

## **Middle School/High School Building Committee Meeting Minutes**

*July 16, 2013 - 7:00 PM*  
*Town Hall – Basement Meeting Room*

***DRAFT***

**Committee:**

<b><u>Voting Member</u></b>	<b><u>Representing</u></b>	<b><u>Present</u></b>
Ellie Sinkewicz	Building Committee Co-Chair	X
Michelle Smith ( <i>via phone</i> )	Building Committee Co-Chair	X
George Comiskey	Citizen	X
Peter Durkee	Highway Surveyor	
Tillie Evangelista	Planning Board	X
Rob Hoover	School Committee	X
Kerry Stauss	Citizen	
Stuart Egenberg	Board of Selectmen	X
Eric Zadina	Citizen	X
Jeff Wade	Citizen	X
<b><u>Non-Voting Members</u></b>		
Carol Jacobs	Superintendent	X
Michael Farrell	Town Administrator	X
Donna Tanner	Principal, Penn Brook School	
Margaret Maher	Principal, Perley School	
Joan Liporto	Finance and Operations Director	X
Peter Lucia	Principal, Middle & High School	
<b><u>Other Attendees:</u></b>		
Carl Franceschi	DRA	X
Courtney Southwick	DRA	X
Pat Saitta	Municipal Building Consultants	X
Chuck Adam	Municipal Building Consultants	X
Craig Hergenrother	TMP Consultants	X

**1) Public Comment:**

- None

**2) Approval of minutes:**

- None

**3) Approval of Invoices:**

- None

**4) Correspondence:**

- None

5) **Old Business:**

- None

6) **New Business:**

- Ellie updated the committee on the joint meeting with Board of Selectmen, Finance Committee, School Committee and Building Committee on last Wednesday night. Purpose of the meeting was to review the building committee's priority list presented for the MS/HS.
  - Consensus of the joint committee seemed to be to just do required work but considering adding the plumbing work, replacing the full roof and the HVAC major issues.
  - DRA did some further investigation of HVAC issues with TMP which included the following:
    - IAQ Assessment prepared by Mass DPH of August 2009 was reviewed by TMP which raised concerns regarding report.
    - Interior rooms do not work and appear as though they won't be effective
    - Exterior room unit ventilators need some repair and balancing
    - ESCO work is now completed and as-builts will be reviewed by TMP after getting from school department of town administrator
    - School Department was asked to weigh in on the full BMS system replacement. Mike Anderson arrived and informed committee that he felt the ESCO work recently completed and ongoing did not bring the system far enough.
- **Review and Approve Scope Items & Associated Costs for Inclusion in Feasibility Study:**
  - MBC prefaced the discussion with a reminder that the amounts shown are based on about 2-3% completion of design/study and therefore are rough budgets. MBC also had a conversation with the MSBA and they reiterated their position that the district and the committee should include any items they feel are necessary regardless if they will qualify for reimbursement.
    - Committee questions and concerns:
      - a. MSBA visiting again? Not sure but MBC will check
      - b. How much would be reimbursable? The amount of the reimbursement has not been determined but it is likely it will be the same as Penn Brook.
      - c. How might all of the project be funded, other sources? FEMA is the only other source of funding the project team is aware of.
      - d. How does the last project (15 years ago) affect the overall project? Has not been determined yet.
      - e. How will the assessed value (30% rule) affect the overall project? Also has not been determined yet.
  - DRA reviewed a handout of the MHS Scope Options Matrix:
    - **Required** are the items that are required to satisfy the program, NEASC and the MSBA
    - **Recommended** are items that the consultants feel should be considered as priority.
    - **Optional** are items that the staff requested and are suggested to replace outdated equipment that are approaching their useful life.

The committee reviewed the full list and role call voice votes were taken for each item as noted below. DRA will update the list and reissue it, MBC will review it with the MSBA in order to try and get a preliminary "feel" that will not be a commitment.

July 19<sup>th</sup> deadline for deliverables and submittals to MSBA

**7) Next Building Committee Meetings:**

- Tuesday July 30, 2013 @ Town Hall - 7:00 PM - 3<sup>rd</sup> floor meeting room
- Tuesday August 20, 2013 @ Town Hall - 7:00 PM - 3<sup>rd</sup> floor meeting room

***Motion to adjourn by Jeff and second by Ellie, all present voted approval***

**Georgetown Middle/High School Review of Scope Items for Feasibility Study**

**As reviewed at July 16, 2013 Building Comm. Meeting**

<b>Item</b>	<b>Motion made by</b>	<b>Second By</b>	<b>Vote description</b>
1a-e. HVAC Upgrades (Renovated Spaces) Items a-c includes cooling) - 243,000	Jeff	Eric	Approved via voice roll call vote
2a. Interior spaces and upgrading HVAC to introduce more outdoor air. (Interior Spaces) - 1,180,000	Jeff	Stuart	Approved via voice roll call vote
2b-e. Air balancing, ductwork cleaning, controls, and central DDC control for new BMS System - 710,000	Tille	Jeff	Approved via voice roll call vote
1a. Drinking Fountain serviced - 50,000 1b. Repipe Gas train vents at boiler - 20,000 1c. Repair Accessible Shower in Boys Locker - 4,000 1e. Plumbing Replacement of Existing Piping (copper only) - 50,000 1f. Adjust Mixing Valve Settings - 30,000 1d. Updated fixture count per MA Plumbing Code 140,000 1g. Lab Waste Systems for Science & Emergency Fixtures w/ Tempered Water 90,000 2a. Replace Water Heaters 100,000 2b. Replace Flush Valves 40,000 2c. Service Kitchen Mixing Valve 10,000 2e. Lab Waste Systems for Science & Emergency Fixtures w/ Tempered Water (Non-Renovated Areas) 100,000 2f. Service Sanitary Lines 10,000 2g. Tempered Water to Emergency Eyewashes 90,000 3a. Replace Domestic Water Piping Joints - included in 1E 940,000 3b. Roof Drainage Repairs 60,000	Jeff	George	Approved via voice roll call vote
1a. Sprinkler protection for all rooms (\$5/sf) 90,000	Stuart	Eric	Approved via voice roll call vote
1b. Relocation of existing sprinklers and additional sprinklers for renovated areas (\$5/sf) 90,000			
2a. Renovations to sprinkler system zones to provide additional control for each floor to be notified at panel 30,000	Jeff	George	Approved via voice roll call vote
1a. Power Distrib.: New Branch circuits frm exist. Panelboards (Reno Only) 90,000  1b. Power Distribution: Lighting and Controls Disconnect, New lighting & Occ Sensors (Reno Only) 70,000  1c. General Power New Branch Circuiting to New Mechanical Equipment for Renovated Areas 30,000 1d. Fire Alarm: Disconnect and Relocate Existing Devices for Renovated Areas 20,000 Phone & Data for Renovated Areas 300,000	Jeff	Stuart	Approved via voice roll call vote
2a1-3. Replace Distribution Panels, Replace Panelboards & Feeders, New Devices p p to replace extension cords 600,000	Eric	Jeff	Approved via voice roll call vote
Interior Finishes & Concrete Repair (15,000SF Water Damaged) 870,000	Jeff	Eric	Approved via voice roll call vote
Full Roof Replacement (Additive to Partial Roof Repairs) 2,070,000	Jeff	Eric	Approved via voice roll call vote
Construct Security Vestibule at Main Entry 70,000	Jeff	Stuart	Approved via voice roll call vote
Modify Heating & Cooling in Admin Office 50,000	Stuart	Tille	Approved via voice roll call vote
New Finishes - Corridor Ceiling Tiles all hallway spaces 150,000	Stuart	Tille	Approved via voice roll call vote

**Georgetown Middle/High School Review of Scope Items for Feasibility Study**

**As reviewed at July 16, 2013 Building Comm. Meeting**

Item	Motion made by	Second By	Vote description
Site Drainage & Water Management 1,000,000	Stuart	Tille	Approved via voice roll call vote
Gym Reconfiguration & Bleacher Reno (flooring, Striping, Bleachers & Addition) 2,094,000 Construct Partition for Gym Storage in former Gym Lobby (replace exterior doors) 20,000 Remove Partition between Anatomy & Physiology & SPED (Patch Floors & Clg) 3,000 New Partitions & Finishes for Chorus & Theater Arts & Art 300,000  Structural Work, Finishes & Partitions to create new hallway (INCLUDING 52K FOR PIPING REWORK) 90,000 Remove existing partitions in SPED office area & construct new partition to separate Teacher Workroom & New Life Skills Room; extend Plumbing for sink 140,000 Construct Partition between Computer Lab and Media Center & Demo West Partition & Partitions for new SPED & Storage 80,000 Renovate existing Home-Ec for Theater Arts & Dressing Area 100,000 2nd floor maps/compass 8-12, 9-12 - Construct openings in classroom space for windows above Roof (SPED & COMPASS) 70,000 Construct partition between SPED & RESOURCE ROOM 20,000  Construct Partitions for Small Group Room and Speech Room in former small Classroom Space 10,000 New Finishes - Training Room 10,000 Construct partitions for Guidance & Principal Office in Teacher Workroom Area (or Work Room in 7-12 and 8-12) 50,000	Jeff	Stuart	Approved via voice roll call vote