

High School Building Committee Meeting Minutes

Meeting date & place: 6:30 pm, April 10, 2018 Pentucket High School Cafeteria

Members Present: Bill Daley, Stephanie Seeley, Denise Dembkoski, Wayne Adams, Greg Labrecque, Carol McLeod, Mike Stevens, Andy Murphy, Dena Trotta, Glann Kemper, Jeff Mulqueen, Bill O'Neil, Greg Hadden

Owner's Project Manager: Jon Lemieux and Steve Theran, Vertex.

Designer: Brad Dore and Jon Richardson Dore & Whittier.

Public present: Tom Flaherty, Joanna Blanchard

Minutes

Committee Chairman Seymour presented draft minutes of the School Building Committee's March 22, 2018 meeting. *Minutes approved unanimously.*

Upcoming Meeting Dates / Schedule

Jon Richardson reviewed the list of dates that are coming in the month of April and May, which consist of a variety of meetings to gather public input on the semi-final options and allow the SC and BC to make decisions ahead of the PSR submission in June.

Brad Dore mentioned that we have not received MSBA feedback on the PDP, that should be soon. Minor feedback from MSBA would not be a big deal, however major issues could impact the schedule leading to PSR in June. Jon Lemieux said he would be at the MSBA offices the next day and should receive some informal feedback on the PDP.

CM at Risk Selection Sub-Committee

Jon Lemieux informed the committee that the Inspector General has approved moving forward with the selection process. We will send out a request for qualifications. Our plan is to create a sub-committee to work through the process and bring a recommendation back to the full committee, much like had been the process for OPM and Designer selection. The sub committee should consist of 1 representative from Dore and Whittier, 1 representative from Vertex, and 3 representatives from the Building Committee. The committee unanimously appointed Bill Daley, Joe Torrisi and Jonathan Seymour for the subcommittee to work along with Jon Lemieux/Vertex and Brad Dore/Dore&Whittier.

Working Group Update

Upcoming work on the site includes Geo tech borings scheduled for April vacation week and meeting with the Conservation Commission regarding the request for determination also next week.

Site Development

Jon Richardson reviewed some site options with and without the retention pond including building location, field locations and parking options. This included some thinking about how to separate the car and bus traffic on the campus.

Details on Semi-Finalist Options

Brad Dore reviewed some options on the 4 semi-finalists, including a variation on the 3 story option. This also included more information on the cost impact of these options. Repair/Maintenance – Phasing of Construction – modular classrooms – type of construction: new, reno, addition – impact of MSBA reimbursement. Review of the factors that differentiated the 10 options such as phasing, site location, grade configuration, and relative cost. Real costs were also shared for each of the 10 PDP options. Discussion about what is an eligible cost and what will be the project reimbursement percentage. Concerns were raised that the estimated costs shared are higher than expected and would be a challenge for the communities to support. Joanna Blanchard suggested we should consider a HS only option which would be less expensive. Carol Macleod these options were more expensive

than the cost estimate we heard for Winthrop with similar student enrollment size. It was suggested that it would be important to develop a cost of doing nothing for those who think that is a good option as a point of comparison. Andy Murphy commented that the story we have to build is that we have no better option and no better alternative than to address these needs. Greg Labrecque asked for clarification regarding the items included in the estimate. Brad Dore clarified that the costs for site, building, arch, OPM, furniture, demolition, technology and fields are included. The only thing not included is district offices, because we have not designed a solution for the space yet. For the final portion of the meeting the committee gathered around tables to look at scaled models of buildings placed on scaled diagrams of the site.

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