

School Building Assistance Committee

Meeting Minutes of August 8, 2013

Members Present: Karin Chavis, Eileen Belastock, Robert DiMento, Dave Dockendorf, Barbara Flavin, Paul Giella, David Girard, Tim Gordon, Mary Lou Osborne, Gary Skomro, , Richard Lawton, Jim Letterie, John Macero, Jim McKenna,

Members Absent: Martha Kelleher, Arthur Marcella, Vinny Crossman, Anthony Evangelista, Debi McDonald, Monica Ford, Gerald Boyle

Also Present: Mary Ann Williams, Skanska, Tina Stanislaski, HMFH, George Metzger, HMFH

Visitors: David Osborne, Citizen, Mr. Mael, Town Council, Peter Gill, Town Council President, MaryAlice Sharkey, School Committee

David Dockendorf, Co-Chair began the meeting with the Public Comment section of the meeting at 6:05 P.M.

David Osborne commented: Why we weren't pursuing a higher LEED rating than "silver." Responses from D. Dockendorf and our consultants: Winthrop's designation as a "stretch code community" would be in keeping with what is required for LEED silver and achieving LEED silver for a public school building is a desirable and respectable goal. Site constraints and monetary concerns would prohibit seeking a higher LEED rating, usually only achieved by private companies and well-endowed institutions.

Another comment: how would reductions of \$5 million to reach the budget cap affect the quality of materials? The exclusion of Miller Field (a cost ineligible for reimbursement) from the project was done to reduce the budget to reach the cap set by the Town Council in addition to some reduction in total square footage. No reduction in quality of construction or materials will result.

Quorum established at 6:14 p.m.

The minutes from August 1, 2013 (amended to correct a date on the last page) were approved, based on a motion made by Dick Lawton, seconded by Paul Giela. Abstentions from this vote were noted by Jim Letterie, Barbara Flavin, Jim McKenna and John Macero.

There were no Invoices presented for approval at this meeting.

Mary Lou Osborne reported that the Town Council at its August 6th meeting postponed the vote to set the ballot question election date until the next meeting on August 20th. Jim Letterie confirmed. Mary Ann relayed that MSBA would want the Town Council to recommend the most appropriate election date for the success of the project and that is up to the town to determine that.

Budget Discussion/Tax Impact info: Tim Gordon reported that he had a conference call planned with the town's financial advisor, First Southwest on Tuesday. Tim is arranging to have our financial advisors, First Southwest be represented at our meeting on September 5th in order to provide a more detailed understanding of the borrowing process and associated costs. Tim reviewed a number of funding models and interest rate ranges we could expect to include a combination of short term and long term bonding arrangements. It was noted that **Winthrop has a AA3 credit rating which is considered a high grade and will have an advantageous effect on our interest rate.**

Update on Enabling Project Items: John Macero reported that a meeting is scheduled for Tuesday, 8/13 at 10 a.m. at which the Building Inspector, DPW Director, Facilities Director and Town Manager will join him in discussing these concerns.

Discussion of Presentation Format for August 15th Community Presentation: presenters will include: Project Manager, Designer, Town Manager, CFO, Superintendent, Facilities Director, and SBAC Co-Chairs. Tina offered to format the slides for the Power Point. Items discussed to be covered by the presentation were: latest floor and site plans, cost and reimbursement rate: base and additional discretionary points, tax payer impact, swing space, what happens to the Middle School, Maintenance Plan, and schedule for construction.

Committee members expressed various concerns that should be addressed during the presentation:

Maintenance personnel should be trained on sophisticated building systems.

Explanation of plan for re-use of Middle School building so community isn't facing another vacant building like the Dalrymple or Hospital building. Show that we're being proactive.

Distinguish between a prop 2 ½ override and a debt exclusion.

Show when debt for elementary schools is paid up.

Show the repair costs for the Middle School and High School and compare to cost of new.

Show difference in construction schedules depending upon when question is on ballot.

Explain that Miller Field is not part of this project. Show alternative way to address this issue.

Address concerns about utility costs. Show efficiencies of running one building instead of two.

A suggestion was made to have another presentation planned for a later date, after school starts again, and hold that meeting at the Middle School Auditorium.

Additional Services proposals and discussion: Both Skanska and HMFH offered proposals for additional services related to MSBA's Module 5 for Community Education regarding the project. (see attached)

Dave Dockendorf recommended that the proposal from Skanska omit any specific references to particular meetings and suggested considering the Project Manager a "Fact Resource," at any meetings deemed appropriate. Tasks described in each proposal should be made more general in nature, to allow for more flexibility. There was some discussion about the amounts listed in the proposals. Both Skanska and HMFH were asked to revise their proposals accordingly.

Since only \$700,000 of the full \$900,000 already authorized for the project (Feasibility Study) has been appropriated, Jim Letterie will request that the Town Council address appropriating the additional \$200,000.

Given that we don't have all the necessary funds already appropriated for these proposals, the committee unanimously approved \$10,000 each for Skanska and HMFH for the purposes of community education regarding the project, based on a motion made by Jim Letterie, seconded by Barbara Flavin to approve amounts for each Skanska and HMFH not to exceed \$10,000 for such purpose through September 30, 2013.

It was further advised that the co-chairs of the committee would authorize the participation of Skanska and HMFH at meetings/events during this time.

Realizing the role that visual representations of the project will play for the education of the community regarding the project moving forward, HMFH offered a proposal for renderings of the project. A motion was made by Jim Letterie, seconded by Robert DiMento to direct HMFH to create two renderings of the project for an amount not to exceed \$11,400. The subsequent vote was unanimous.

The committee voted unanimously to adjourn the meeting at 8:30 p.m. based on a motion by Barbara Flavin, seconded by Dick Lawton.