Mr. Cafasso

Approve: 13

Respectfully Submitted,

Maureen Barker