

Winthrop School Building Assistance Committee
Joe Harvey Hearing Room Town Hall

Meeting: November 1, 2012

School Building Assistance Committee Members Present

David Dockendorf, Co- Chair	MaryLou Osborne Co-Chair	Barbara Flavin
Karin Chavis	Robert DiMento	Monica Ford
John Macero	Debi MacDonald	David Girard
Richard Lawton	Vinny Crossman	Anthony Evangelista
Gerald Boyle	Jim McKenna	Gary Skomro
Arthur Marcella		

School Building Assistance Committee Members Absent

Gail Conlon	Martha Kelleher	Dottie Donofrio
Jim Letterie		

Also Present

MaryAnn Williams, Skanska	George Metzger, HMFH Architects	Tina Stanislaski, HMFH Architects
Town Council Pres. Peter Gill		

Dave Dockendorf called meeting to order.

Dave accepted a motion by Barbara Flavin to approve the minutes of October 11, 2012

Second by Vinny Crossman

Open for Discussion

No Discussion

Vote: Unanimous with Gary Skomro abstaining

Financial Report/Deliverables

Two Invoices:

Motion by Barbara Flavin to approve invoice for Judi Buono, Secretary in the amount of \$300 for services rendered from July 26 through Oct 4, 2012

Second by Richard Lawton

Open for Discussion

No Discussion

Vote: Unanimous

Motion by MaryLou Osborn to approve Invoice #1311801-PDS-11601-12 from Skanska in the amount of \$4520

Second by Barbara Flavin

Open for Discussion

No Discussion

Vote: Unanimous

Unfinished Business:

Presentation of cost estimates:

MaryAnn Williams explained the Option Cost Matrix Handout **and the difference between construction costs, soft costs and when combined Total Project Cost.** Mary Ann explained that we could think of soft costs as anything that would fall out of a building if you turned it upside down, things such as furniture and equipment that wasn't attached or built in. George Metzger later added that soft costs would include the consultants. Many towns waive the cost of permits for town building construction but waivers on permits from the Town need to be confirmed before they can be considered cost savings.

Q: Mr. Lawton to Mr. Macero: if we do nothing will we lose our accreditation?

A: Mr. Macero: The state is leaving us alone at the present time because we are in this process. The ADA issue is one item that will affect our accreditation; there are also some educational programming items.

Q: If we do more than 30% of work to a building what happens?

A: You start triggering other issues such as bringing a building up to code

Q: Mr. Skomro: Is it the business of this committee to set the priorities of repairs to the high school?

A: Mr. Dockendorf : No, it is being able to tell the town what is the least we can do and compare it to the senior study, (of 2006) factoring in the change in codes, seismic changes, cost comparison and presenting the best recommendations

Dave Girard and Dave Dockendorf agreed that in order to be realistic about repair Option 1, there would need to be a priority list of repairs, using the Senior Study of 2006 and updating values listed there.

Reimbursement would then have to be figured out, if there would be any, on work to done over a period of time.

George Metzger urged the committee not to think of an option to doing nothing because Mr. Boyle will be doing emergency repairs which are at a full cost to the town. And at the present time the HS is not in ADA compliance

Mr. McKenna had previously sent out and now explained Debt Schedule/General Fund Debt Sheet and a Total Debt Chart.

Some assumptions: Size of the Project \$65 million 54% reimbursement rate from the State

- 46% cost to the Town
- Average Tax rate ...\$1.77 per thousand based on an average \$325,000 house
- The \$60-65 million assumption reflects the amount of appropriations requested for the feasibility study - \$900,000.
- **Current Options have carried \$3 Million for Miller's Field**

Mr. McKenna went on to explain our present debt obligation (on the elementary schools) ends in 2025. And we have refinanced all the debt we are able to.

Mr. McKenna explained that while the town has lots of “debt capacity” as a community we do not have a big “appetite for debt.” There has to be a strategy regarding new debt – assessing the “degree of pain” the community will be willing to endure.

Mr. McKenna also spoke of a Miller Filed Revitalization Project which will be a topic at the Town Council Fall Forum on October 23rd.

Q: Ms. Osborne: In order to get the community to vote for this we have to put this on the ballot. If the Town Council does not like what we choose as an option, especially the bottom line figure, can they refuse to put it on the ballot?

A: Mr. McKenna: Yes

S: Mr. Crossman: I’m not sure the town is ready to go along with a \$575 increase in real estate taxes

R: Ms. McDonald: We look at the operational costs. Fixing the buildings is not an option; we need to articulate to the townspeople the benefits of the big picture.

R: Mr. Macero: On Tuesday night, October 23, 2012 at the Town’s Fall Forum we will have an opportunity to present these facts to the town

R: Ms. McDonald: If you look at this thru an accounting aspect it might be prudent to show what you get for a minimum, moderate and maxim cost.

R: Skanska/HMFH can do that

R: Ms. McDonald: When we present that information to the town, we need to be very clear as to what is in each category: what we would get in each option and what we wouldn’t get in each option.

There was brief discussion of conducting an operating cost analysis which would help to make the case that operating costs would be reduced in the long run by having an updated building.

Q: MaryLou Osborne: Where do we stand with our Preliminary Design Program (PDP) submission to the MSBA? Have we received any feedback from MSBA?

A: MaryAnn Williams: Winthrop has submitted its PDP documents (copy of documents is on file at town hall). We will receive feedback from MSBA, which will probably occur by our November 1st meeting. We did already receive a request for a few documents that MSBA feels should be added. That request is being addressed.

George Metzger states that we will continue to look at our options. Mr. Metzger feels that he may be able to get a version of Option A pretty close to the 65 million that Mr. McKenna suggested was the figure the Council was comfortable with. Mr. Metzger will also look at option B and Option C. Option D, originally ranked third at our October 4th meeting, is now off the table due to the inability to sufficiently reduce costs.

Mr. Metzger stated that HMFH and Mr. Macero worked towards an educational target to arrive at the present options; now the consultants will go back and work to hit the financial target.

Dave Dockendorf reported that the website is up and running; it is a work in progress. He is in the process of checking documents and renaming them for the website. He will be sending them to Mr. Ruocco as planned for posting on the website.

At our next meeting there will be a discussion regarding the input meeting at the High School which will take place on November 14th at 6:30 P.M.

Redesign of the subcommittees will take place at the next meeting.

Adjournment at 7:45 by unanimous vote, based on a motion made by John Macero,

Vote: Unanimous

Respectfully Submitted

Judi Buono

Secretary

School Building Assistance Committee