

Minutes (draft)
School Building Advisory Committee
Hartwell Multipurpose Room
August 26, 2014

The Chair called the meeting to order at 7:05 p.m.

Attendees:

SBAC: Vin Cannistraro, Owen Beenhouwer, Becky McFall, Peter Sugar, Steven Perlmutter, Tim Christenfeld, Ken Bassett, Buck Creel, Maggy Pietropaolo (Absent: Gary Taylor, Douglas Adams, Hathaway Russell)

Dore & Whittier: Jason Boone, Jon Richardson, and Don Walter

Others: Renel Fredriksen, Peyton Marshall, Adam Greenberg

I. Project schedule

Dore & Whittier (DW) briefly offered an overview of updates to the schedule. The dates of some public meetings are still TBD.

II. Overview of scope for cost estimates.

DW has reviewed previous work on the Lincoln School facilities and has prepared a Preliminary Facilities Scope for review at this meeting, comprising 124 components for submission to the cost estimator. There is an additional list of 23 components under the Preliminary Educational/Site Scope, for review by the Committee following input from the district's educational leaders.

DW asked about the assessed value of the building – a figure that is important for code triggers. SBAC I used a value of \$22 million, which may be the depreciated value and not the assessed value. The Board of Assessors has a value of \$30.4 million for the Ballfield Road complex. Buck Creel will follow up with the Assessors and with the Town Finance Director to clarify the assessed value.

DW needs a copy of the Schematic Design Report. BC will provide.

DW will add a comments column to indicate work that would be done together, and to indicate whether the specific task is required, recommended (or not) or optional.

III. Line-by-line review of Facilities Scope:

The Committee discussed in detail the list of components for which DW will obtain cost estimates (not including potential changes to the building for direct improvements to the educational program). These cost estimates will aid the

Committee and the community in creating a number of project options – the inclusion of any specific item on the Preliminary Facilities Scope does not indicate any position by the Committee on whether that item should be included in one of the comprehensive proposals.

F-1: DW will add item for per-classroom cost of sound field system.

F-2: DW will start with an estimate of the basic replacement cost, and then the Committee can discuss upgrades, improvements, and bundles. The directive from the Committee is to make sure that when we select materials, we are making smart choices, not automatically replacing the existing material.

F-8: This line item entails the replacement of carpeting with VCT, but there may be different flooring solutions for different spaces.

F-9: The replacement of the 12x12 spline ceiling may be required by code (and would in any case be entailed by any disassembly of the ceilings for the installation of a sprinkler system), but we may also want to install a different kind of ceiling because the current one is very difficult to maintain (and ugly).

F-15: This item may not be relevant if the entire 2nd grade wing is replaced.

F-18: This work is already authorized.

F-21: Here, as with many other items, there is the possibility of phasing the improvements (e.g., hallways now, classrooms later).

F-23: Will we need cables in the future?

F-31: DW will add a line item for refurbishment rather than replacement.

F-34: There is an acute need for upgrade here. This is the highest priority for the teachers, and the members of the Committee strongly believe that the unit ventilators are not adequate, and that, in particular, the need will be more acute if the windows and roofs are tightened.

F-35: Clarification that the MSBA won't pay for seats and such in the auditorium, but they will pay for HVAC in the auditorium.

F-38: To what extent is the school to be treated as a single building rather than two buildings?

F-39-40: Since 2002, water quality has been sufficient. Full replacement of the water system may not be necessary.

F-45: There may not be enough chemistry in middle school to justify chemical treatment tank, but will include the cost anyway as there may be a need for this in the future.

F-47-49: The inclusion of these items raises questions about the current security regime – the district may an integrated solution (which would include, perhaps, a link to Reed).

F-51: DW asked for clarification on this item so they can get a meaningful cost estimate. The Committee indicated that it is interested in any incremental cost of structural work on a replaced roof necessary to support a full array of solar panels.

F-62: This work is currently underway.

F-66: DW will include alternative design solutions.

F-75: This is more about reorganizing the locker room spaces, not just about replacing the plumbing.

F-109-110: DW thinks it would be valuable to understand the cost of new boilers as a stand-alone item, but the Committee felt that F-109 should include some cost for waterproofing the below-ground boiler room.

F-113: AC is not for staff lounge, but for school offices.

DW will return to 9/9 meeting with cost estimates for Facilities list, will meet in the meantime with educational team to clarify Educational/Site Scope.

DW asked Committee members to contact them over the next week with input on any items that they may have missed.

IV. Planning for 9/2 meeting

At the meeting on September 2 with representatives from Town boards, Becky McFall will introduce the DW team, and then DW will lead discussion with members of town boards. SBAC members are encouraged to allow conversation to proceed between town board members and DW team. Becky will invite the Town Building Inspector. Tim Christenfeld will represent the School Committee at the table.

V. Minutes

Steven Perlmutter made a motion, and Peter Sugar seconded, to approve the minutes for the meeting of August 13, 2014, with some revisions. The Committee approved unanimously. Steven Perlmutter made a motion, and Peter Sugar seconded, to approve the minutes for the meeting of August 19, 2014, with some revisions. The Committee approved unanimously.

VI. Adjournment

Becky McFall moved to adjourn at 9:45. Maggy Pietropaolo seconded. The Committee approved unanimously.

Respectfully submitted by Tim Christenfeld.