

High School Building Committee Meeting Minutes

Meeting date & place: 7 pm, December 13, 2016, Pentucket High School

Library

Members Present: Laura Costigan, Bill O’Neil, Earl Baumgardner, Mark Tocci, Lisa O’Connor, Elisa Grammer, Kim Jackson, Joe Torrasi, Dena Trotta, Bill Daley, Mike Stevens, Wayne Adams, Greg Labrecque, Jeff Mulqueen, Greg Hadden, Jonathan Seymour. **Members not present:** Denise Dembkowski, Glenn Kemper, Stephanie Seeley, Carol McLeod

Public present: Rick Parker and Liz Callahan, West Newbury Energy Advisory Committee

Minutes

Committee Chairman Seymour noted that during its meeting just prior to this full Committee meeting, the Owner’s Project Manager Subcommittee approved its meeting minutes. He then presented draft minutes of the High School Building Committee’s November 22, 2016 meeting. *The Committee approved the draft minutes unanimously.*

Progress Update OPM Subcommittee

Mr. Labrecque provided an overview of the Subcommittee’s activities, including creation of a point system to rate OPM candidates. The Subcommittee had voted to approve the Request For Services packet for OPM solicitation and contracting. He noted that this packet tracks standard Massachusetts School Building Authority language and procedures, and that his MSBA contact indicated that the packet looks good in terms of meeting MSBA criteria. This MSBA contact suggested accelerating the schedule, which is now reflected in the RFS packet.

Green School Building Considerations

In response to Ms. Grammer, Mr. Mulqueen explained the cost/benefit analysis for Green Building Consideration in the RFS packet concerns specific MSBA criteria covering a wide range of issues (including some inapplicable to Pentucket, such as those relating to improving urban areas surrounding the school). This enables a school district to garner points and ultimately achieve a rating as Gold, Silver or Bronze. The packet’s reference to “costs and benefits” of Green Building relate to the benefits in terms of MSBA scoring for purposes of the state’s financial contribution to the project. The idea is to use the OPM’s expertise to go through these criteria and assess their applicability, cost and benefit to Pentucket in MSBA scoring.

It was further explained that the design scheme stage is where more detailed decisions will be made about specific Green Building investments. MSBA's overall expectation is to go green. Mr. Jackson further inquired about use of solar, observing that he is currently working on a construction project with a large solar component.

Request For Services

Mr. Labrecque went over Project Objectives under consideration in the RFS—things that matter to Pentucket. He further discussed and explained components in the RFS packet designed to provide expeditious consideration, planning and ultimately construction while meeting applicable requirements.

The Committee voted unanimously to approve the draft RFS packet for OPM solicitation.

The Committee voted unanimously to authorize Mr. Labrecque to make minor editorial changes to the approved OPM RFS packet based on subsequent MSBA recommendations without another Committee meeting and vote, provided that the Committee members are given prior email notice of such change(s) and a 48 hour period to object, with any objection requiring a meeting to consider the change(s).

Next Steps

Messrs. Seymour and Labrecque described further key dates and actions contained in the RFS packet, including work of the Subcommittee, negotiations conducted solely by Mr. Labrecque as the contracting officer and final OPM selection by the whole Committee.

In response to Ms. Trotta, Mr. Jackson described the OPM hiring process for Bagnall School, where 11 initial responses were whittled down to 7, and then 3 from which a final selection was made. He stated that it will likely take 5-6 years to get a new school opened.

In response to Mr. O'Neill, Mr. Labrecque offered assurance that the \$700K set aside for the initial planning process will suffice—more design funds will not be asked of the towns. He added that the \$700K cash up front favorably impressed the MSBA.

In response to Mr. Torrissi, Mr. Labrecque noted that whether each of the 3 towns would need both an affirmative town meeting vote plus a vote of the town to fund the school would depend on factors such as whether an override is needed.

Mr. Seymour summed up: Mr. Labrecque will send out the approved RFS and as necessary will make minor adjustments as recommended by MSBA pursuant to the procedures the Committee just voted to approve.

Adjournment

7:40 pm

Meeting Documents

1. 12/13/2016 Meeting Agenda
2. 11/22/2016 Draft Minutes
3. Draft MSBA OPM RFS Packet

Respectfully submitted,

Elisa Grammer
School Building Committee Secretary