

# Franklin School Building Committee

## Minutes

July 18, 2011

*Call to order:* 6:05 p.m.

Mr. Mercer

*Attendance:* Mr. Feeley, Mr. Mason, Mrs. Sabolinski, Mr. Light, Mr. D'Angelo, Mr. Nutting, Mr. Mercer, Mr. Cameron, Mr. Leblanc, Mr. Goode, Mr. Halter, and Ms. Collins. Mr. Cafasso arrived late. Mr. Nathan and Mr. Allevato were not in attendance. Also in attendance were Mr. Jones from the Town Council, Mr. Roy, Chairman of the School Committee, Sean Fennell and Michael McKeon...

*General Business:* Mr. Mercer stated that the main order of business this evening is to discuss and come to a vote on the recommended option (for the high school renovation project) from this committee.

A motion was made to approve the minutes from the March 30, 2011 School Building Committee Meeting.

Motion: Mr. Feeley  
Approve: 12

Second: Mr. Mason

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

Motion: Mr. Feeley  
Approve: 12

Second: Mr. Mason

A motion was made to approve one invoice from Guerriere & Hanlon.

Motion: Mr. Feeley  
Approve: 12

Second: Mr. Mason

It was noted that a second invoice slated for approval from Guerriere & Hanlon has been put on hold. Mr. Sean Fennell has some questions regarding the invoice.

A motion was made to approve two invoices from Kaestle Boos.

Motion: Mr. Feeley  
Approve: 12

Second: Mr. Mason

*Presentation:* Mr. Sean Fennell, Owners Project Manager, noted that at the last meeting, we went through the different options for the project. He noted that the scope of Options One, Two & Three haven't changed much. To recap, **Option One** includes limited renovation and the addition of 8,400 square feet of space. 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: economical design solution, sustainable project, maximizes flexible use of common areas and has no impact on the playing fields. The cons are: smaller project rooms, smaller

class rooms, minimal repaving of site, and no stage/level or stadium seating, phasing, disruption of students and staff for the duration of the project. **Option Two** includes a gut renovation and the addition of 14,800 square feet of space. It will also require more phasing and more investment but will include more site improvements. 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** entails building a completely new 305,000 square foot tri-level building to the south of the Field House. 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** is the Model School Program. With this option, you chose one of four Model Schools - successful designs that the MSBA has approved - that can be customized to fit the topography and student population. It was 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. With this option, the Town would get a brand new school that will encompass probably between 293,000 - 300,000 square feet of new space subject to approval of the MSBA. The projected cost is \$94,800,000. The MSBA will potentially reimburse the Town 57.94% of this cost bringing the Town's projected cost to \$39,900,000. The four Model Schools are Ashland High School, Hudson High School, Plymouth North High School and Whitman-Hanson Regional High School. The final option to consider this evening is **Option Five**. This new option came about as a result of the last meeting and entails upgrading **Option One** by adding in items that the Committee felt were important such as new ceiling tiles throughout the building, upgrading the floors to vinyl, additional project rooms, etc. The projected cost is \$86,600,000. The MSBA will potentially reimburse the Town 57.81% of this cost bringing the Town's projected cost to \$36,500,000.

Mr. Fennell stated that the Model School Program is not a new or untested concept. Most other districts are building Model Schools. He further stated that going with the Model School versus some of our other options eliminates 30+ months of occupied renovation. Mrs. Sabolinski added that without an addition, we can't figure out a way to empty out ten plus classrooms at a time - so renovation would take longer. Mr. Mercer noted that if the committee opts for the Model School Program, the MSBA probably won't allow for renovation to the Field House and due to the topography of the site, it would need to be torn down anyway to allow for the new school.

Mr. Leblanc is concerned that initially we had a list of about five things we wanted to do to improve the high school (Option One) and feels we have expanded that list to now

include a brand new building. It was noted that MSBA isn't interested in investing in a building that won't last 30 plus years.

A motion was made to vote in favor of new construction to replace the existing High School using the Model School Program. (Option four)

Motion: Mr. Feeley

Second: Mr. Mason

Approve: 11

Disapprove: 2

Mr. Feeley - YES, Mr. Mason - YES, Mrs. Sabolinski - YES, Mr. Light - YES, Mr. D'Angelo - YES, Mr. Nutting - YES, Mr. Mercer - YES, Mr. Cameron - NO, Mr. Leblanc - NO, Mr. Goode - YES, Mr. Halter - YES, Ms. Collins - YES and Mr. Cafasso - YES.

It was noted that at the MSBA's July 27<sup>th</sup> meeting, we will be accepted into the Model School Program. The next step for the Committee is to tour the four Model Schools. They will then submit RFP's to the architects, go through the architect selection process and finally, secure an architect. There was a concern that we may not be able to get the Model School we desire due to the architects schedule. Mr. Mercer noted that if we are that set on one particular Model School or architect, then we put it off for a year or two.

*Meeting Dates:* The next two meetings have been scheduled for August 24<sup>th</sup> at 5 p.m. and August 25<sup>th</sup> at 5 p.m. to interview architects. Mr. Mercer also noted that we will also need to have a meeting in September, October and November.

*Adjourn:* 7:40 p.m.

Motion: Mr. Mason

Second: Mr. Goode

Approve: 13

Respectfully Submitted,

Maureen Barker