



FINANCE COMMITTEE MINUTES

ORLEANS TOWN CLERK

K. Daily, Asst

'13 NOV 18 10:14AM

Special Meeting of the Town of Orleans Finance Committee

November 12, 2013 at 5:30 PM in the Nauset Room of Town Hall

Meeting called to order by the Chair, Gwen H. Kelly at 5:30PM.

Present: Gwen H. Kelly, Vice Chair Dale Fuller, Ralph Cuomo, Joshua Larson, Mark Carron, Bill Weil, Paul Rooker. Absent: Recording Secretary Peter O'Meara, John Laurino

Gwen H. Kelly opened the meeting and commented that the purpose of this meeting is to review the NRMS roof replacement project, and she introduced Superintendent of Schools Dr. Richard J. Hoffman. She also welcomed two members of the BOS, Messrs. Alan McClennen and Dave Dunford, who she invited to participate in the Q&A following Dr. Hoffman's update.

After taking the podium, Dr. Hoffman explained that the timeline for this project began in July 2012 with a Habeeb and Associates asset study, and that the NRMS committee determined in January, 2013 that replacing major sections of the school roof is the highest priority project coming out of that study. Subsequently, in March 2013 at the request of the school committee, the district submitted a Statement of Interest to the MSBA (Massachusetts School Building Authority) for partial funding. In June, the MSBA notified the NRMS that they would **consider** going forward with it, and on June 5, 2013 the MSBA met and officially invited NRMS to participate, whereby a funding decision would be based on the outcome of a preliminary feasibility study paid for by NRMS, with reimbursement to follow later. It was decided that funding this study be expended from the schools E&D account and, in compliance with MA General Law, notification was given to each of the towns involved, none of which decided to obtain town meeting approval in order to go forward.

Dr. Hoffman also commented that the MSBA has assumed the responsibility for assigning both an Owner's Project Manager (Strategic Building Solutions) and an architect (ICON). The study is currently underway, where they are looking for such things as hazardous materials, and a draft report is expected by next week. The MSBA then has two months to review the report, and at their meeting on January 29, 2014 project approval, scope and budget will be determined. He also noted that MSBA reserves the right to change some of the projected costs, based on their experience with similar projects. If approved by the school committee in January, the architect will then prepare a bid package with detailed specifications and firm numbers, for presentation to Town Meeting. Because the portion of the

roof in question sits over major classroom areas of the building, it is desirable that the construction work be done during the summer when school is not in session. Finally, he indicated he would be working with the Town Administrators to determine how the project would best be funded. Funding support from the MSBA is expected to be a minimum of 31%, and might be as much as 37%. He also noted that costs would be allocated to the four towns (Brewster, Eastham, Orleans and Wellfleet) using the FY14 assessment rates. He then invited questions.

Mr Larson asked whether there had been any kind of energy audit for purposes of quantifying savings that would be realized. Dr. Hoffman indicated there had not been one, but he agreed it would be helpful for Town Meeting to have those metrics, in order to have additional support for approval. Mr. Fuller asked about whether solar heat had been considered, and Dr. Hoffman replied that it would be looked at again.


Mr Carron asked Dr. Hoffman for clarification re what section of the roof needs replacement, and what is its age and Gwen H. Kelly asked whether there is risk that the project is being pursued on a 'piecemeal' basis, such that NRMS might be coming back in a short time to fund another section. and Dr. Hoffman responded that he did not believe that was the case, but that it would be looked at more closely. He also commented that the slate portion of the roof has held up very well, but that it would be prohibitive to replace the section needing repair in slate. Mr. Rooker asked if there are other projects in the Habeeb study that need to be pursued, and Dr. Hoffman responded in the affirmative, and that a capital asset subcommittee of the NRMS committee that will be looking at a number of other projects as part of a five-year plan.

Mr. Cuomo questioned the basis for the allocation percentages for the 4 towns, and Dr. Hoffman replied that it is based on the population of school-age children in the respective towns, and not on enrollment. Mr. Weil asked what kind of warranty would be provided, and Dr. Hoffman replied that the material comes with a 20 to 25-year warranty, and that an additional 5 years of protection might be requested, depending on the additional cost involved. Mr. Carron circled back to Mr. Cuomo's question, and asked at what point the towns of Truro and Provincetown would be contributing to capital improvements, or whether this is already baked into their per-student charge, and Dr. Hoffman replied that this is currently in negotiation. Mr Carron then commented on the desirability of retiring the debt in a short period of time, but asked that the NRMS committee keep in mind that the Town has a number of capital issues on the table, and that the roof for the Middle School is just one part of that. Gwen H. Kelly then stressed the importance of getting all the projects out on the table, and Dr. Hoffman agreed that each project needs to be vetted and prioritized. Mr. Carron then asked if there might be opportunities to 'bundle' projects for the Middle School and High School, and Dr. Hoffman replied that there are no restrictions in the grants if that direction were taken.

Gwen H. Kelly then asked Messrs. McClennen and Dunford if they had any further questions for Dr. Hoffman. Seeing none, she then entertained a motion for adjournment, which was made by Mr. Fuller and seconded by Mr. Larson. 7-0-0

(Video: 31:39)

Respectfully submitted,


Ralph A. Cuomo

22-Jul-:

ESTIMATED COSTS PER TOWN BASED ON FY 14 ASSESSMENT RATES

NOTES:

- 11/14/2013

NAUSET REGIONAL SCHOOLS
MA SCHOOL BUILDING AUTHORITY (MSBA) - ACCELERATED REPAIR PROGRAM
REPLACEMENT OF MAJOR SECTIONS OF THE NAUSET MIDDLE SCHOOL ROOF

Project Update – November, 2013

RECAP OF PROJECT TIMELINE

- January 2013 Regional School Committee determines that replacing major sections of the Middle School roof is the highest priority project listed in the Habeeb Facilities Study (July 2012).
- March 2013 District submits a Statement of Interest to the MSBA for partial funding of the Middle School roof project
- June 4, 2013 Dr. Hoffmann informs Town administrators that the MSBA would be recommending the project at their June Board meeting. Transmittal includes a cost estimate of \$1.6 million.
- June 5, 2013 MSBA votes to invite Nauset into their Accelerated Repair Program. Letter includes cc to Chairs of each member town.
- June 21, 2013 Dr. Hoffmann writes to the Chair of each Board of Selectmen informing him that the Regional School Committee will be expending up to \$50,000 from the school's E&D account to conduct a required feasibility study. Selectmen may call for a special Town Meeting if they want citizens to determine if the School Committee may expend its funds on this purpose. Copies also sent to Town Administrators
- Sept. 12, 2013 Dr. Hoffmann writes to town officials to tell them the MSBA has officially invited Nauset into their Accelerated Repair Program. The MSBA assigns an Owner's Project Manager – Strategic Building Solutions and an architect, ICON.
- Sept-Dec ICON conducts feasibility study, prepares preliminary schematic designs and cost estimate.
- January 2014 MSBA reviews the feasibility study and determines if the project will proceed with MSBA funding.

