

School Building Assistance Committee

Meeting Minutes – February 7, 2013

Members present: Mary Lou Osborne, David Dockendorf, Karin Chavis, Robert DiMento, Barbara Flavin, Gary Skomro, Tony Evangelista, Tim Gordon, Gerry Boyle, Jim Letterie, John Macero, Jim McKenna, and Vinny Crossman

Members absent: Gail Conlon, Debi McDonald, David Girard, Skip Marcella, Martha Kelleher, Monica Ford, Richard Lawton, Paul Giella

Also present with the committee: Mary Ann Williams, Skanska, Tina Stanislaski, HMFH,
George Metzger, HMFH

Town Council Members: Peter Gill, Craig Mael

Visitors: Todd Sacco, School Committee Member, Dave Osborne, Citizen

Dave Dockendorf called meeting to order at 6:05

Mrs. Osborne pointed out that after receiving some comments regarding a minor inaccuracy in the minutes of Jan 17th, a review of the video from that meeting indicated 2013 that Mrs. Flavin did not ask to have herself removed from the Middle School Reuse Committee. Therefore the minutes should be amended to reflect that correction.

Motion to approve the minutes of January 17, 2013 as amended by Barbara Flavin
Second by Gary Skomro

Vote: Unanimous with one abstention Jim McKenna

Mrs. Osborne asked to be excused from the meeting temporarily to meet with the Town Clerk, Ms. Vitale in order to get the January 17, 2013 minutes certified in order to have them included with the MSBA submittal. She will be returning to the meeting.

Agenda Topics:

No Financial Reports/ Invoices this meeting.

Discussion of Winthrop Energy Comparison Sheet and Fin Com Questions:

Tina from HMFH explained the Financial chart (on file)...Exiting Building Verses New Design Options Comparison Summary.

Comparisons: Option A, B, and C

Mr. McKenna: Disappointed that there were not more savings using LEED

Gerry Boyle: Talked about the differences between construction requirements and maintenance from the 70's, -90's to today. It was repeated from a previous meeting that new systems that were all in working order would probably not require less energy than old systems that weren't all in working order.

Tina and others went on to explain things related to the LEED green construction:

1. Winthrop has adopted the "stretch code",
2. There are also the possibilities of rebates with National Grid,
3. possibilities of a new system such as "blue wave" giving us money for solar usage
4. better ventilation
5. better lighting
6. efficient systems
7. no extreme drop in temperatures
8. better air quality, which is a problem in both existing MS and HS.

George Metzger and Dave Dockendorf spoke of the advantages for young people and the staff, attending school in a building with green design, both for health and academic reasons.

In relation to academics many studies have shown that better lighting, good ventilation, better air quality, increase attentiveness, increase energy, show less absenteeism among students and staff and create an overall better learning environment. These studies are a constant.

Vinny Crossman:

Are the costs (heating consumption) accurate?

Answer: They are from town hall and based on last year which was a mild winter which would underestimate average consumption.

Traffic Study Update:

There were Three Bids

Vanasse Associates, VHB and Nitsch Engineering. Given the urgency by the committee of the need to get a traffic study underway the job was awarded to Vanasse Associates for \$10200. Although Vanasse was \$400 higher than one competitor (and approximately \$5000 less than the other) Vanasse was the only applicant who actually visited the site area. Mr. McKenna knew of their background and found that the company has an excellent reputation. HMFH requested this choice and Skanska concurred.

A brief discussion took place about workers unknown to the town, taking counts outside of school buildings at drop off and pick up times. MaryAnn Williams requested CORY forms from the town for the workers, and photos of the workers who will be in the area will be given to the authorities since they will be working in a school area.

Fact Sheet Project

Dave Dockendorf explained to the committee what Monomoy Regional High School used on their fact sheet, and Mary Lou explained what she and Vinny Crossman had found on the Hanover and Wayland's frequently asked questions fact sheets... In other towns, these were fully developed after the preferred option was approved by MSBA.

Dave: This is a project that could be developed now, if there are questions that should be asked, or added the committee should forward them David (Dockendorf), Mary Lou or Vinny.

General Questions/Comments:

We should describe what our options were.

Jim Letterie: What are the consequences of a No vote?

Jim McKenna: When you look at the issue of “doing nothing,” it is not an option; the taxpayers will have to do something, getting 50% (from the state) or patching old tired worn out buildings. Mr. McKenna relayed part of a conversation with the leader of another municipality who spoke of the opportunity for this project as a “watershed moment for our community.” Mr. McKenna thinks that we should leverage the most we can get for our community.

Mr. Macero spoke of the need to deal with the high school facility for the accreditation issue. The facility issue has been currently held at bay because of our pursuing this building project.

Mr. Osborne: 474 Votes was not a broad enough response to determine what the town wants, since the majority of votes were from parents of school children or school employees.

Mr. Macero: We have tried public meetings, one of which you attended, advertisements on the front page of the local newspaper, signs coming in and out of Winthrop, meetings posted on the Town and school web sites, but if you or anyone has any suggestions how to get information out to our citizens we will certainly appreciate their input.

Mr. Osborne: Miller field should not be included in the funding; the SBAC should be looking for grants. Here are a few possible charities or organizations that the committee should look into. (Mr. Osborne proceeded to read off a list)

Mr. Macero: The grants you are describing are matching grants (dollar for dollar) and throughout this process the SBAC continually looks for ways to save money, and yes, we do look into grants.

Mr. Sacco: Many people see the value in the schools but feel the buildings are not being maintained. Schools like Boston Latin are old and maintained

George Metzger: True, but a few years ago, Boston Latin spent 25 million dollars in repairs, you have to spend money to maintain the older buildings

Gerry Boyle: We can talk about lack of adequate maintenance, but we also must realize that some building systems which are 40-50 years old have outlived their usefulness.

Mr. McKenna: We are looking at piloting a “Maintenance Trust” option which would also allow us to gain additional reimbursement points, and the MSBA is very enthusiastic about us pursuing it.

The cost difference between Option A and Option B is \$100 a year

Mr. Sacco: I am hearing many say that they would not support Option B: a new school building for MS/HS. We should change our minds about the option to support Option A or have another backup ready if Option B does not pass.

Mr. Macero: The backup would be that the schools would have to repair both schools totally funded by the town. (No reimbursement by MSBA)

Middle School Building Re-Use Committee Update

Gerry Boyle explained the process and the conclusions of the committee which had at its basis the retention of the middle school building as a town asset.

Notes and minutes are on file and will be posted on the Town and school website

Motion by Gerry Boyle to accept this report from the reuse committee and include it with the submittal to the MSBA after taking out the words “and traffic” page 4 option F

Second John Macero

Open for Discussion:

Vinny Crossman: General concern among townspeople that this does not become a vacant building in the center of town

Vote: unanimous and Middle School Re-Use Committee were thanked for their work and report.

Progress in Preparation for Preferred Schematic Report Submission

1. Susan Eccles is presently working on the operational costs for the last three years
2. Mrs. Osborne had the necessary votes by town boards and committees certified by the Town Clerk, the final ones this evening.
3. Submittal will be completed by the fourteenth of February and it could take up to 6 weeks before the committee hears from MSBA
4. MSBA could ask the district representatives to come in to speak to them related to the Preferred Schematic Report prior to April 3rd

Due to school vacation and a consideration that some SBAC members would not be present to attend, the February 21st meeting has been rescheduled to February 28th. HMFH will schedule an upcoming Green Charrette workshop to get input from town stakeholders who have dealings with the buildings in town. The time commitment needed for the charrette will probably necessitate a day long meeting with the consultants reporting later to the SBAC.

NEXT MEETING February 28, 2013

Motion to Adjourn

Jim Letterie

Second:

Vinny Crossman

Vote: Unanimous

Respectfully Submitted

Judi Buono, Secretary