

School Building Assistance Committee

Meeting Minutes – May 30, 2013

Members Present: David Dockendorf, MaryLou Osborne, Karin Chavis, Barbara Flavin, Robert DiMento, David Girard, Martha Kelleher, John Macero, Arthur Marcella, Gary Skomro, Vinny Crossman, Jim Letterie, Debi McDonald, Richard Lawton, Paul Giela

Members Absent: Jim McKenna, Tim Gordon, Gail Conlon, Tony Evangelista, Richard Lawton

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

Visitors: Peter Gill, Town Council President, Lisa Howard, Assistant Superintendent, David Osborne, Citizen, Ken Kilmain, Citizen, Marcie Moline, Citizen

David Dockendorf called the meeting to order at 6:04 P.M.

Sol Solution Presentation

Dr. Soren Harrison, CEO and Founder of the non-profit Sol Solutions made a presentation on the use of solar panels on the roof of the proposed building. The benefits to the school district included: free installation of solar panels, non-profit to manage operations and maintenance of the system, guaranteed electricity prices to the district, lower than rates from local utility company for 20 or more years, access to educational curriculum related to solar energy, STEM (Science, Technology, Engineering and Math) and green entrepreneurship, and potential to receive educational grant monies for Title 1 schools.

Dr. Harrison explained that as a non-profit his company chose to reinvest profits into educational benefits for schools. His company is in discussions to install solar panels with various school districts both in MA and RI with both existing and proposed buildings. He suggested that if we were to consider adding solar panels eventually, we should construct the building to account for the 5 -10 pounds per square foot additional weight of the panels. An added benefit in adding the solar panels would be to benefit our LEED application.

Questions from the committee raised issues including: use of solar power as back-up when electricity to area goes down, “as built” drawings needed to prepare roofs of existing buildings for panels, need to tie in to the building’s electrical system, public bidding process related to the PPA (power purchasing agreement), warranty on panels and inverters, disposal of panels as hazardous materials, concerns about risk to district if company goes out of business.

Dr. Harrison will make sure that we get copies of the presentation slides. He stated his willingness to have the Sol Solutions staff available to come back to us if we want to pursue the solar panel installation.

Motion

by Barbara Flavin to approve minutes of May 16, 2013

Second by Jim Letterie

Vote: Unanimous, minus one **abstention** (Richard Lawton)

Finance:

Dave Dockendorf announced that Judi submitted an invoice for paper and toner for \$262.97, but since it wasn’t distributed in time to the committee, we will take it up next week when the committee has copies.

Public Comment:

Citizen David Osborne commented.

Geo-piers Additional Information

Discussion was postponed until next week when additional info will be provided

Design Update and Discussion:

George Metzger and Melissa Greene from HMFH presented three options: Option 3 (as presented at the May 16th meeting, Option 3A and Option 3B. The design team solicited from the committee comments and preferences regarding different features of the three designs, keeping in mind the goal to refine the design to be the most efficient. Discussions included: strong support for two elevators among some committee members and the Assistant Superintendent/Director of Pupil Personnel Services/SPED Director and the general desire by the committee to maintain an option of two elevators as the design moves forward, suggestions to exchange the Team and Strength Training rooms, moving the Pre-K lab to the front corner of the building to facilitate parent pick up from that site, general approval of moving the library to an outside wall, allowing more natural light and serving as a separation between MS and HS areas, and the appreciation for more project space for MS students.

Update Timeline

Mary Ann Williams distributed handouts of the Project Schedule Milestones. It's important to understand the impact of when the town vote takes place related to the escalation of project costs. We are on course to have the project approved at the October 2nd MSBA Board Meeting. If we wait until after that milestone to have the Town Council begin the process to put the town approval of the project on the ballot, we would be looking at a mid-January vote. As described by town officials to the design team, the process is a 90- day window in which the Town Council and Secretary of State must weigh in on ballot language and provisions for printing need to account for six weeks to plan for absentee ballots. If the Town Council would be willing to consider getting that process started early, by getting ballot language approved, pending MSBA official approval, we could possibly have the vote in November as previously considered. (We **will likely** know by **mid- to late** August **after the** MSBA's Project Scope and Budget Conference what total reimbursement points will apply and what project items might be excluded from reimbursement. **Project Scope and Budget Conference date to be scheduled by the MSBA**). **Other communities have held Town votes prior to MSBA BOD when the Project Scope and Budget Agreement has been executed meaning all project costs and reimbursement of eligible costs is understood. The Project Scope and Budget Agreement represents the MSBA's commitment to reimburse the District for an Approved Project with a particular scope and budget provided that the District has met all applicable prerequisites and has secured local funding.**

Some discussion took place regarding the January vote versus a November vote. When we first started this process together we were in conversations about a whether to plan for a March or June 2013 vote. We have built cost models based on what point in time construction will take place and we account for escalation accordingly. Decisions for differing reasons and valid reasons were made along the way that pushed out the anticipated timing of the vote incrementally. Changes in the timeline impacts timing of when bid documents are available for the final design, timing of bidding the project, creating a shift in time of year for when demolition and construction would take place. This also lengthens the amount of

time needed for swing space rental, and exposes us to escalation costs in general as the economy continues to recover.

A suggestion was made to present an argument supporting moving back to the November vote to the Town Council.

Swing Space

John Macero reported that since his release last meeting of swing space plans he has some constructive input from the community at large. He presented his updated plan that would allow for the middle school building for 9-12 use only. (In this plan, Parks and Rec would remain in the building.) This could be accomplished by utilizing non-regular classrooms spaces at the Gorman Fort Banks School to temporarily house Grade 3 classes, along with four portable classrooms (ongoing discussions with building principal, Ms. Pearson.) Fourteen portables classrooms on the grounds of the Cummings would house all of Grade 8 and some of Grade 7, with the rest of Grade 7 and Grade 6 to be housed in existing classrooms in the Cummings School.

Mr. Macero projects the cost of 18 portables to be \$2.5 Million.

Further discussion brought up again the possibility of using space at St. John's school to save on the total cost of portable classrooms. Mr. Macero stressed that some renovations related to handicapped accessibility would need to be made before considering St. John's and that the Pastor was willing to discuss the proposal further. Mr. Macero stated that a more detailed analysis would be worked on during the summer and invited interested members from the committee to join a subcommittee for this purpose.

Fact Sheet

Due to extended discussion on previous topics, the discussion of the Fact Sheet is put off until the next meeting on June 6th.

Motion to adjourn Barbara Flavin 8:25p.m.

Second Vinnie Crossman

No discussion

Vote: unanimous

Respectfully submitted by

Mary Lou Osborne, filling in for
Judi Buono, Secretary