

# Town of Millis

## Elementary School Building Committee

### Meeting Minutes of Wednesday, May 11, 2016

**Call to Order:** ESBC Chairman, Wayne Klocko, called the meeting to order at 7:07 p.m.

#### **Meeting Attendees:**

##### **Elementary School Building Committee Voting Members**

Wayne Klocko (Chairman), Denise Gibbons, Diane Jurmain, Craig Schultze, Jon Wine

##### **Elementary School Building Committee Non-Voting Members**

David Baker, Steven Catalano (School Committee), Jennifer Soule (School Committee), Nancy Gustafson (Superintendent of Schools)

##### **Compass Project Management Representatives**

Jeff D'Amico, Tim Bonfatti

##### **Tappe Associates, Inc. Representative**

Chris Blessen

##### **Other Attendees**

Cathy MacInnes (Board of Selectmen), Bonnie Hilton (Board of Health), Lisa Hardin (Town Clerk), Amanda Jarvis Pruner (citizen), Sacha Loer (citizen)

#### **Land Transfer Article 97 Update**

The ESBC originally hoped to file Article 97 Legislation for the spring 2016 Session, but recently found out that that won't be able to happen until the next Legislative session which does not start until January 2017. This is driving the Spring MSBA and town approval schedule. The ESBC will use the extra time beneficially to further refine the preferred option while limiting the cost impact of the delay to the town.

#### **Project Schedule Update**

An updated timeline for the project was handed out to the group (Handout A). Within the next week or so there will be a cost estimate of the short listed options. The costs will then be given a thorough vetting. The Schematic will be fine-tuned to reflect the concerns of the community. Intent is to have the ESBC, School Committee and BOS approve the Preferred Schematic around 6/20. After this, the design team has agreed to take a hiatus through the end of October as a result of the delay in filing Article 97.

Throughout the summer, details will be sorted out as to what Article 97 requires. The Executive Office of Environmental Affairs will be engaged in order to get their approval on the swap land ahead of time. By the end of March 2017, there should be a definitive understanding of the MSBA's contribution. Community education regarding the cost of the project will begin in the Jan/Feb timeframe with the caveat that things may change. A special town meeting to vote on the project is being considered for the end of April 2017.

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The MSBA is targeted to review Design Development during June of 2017 and approve in July. Construction Documents would be started in June of 2017 and finish around December.

Construction Manager at Risk is an option allowed by the Commonwealth and offers the option to select a pre-qualified general contractor. This allows the general contractor to be involved in the design. Typically this results in less surprises and better pricing from contractors. It is more costly up front but usually saves money on disputes and time in the long run.

With a new build, the duration of the construction would be about 18-22 months, plus a year to take down the old building and complete the site work. For an ad/reno, the construction would take over three years with the students being shuffled around as different parts of the building are worked on. Groundbreaking is currently targeted for early October 2017.

**Craig Schultze made a motion to approve the new schedule dated 5/11/16. Diane Jurmain seconded the motion and it passed unanimously.**

#### New Business

Dave Baker presented a revised design concept for option 1C. Tappe's original option 1C utilizes split-level entrances into the hillside. The school grades are grouped into three learning community's by age. Construction on this scheme results in the temporary loss of one baseball field, basketball and the tennis courts. Baker's revision moved the school to a slightly different location that he felt would impact less of Town Park, keeping the tennis and basketball courts in use. After much discussion, it is believed that the impact to Cisco Field would be would be received poorly within the community. The committee and everyone in attendance were polled to see if they felt that Tappe should look further into Baker's suggestion. The majority felt that it should not be pursued further.

**Craig Schultze made a motion that we move forward with Tappe's 4 options including the 1C option as it was originally presented. Jon Wine seconded the motion. The vote showed 4 in favor – Wayne Klocko, Craig Schultze, Jon Wine and Denise Gibbons, and one opposed – Diane Jurmain. The motion passed.**

#### Invoices

A bills payable schedule for Compass Project Management for services rendered through April 30, 2016 was reviewed.

**Craig Schultze made a motion to pay Compass Project Management \$9,557.50.00 for services provided. The motion was seconded by Jon Wine and passed unanimously.**

A bills payable schedule for Tappé Architects, Inc. for services rendered through April 30, 2015 was reviewed.

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**Jon Wine made a motion to pay Tappé Architects \$17,000.00 for services provided. The motion was seconded Denise Gibbons and passed unanimously.**

**Minutes**

The meeting minutes from 4/6/16.

**Craig Schultze made a motion to approve the meeting minutes from 4/6/16. The motion was seconded by Denise Gibbons. Diane Jurmain abstained and the motion passed.**

**Adjournment**

Wayne Klocko made a motion to adjourn the meeting at 9:35 p.m. The motion was seconded by Jon Wine and passed unanimously.

Submitted by:

Kimberly Borst  
Elementary School Building Committee Secretary  
Town of Millis

The date of the next meeting of the Elementary School Building Committee will be June 15, 2016 at 7 p.m. in Town Hall, Room 130.