

## **Sutton School Building Committee**

Regular Scheduled Mtg., Wednesday, 2/3/10, 7:00 PM  
Town Hall Mtg. Rm.

**Present:** L. O'Neill, K. Stuart, R. Raymond, C. Watkins, M. Jerz, T. Harrison, J. Smith,  
W. Mead, G. Coulter, D. Davis, M. Roach, R. Weaver.

**Absent:** C. DiBella

**Guests:** V. Dube (Flansburgh Assoc.), J. Winikur (SBS)

1. Motion by Mike Jerz to approve the minutes of the 1/6/10 meeting. Second by Ken Stuart. Approved 11-0-1
2. Jon Winikur provided an overview of the discussion and decision by the MSBA BOD.

As was done by the SSBC, the pros and cons of retaining and renovating/expanding the Core Building were discussed by the MSBA BOD. Given the 20 year age of the Core Building and the site restrictions based on MADEP requirements for the wells, the MSBA BOD agreed with the decision of the SSBC.

The DC-1 option (see below) was accepted. This includes the middle school gymnasium (adjacent to the existing High School gymnasium) but with reduced area.

Also approved by MSBA BOD was use of some of the space in the Elementary School that will become available when the Middle School is completed for conversion to offices for the School Department Administration.

The next steps are to refine the basic building plan and prepare a package to go to cost estimators. That information, with the cost estimates, needs to be assembled and presented to MSBA by late-February in order to be reviewed and voted on at the March meeting of the MSBA BOD.

If cost is approved by MSBA, BOD, next will be a sequence of detailed design, presentation to SSBC and Town Meeting for approval, and funding.

Vince Dube presented information on the MSBA accepted layout. The starting point was Option C-1 which utilizes the Core Building and provides a long, linear layout of the High School and Middle School, physical connection to the Elementary School and entrance to the schools from the Putnam Hill Road side.

An alternative layout- designated as DC-1 – pivots the Middle School in a northerly direction starting at the connection point to the common area. The front of the complex will be a glass-enclosed entry/passageway for the High School and Middle School. The High School office will be at the northeast corner of the Core Building, which will be the left end of the entry/passageway. The Middle School office will be at the north end of that structure, which will be the right end of the

entry/passageway. Both will have an unobstructed view of the entry. To provide additional security, an internal glass partition will require persons entering the building to go to the High School office to gain entry. This partition will have some larger doors or panel that can be opened to allow easier access during public functions (games, town meeting, evening performances, etc.)

Some partial restructuring of the Core Building will be done to accommodate the Middle School gym adjoining the High School gym. This will also include structural changes to support a second floor area above the cafeteria, which will contain the library.

Structural design will also accommodate installation of photovoltaic system(s). Installation may be done during the construction phase if separate funding can be obtained or may be done as an upgrade in the future.

To the rear (southeast area) of the complex will be the auditorium with adjoining two storey structure to house audio/visual, music and art facilities.

A courtyard in the middle will provide open space between the Core Building and Middle School. Primary purpose is to provide natural lighting into the cafeteria and library in the Core Building, into the Middle School and into the hallway connecting these with the auditorium area.

After review of the design, the committee discussed the amount and placement of the glass. Christine Watkins questioned maintenance. Roger Raymond said that it should not be a problem to keep the glass clean, the maintenance staff would have to come up with a schedule. Lea Ann O'Neill noted the significant amount of glass on the north side of the building, which does not receive a lot of light. Glenn Coulter inquired about the types of glass available, e.g., low emissivity (low-e) or light filtering, which would require fewer shades. The committee discussed overhangs on the exterior of the building to provide natural shading. Vince Dube noted that interior shelving also could be positioned to provide shading from daylight. Donna Davis questioned heat loss through the glass. It was stated that glass currently available is double-paned and insulated resulting in far less heat loss than from the materials and designs available when the existing structures were built. Vince Dube stated that the cost estimations would be based on low-e glass with interior shades.

Total area of the new and renovated structures will be 179,000 sq.ft.

Outside of the buildings, the complex will include a covered walkway to the Elementary School to facilitate use of the music suite by Middle School and High School students. The locations of the existing baseball and softball fields may be reversed to reduce the possibility of a batted ball striking the buildings. A 60-space "overflow" parking lot may be placed between the existing sewer treatment plant and Putnam Hill Road or, the basketball courts may be moved to that location and additional parking located at the site of the existing basketball court.

Motion by Tim Harrison to take the DC-1 layout to the estimating phase. Second by Ken Stuart. Approved 10-1-1.

The conceptual pictures will be put onto the website.

3. Action on an information sub-committee (or some variant) was tabled pending more detailed information on the design and cost. However, the importance of disseminating the correct information to as many voters as possible in the brief time that will be available between the MSBA BOD decision and Town Meeting was discussed. Information on contacting various community organizations and groups should be sent to Wendy Mead at [wendymeadpc@verizon.net](mailto:wendymeadpc@verizon.net).
4. New Business
  - a) Informational forum at the Middle School auditorium on Thursday evening. Jon Winikur will review the process to date. Allan Ross will present an overview of the DC-1 layout. Jim Smith will provide some preliminary financial information.
  - b) Jim Smith spoke about the preliminary financial information. He stressed that these are only rough estimates – to be refined as the cost estimates are received and time line established.

Based on approximately \$60M total project cost, the town's share could be \$30M (although the state contribution will be greater than 50% of the school building costs, there are some costs – such as the School Department Administration offices and the field work – that will be solely town funded.)

The construction document phase is expected to require 9 months and the bid phase to phase 3 months. If the project is approved at Town Meeting and funding approved at the subsequent election, there will be some short term borrowing during FY 2011 to fund these steps.

Bonds would be issued in FY 2012, FY 2013 and FY 2014.

Based on \$340K average residential property value, the estimates of property tax increases for the school construction bonds are:

<u>Year</u>	<u>Bonding</u>	<u>Tax Increase</u>
2012	\$10M	\$235
2013	\$10M	\$465
2014	\$10M	\$690 (peak)

The tax decreases from the 4<sup>th</sup> through 20<sup>th</sup> years to approx. \$150 in the final year of the bonds.

5. Old Business

Motion by Roger Raymond to approve the minutes of the 7/15/09 meeting.  
Second by Ken Stuart. Approved 8-0-4.

Motion by Roger Raymond to approve the minutes of the 9/2/09 meeting. Second  
by Tim Harrison. Approved 7-0-5.

The next meeting is scheduled for Wednesday, March 3, 2010, 7:00 PM.

Motion by Jim Smith to adjourn, second by Donna Davis. Vote unanimous. Adjourned at  
8:51 PM.

Ross Weaver, Recording Secretary