

High School Building Committee Meeting Minutes

Meeting date & place: 6:30 pm, October 10, 2017, Pentucket High School Cafeteria

Members Present: Dena Trotta, Glenn Kemper, Carol McLeod, Greg Labrecque, Denise Dembkoski, Michael Stevens, Jonathan Seymour, Emily Dwyer, Wayne Adams, Bill Daley, Kim Jackson, Greg Hadden, Jeff Mulqueen, Stephanie Seeley, Joseph Torrasi, Joel Breen, Elisa Grammer. **Members not present:** Laura Costigan, Mark Tocci, Andy Murphy, Bill O'Neil.

Owner's Project Manager: Jon Lemieux, Vertex.

Designer: Brad Dore, Jason Boone, Jon Richardson, Dore & Whittier.

Public present: Tom Flaherty, West Newbury Citizen; Elizabeth Callahan & Richard Parker, West Newbury Energy Advisory Committee.

Minutes

Committee Chairman Seymour presented draft minutes of the School Building Committee's September 12, 2017 meeting. *The Committee approved the revised draft minutes unanimously.*

Working Group Update

Mr. Seymour reported that the Working Group met three times to date. The usual meeting time is Thursday morning at 10-11 or so. He explained that what was to follow in this meeting would be largely a progress report from those meetings.

Board of Selectmen Presentation

Mr. Dore reported that as an important step in outreach to Pentucket towns, the consultants and others will meet with all three of the Boards of Selectmen, ideally on the same night, to report progress to date and additional steps (Modules) in the Massachusetts School Building Authority (MSBA) process. Andy Murphy, a member of the School Committee, the School Building Committee and the Working Group, will make the presentations.

Mr. Dore then gave a powerpoint draft of that presentation, which showed that the current district buildings are dated and old, with worn out systems that have created such episodic crises as broken pipes and electrical explosions. Further, the current structures were designed and built in the Eisenhower era and are now outdated in terms of modern and future educational practices.

The presentation then turned to timelines of what had been accomplished to date and what needed to be done pursuant to MSBA Modules. Module 3, the Feasibility Study, is just

beginning and critical town votes on school funding (related to Module 5) are planned for fall 2018.

Mr. Dore continued that Module 4, Schematic Design, includes permitting, selection of sites including athletic fields, and then a detailed cost estimate for the primary option selected. This estimate will be generated by two separate consultants and reconciled. This in turn is presented to MSBA and there will be a determination of overall cost and Pentucket's share. Realistically, because of caps and limitations in what MSBA covers, MSBA's share will not ultimately be 52% but rather 40-50%. Once the costs are determined, the three towns will vote to supply the balance of funding, completing Module 5. Next (assuming affirmative votes) is Module 6, Detailed Design, and then Module 7, Construction, which is expected to last for some two years. The building should be complete in the fall of 2021 or spring of 2022.

At that point, the presentation to the Selectmen will open up for questions.

Mr. Dore stressed that the goal of these presentations is to have everyone engaged and excited about this project. He endorsed Mr. Kemper's suggestion that the Selectmen invite other boards or committees within the towns that may be interested. It is better to present to the many, not the few. Mr. Dore added that there are also plans to provide periodic updates to the Boards of Selectmen in each town, ideally altogether in one meeting, inasmuch as this is a district-wide project.

Existing Conditions Data Collection

At present, Mr. Dore explained, a team of architects, engineers and others including food services experts are delving into the current situation and will be looking at all the potential options. This includes a high-level review of costs for purposes of comparison. The MSBA process requires that six options (likely with some variations) be examined.

Mr. Dore stated that within two weeks of this coming Friday, October 13, the consultants will have gathered their data on existing conditions. They will then draft an Existing Conditions Report that will be provided to the Pentucket administration for review and polishing. This document will then be finalized and ready to be added to necessary MSBA submissions.

Visioning Sessions

Dore & Whittier's Jason Boone, the educational facility planner along with Ms. Rae, outlined the planned Visioning Sessions. The purpose is to develop an understanding of educational goals, which will be translated into the physical facility.

Three workshop-oriented Visioning Sessions are planned to allow input and feedback, at which *everybody* is welcome. This process will conclude with a document containing high-level guiding principles that will be a touchstone throughout the remaining project.

- 1) The first session will be informational, focusing on what the new building should be capable of now and in the future. It will occur November 8 from 4 p.m. - 8 p.m. in the Pentucket high school cafeteria.
- 2) The second session will identify deficiencies in the current structure. Major issues include the grade configuration (7-12 or 9-12) and how the building would be organized in terms of public vs. private spaces and major site elements. [In response to comments at this meeting, the time for this session will be November 15 from 6 p.m. – 9 p.m. in the Pentucket high school cafeteria.]
- 3) The third session will drill down into site features and spaces, such as what is needed for the arts, space sizes, and adjacencies. [In response to comments at this meeting, the time for this session will be December 13 from 6 p.m. – 9 p.m. in the Pentucket high school cafeteria.]

The goal is to encourage participation by a full cross-section of citizens in all three towns, who would ideally attend all three sessions, which build on one another. Mr. Kemper noted that starting at 4 p.m. may create difficulties for interested community members who work. Mr. Seymour explained that although there is no perfect time, a 4 p.m. start time would make it easier for students and staff—a key group—to attend. The plan is to serve food to enable participants to last to the 8 p.m. closing time. Fifty attendees would be viewed as a success, but the Visioning Session organizers will be prepared to handle as many as respond to the invitation.

When some Committee members noted that they had not heard about the Visioning Sessions until this meeting, Dr. Mulqueen responded that he had sent the information to all of the towns' Councils on Aging, and Boards of Selectmen, as well as Pentucket teachers, parents and youth athletic groups. Dr. Mulqueen emphasized to the Committee that this is your project and this group needs to disseminate the invitations and public information. Mr. Dore agreed that this aspect of outreach applies to all constituencies and goes beyond just the educational piece.

Mr. Seymour also reported that the Visioning Sessions will be filmed, edited to make them digestible, and made available to town cable services. Opportunities for additional input will be provided to those unable to attend in person. Dr. Mulqueen added that the sessions will be held at the high school because it is important that the community understand just what conditions currently exist. Ms. Dwyer observed that only three sessions will take place; it is reasonable to expect people to make that time commitment for such an important project. Additionally, those who are unable to attempt promptly at 4 p.m. might come as soon as possible after work.

Mr. Boone explained that once the Visioning Sessions are complete, a draft outcomes document will be prepared, summarizing the key findings. The Educational Vision will determine the layout and the preferred option. Mr. Richardson of Dore & Whittier said that this draft will be finalized in consultation with the School Building Committee, which will receive timely updates on the Visioning Sessions. At this stage two foundational documents will be prepared to meet MSBA requirements: 1) the educational narrative and 2) the space summary. These documents will address such conceptual options as the grade configuration.

Mr. Boone further noted that other outreach meetings will be taking place in addition to the Visioning Sessions. Town finance committees and others will be brought into the loop.

Completed School Construction Project Visits

Mr. Boone described three tours to allow the committee to see examples of completed new school construction. While these tours are also intended to be widely available to interested parties, the School and School Building Committees will be a starting point for invitees. The following schools have been identified:

- 1) 10/30, 9-11 a.m.—Dearborn MS/HS Stem, Boston (Boston Society of Architects event, RSVP required)
- 2) 11/9, 11 a.m.- 1 p.m.—Scituate MS/HS, Scituate
- 3) To Be Determined—Fairchild Wheeler HS—Bridgeport, CT (fits with innovation school; may be virtual tour)

Construction Delivery Method: Construction Manager vs. Design Bid, Build

Mr. Dore explained the pros and cons of using a Construction Manager (CM) as part of the consulting team as opposed to the traditional MSBA mechanism of multiple bid packages to obtain electrical, mechanical and other General Contractors. While common in private construction projects, MSBA rules have only recently allowed use of a Construction Manager. This requires an application to the Inspector General—a process that takes approximately 120 days.

Mr. Dore stated that his firm's experience has led to a preference for use of a CM for large, high caliber projects. The CM can be brought in early as part of the design process, providing valuable input. In response to Mr. Labrecque's inquiry about the cost and means to pay for an additional consultant, Messrs. Dore and Lemieux of Vertex, Pentucket's Owner's Project Manager (OPM) explained that Pentucket would not at this stage encounter additional costs because the CM would perform one of the cost estimates in lieu of the OPM. Mr. Richardson added that it is important to have a CM on board with the team at the time of the cost estimate so that the CM owns the Guaranteed Maximum Price (GMP). Mr. Jackson stated that he is currently serving as OPM on a large school construction project and that using the CM has been advantageous. Mr. Dore noted that having a CM may also

reduce litigation risk and improve things like phasing to decrease impacts of moving students mid-year, for instance.

Mr. Dore continued that the disadvantage of a CM is out-of-pocket cost. MSBA says a CM may add as much as 10% in cost—which could be a high estimate. In terms of value in saving time and achieving a better result, Mr. Dore concluded that the cost is repaid with other value.

Mr. Dore circulated to Committee members a document entitled *Pros/Cons of Design-Bid-Build vs. Construction Manager at Risk vs. Design/Build—What's the Difference?* He asked the Committee to consider this and be ready at the next meeting in November to make a hard and fast decision on this question so that if a CM is decided upon, the CM could join the team in a timely fashion. *The Committee voted unanimously to approve the consultants' immediate preparation of an application to the Inspector General for a CM. The Committee further generally agreed to make a final decision at the next meeting on the question whether to use a CM.*

LEED Sustainability Presentation

Mr. Dore explained that the MSBA uses Platinum, Gold or Silver Leadership in Energy and Environmental Design (LEED) v. 4 Standards that if met (at any of the three levels) result in additional incentive points increasing the MSBA's contribution to building costs. The MSBA's overall cost caps and limitations still apply, but this can add 2% to MSBA contributions toward costs. Among the benefits of LEED certification are lower life cycle costs, enhanced lighting, better acoustics, and overall wellness. This also can become another selling point for the new school building.

Mr. Dore said that it costs about \$7K to apply for LEED certification. Mr. Lemieux added that this is a major commitment that requires fees and tracking and extensive documentation for compliance. The requirements extend beyond investment in energy efficiency to encompass storm water management, recycling of demolished materials, and other sustainability factors. The disadvantage is that it can cost 2-3% in additional upfront costs to meet the LEED target.

In response to Mr. Kemper and West Newbury Energy Advisory Committee Member Richard Parker, Mr. Dore said that the long-term cost savings will more than pay for the additional upfront costs. It was clarified that West Newbury (which is slated to house a large portion of the school building) is a Green Community with energy efficient stretch building codes applicable to the new school construction. That alone reflects 20% greater efficiency than the baseline code. In response to Mr. Torrisi, it was explained that the strategy is to aim high for Gold and then have leeway to meet Silver. Whether the Silver level is met is determined at the time of completion, when a checklist is finalized as the job is done. Along the way the consultants have a good idea of the project's standing. Mr. Dore has never had a

job that failed to achieve the LEED target. LEED targets are, however, more difficult with a renovation than with new construction.

Mr. Dore added that a consultant expert in LEED certification would put on public charrette (at \$3K) if desired. Mr. Jackson further described his experience with the LEED process, starting even with what is in dumpsters for demolition—is there appropriate recycling? Dore & Whittier has extensive experience in this arena and, for instance, develops specifications for green products used in construction. *The Committee voted unanimously to pursue LEED certification and to delay consideration of the charrette costing \$3K.*

Next Meeting

It was generally agreed that in view of the tight timeframes and significant work ahead, the Committee would plan to meet at 6:30 p.m. on the second Tuesday of each month, with additional meetings as may be necessary. The next meeting in November will produce a definitive decision on the question whether to use a CM.

Adjournment

8:14pm

Meeting Documents

Dore & Whittier powerpoint presentation

Document entitled *Pros/Cons of Design-Bid-Build vs. Construction Manager at Risk vs. Design/Build—What's the Difference?*

Respectfully submitted,

Elisa Grammer
School Building Committee Secretary