

School Building Assistance Committee

Meeting Minutes of June 26, 2013

Members Present: Robert DiMento, Dave Dockendorf, Paul Giella, Richard Lawton, Jim Letterie, John Macero, Debi McDonald, Jim McKenna, MaryLou Osborne, Gary Skomro, Vinny Crossman, Anthony Evangelista, Gerald Boyle

Members Absent: Karin Chavis Gail Conlon, Barbara Flavin, Monica Ford, David Girard, Tim Gordon, Martha Kelleher, Arthur Marcella

Also Present: MaryAnn Williams, Skanska, George Metzger, HMFH,

Visitors: Peter Gill, Town Council President David Osborne, Citizen, Ken Kilmain Citizen

David Dockendorf called the meeting to order at 6:07 P.M.

Clarification: this meeting is a continuation of the June 20, 2013 meeting

Public Comment:

Mr. Osborn expressed his opinions and requested information that needed to be researched

Motion by Tony Evangelista, Second by Mary Lou Osborn
to approve minutes of June 6, 2013

No Discussion

Vote: Unanimous

Finance:

Motion to approve invoice submitted for salary for Secretary Judi Buono in the amount of \$191.25, John Macero, second Vinny Crossman

No Discussion

Vote Unanimous

Motion to approve invoice submitted by HMFH in the amount of \$55405.00 by MaryLou Osborne, Second by Debi McDonald

Discussion:

Jim Letterie: when was the invoice sent out?

Response: several weeks ago with full explanation attached in the form of an email

After further explanation as to the contents of invoice Mr. Letterie chose to abstain from the vote because he did not have the invoice in front of him

Invoice was approved with one abstention

Geoenvironmental Engineering

A memorandum and proposal from McPhail regarding borings brought extensive discussions from the committee

MaryAnn Williams explained the memorandum/proposal to the committee

- While there has been some preliminary borings done the area, there has not been anything done specifically to the tanks
- Preliminary analysis would determine if the oil tank and surrounding area had any leakage
- MSBA will look for it results of testing, they give incentives for having it done
- This is considered standard procedure

Some questions:

- Pertaining to leakage: Gerry Boyle, Facilities Manager had an issue at the Middle school which needed to be addressed within 120 days would that apply in this situation if there were a problem?
- Can we do nothing now and wait until after the vote?
- Do we know what it would cost to take the tank out?
- If we pay \$8000 to have this done and it comes out clean but as construction moves forward and have put no additional monies into contingency and they find an unexpected problem do we pay an additional cost?

George Metzger: We are advising you take this out as an insurance policy and to carry a contingency fund for any unexpected costs. No Matter what you decide, the tank will have to come out.

Debi McDonald: I would recommend doing the borings with the provision that it does not trigger a 120 day provision that we remove the tank or contaminate soil.

Jim Letterie: I would like to see the 120 day provision changed to 360 days allowing us time to correct any problems.

MaryLou Osborne: Prior to this meeting I checked with the Fire Chief, Mr. Flanagan, the Public Works, Director Steve Calla and they have had any recent testing at the High School for the tanks or the soil.

Motion to Move the Question (no first or second)
Unanimous

Schedule Town Wide Vote

MaryAnn Williams explained time line differences between the November 2013 vote and the January 2014 vote

In November

- the design team would have an additional ten weeks bringing
- A CM at Risk would be on board sooner
- Early abatement
- Most efficient cost effective schedule

In January:

- an additional 3 months would be required for the modular's
- CM at Risk pushes construction start dates ahead 6 months
- Construction costs would escalate
- A January vote is not quite as a cost effective schedule as a November vote

Conversation:

Mr. McKenna comment: We have been at this for two years and the people still do not know what this is all about. A November vote may be too soon even a January may be too soon, I want this vote to be successful.

Jim Letterie: We are not a political group, but we are in a political environment we come to the meetings and still have different ideas, people will vote if we educated them but how are we doing that?

Debi McDonald: We can start now. We have people who are working on it; a November vote gives us the best chance

Dave Dockendorf: If we do proceed with a November vote then we have 120 days if it does not happened for a January vote, but if we wait until January then we have no other vote. We will have the scope and

project budget from MSBA in August and the project could cost 1.2 million dollars less if we vote in November.

John Macero: Our final submission is in August, the swing space committee is meeting, and we are pleased with that progress. Mr. Macero went on to explain that the Town council put a cap on the amount of monies the project could cost the town and if we go into a January vote any escalation cost would have to be considered in that cap

Mr. McKenna:

There is an absence of clarity. I want us to have the best chance of success; I want it to pass on one vote. I was just asked by parents today, what are the costs so we can talk about it to friends at our homes/parties? What are my taxes going to be?

We are in a political environment we need answers

As the discussion continued Mr. McKenna and Mr. Letterie felt that a lot of questions had been clarified.

MaryLou Osborne commented that she personally ccs all School Committee Members and Town Council Members with updated information regarding the status of the school building committee meetings, agendas, and the project.

Mary Ann Williams:

Stated that she admires what everyone does, their understanding of what the feasibility study is, all the issues involved, the progress the committee has made, their focus and dedication.

Tony Evangelista had left the meeting due to a previous commitment and was not present for the vote

Motion:

Gary Skomro: Motion to make recommendation to Town Council to vote for a November 5 2013

WMS/WS vote Ch 149A CM at Risk project

Second: Debi McDonald

Open for Discussion

No further Discussion

Vote:

Dave Dockendorf Yes

Robert DiMento Yes

Paul Giella Yes

Richard Lawton Yes

John Macero Yes

Debi McDonald Yes

MaryLou Osborn Yes

Gary Skomro Yes

Vinny Crossman Yes

Jim McKenna No

Jim Letterie No

Gerald Boyle No

Tony Evangelista, had left meeting due to previous commitment

Motion passed

Swing Space

John Macero explained the updated swing space; a new meeting will be scheduled for July, 2013

New Business Items:

Website:

Vinny: Approve monies to pay a student to work on the website

Second: Jim McKenna

Motion withdrawn

- Discussion: Layman doesn't understand websites
- Skanska's company would be too expensive
- Fundraiser to hire a communications company to sell this project could be an option, and manage website

Motion by Mr. McKenna: to authorize the communications subcommittee \$2000 for the development of the website

Second by: Vinny Crossman

Vote: Unanimous

Other Services:

HMFH handed out a proposal dated June 26, 2013 describing temporary swing space required for construction of the new Middle High School Project.

George Metzger explained Task I and Task II as described in the proposal.

Motion: to have swing space committee review proposal

Second: Jim Letterie

No discussion

Vote: unanimous

John Macero: Will this give us enough time to submit it to the MSBA with our submittal

George Metzger: No

Gary Skomro: I believe you also need the School Committee's approval to use modulars.

Public Comment Policy

Draft copy of new public comment policy handed out to committee:

MaryLou Osborn: since the School Building Assistance Committee does not have one I drafted one and would like feedback

Dave Dockendorf: would like to see a few changes

Mr. Gill: Will give the Committee a copy of the Town Council's for review

Tabled until next meeting

Next meeting

July 10, 2013 the budget

July 18, 2013

Motion to adjourn, Vinny Crossman

Second

John Macero

Vote: Unanimous

Respectfully Submitted

Judi Buono, Secretary