

# East Bridgewater High School Building Committee



## Meeting No. 6

Date & Time: 7:00 pm Monday 4 October 2010

Location: EBHS Library

### Attended (✓) Name, Affiliation

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#### East Bridgewater High School Building Committee

David Floeck, Co-Chair  
✓ Ryon Pratt, Co-Chair  
✓ Martin Crowley  
✓ Elizabeth Hayes  
✓ Thomas Hamilton  
✓ George McCabe  
✓ Theresa McNulty  
✓ John Haines

✓ Cheryl Pooler  
✓ Domenic DeAngelo  
Peter Spagone  
✓ Susan T. Cote  
✓ Patricia Coppola-Lugo  
✓ Paul Viera  
George Samia

#### *RFWalsh Collaborative Partners:*

Joe Naughton  
✓ Paul Kalous  
✓ Allyson Toner  
Inger Hamre-Foley

#### **Ai3:**

✓ Scott Dunlap  
Jim Jordan  
Troy Randall

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1. Meeting called to order by Co-Chairman Ryon Pratt at 7:05PM
  2. The Building Committee passed on meeting minutes 9/27/10 and will vote next meeting.

#### Old Business

3. Ryon Pratt discussed Thursday's community event and said it was a success and everyone agreed they were pleased with the outcome. There was an estimated 250 - 300 people from the town who attended. The community email list is up to about 500 as of now.
4. MSBA sub-committee nothing to report at this time.
5. Paul Kalous introduced RFWCP agenda for the evening. The project budget was introduced. Paul emphasized the importance of knowing the project total is not a final number and the reason for introducing the budget so early is only to eliminate future discussions regarding amenities that the town will not be able to afford and also to understand where the project is currently at. Paul indicated that it is important for the town to look at what they really need and use the project success definition as a reminder of that. The number will need to be worked out and there are many factors at this time that can change but it is important for the Building Committee to see what number is being worked with.
6. Paul Kalous and Scott Dunlap discussed the difference between and "alternate" costs and "ineligible" costs in reference to the MSBA budget form. An alternate cost is required by the state to be pulled out from the budget

in order to see the full cost of a piece of the project. For example, the MSBA would like to see the total cost of the waste water treatment facility so when they look at the budget they know that cost is ineligible and will not be included in the reimbursement but it will still be part of the total project cost. This allows the total cost of that part of the project to be taken out of the total project cost when the MSBA calculates the reimbursement. The ineligible costs are the costs that the MSBA will not reimburse for (ie turf fields, waste water treatment facility, football stadium etc).

7. In previous model schools \$270 per square foot was the number used to calculate the construction cost of the building. This number includes the building and the sitework. In order to separate the two line items, 10% of the total cost was subtracted to figure out the total sitework cost. This is an estimate and is subject to change. Additional site work costs were included in this number as a buffer to account for the sitework discussed (ie multiple synthetic fields, football stadium, practice fields, outdoor restrooms etc.) All items subtracted from the sitework is dollar for dollar off the total number that the town will have to pay. All items subtracted from the building is a percentage off the total number based on the reimbursement from the MSBA.
8. Scott Dunlap indicated that it is important to realize Whitman Hanson was built 8 years ago and the costs are different now than they were back in 2003. Whitman Hanson was built before the construction inflation which began shortly after the school was built and continued to rise until about 2007. In 2008 the costs began to move back down therefore now is a good time to build because although it is still higher than in 2003, it is much lower than it would have been in 2007 and may be in the future. The town should consider this when comparing the total project costs to other model schools. Scott also indicated the number that goes to town meeting is the budget amount not the bid amount. Radical assumptions on the bid amount should not be assumed based on previous projects.
9. The Committee agreed that the number presented on the budget is currently too high to bring to the town and they will need to work hard to decide what is absolutely necessary for the project to be successful and what can be sacrificed in order to lower the number to something the town will be able to afford.
10. Budget was discussed further for ways to begin eliminating costs. Eliminating the district offices from the new school will lower the total project cost but it would require the offices to move to the middle school which would take space away from the middle school and also require additional costs later on. Tom Hamilton thinks the offices would be more efficient at the high school. Eliminating the outdoor restroom facility would save money however if the stadium is built there are specific codes that need to be followed as far as how many restrooms are required based on the number of seats in the stadium and the distance of the stadium to the school. Other issues dealing with parking and other site costs will need to be discussed further by the subcommittee.
11. Paul Kalous discussed potential dates to move the project forward. The working groups will wait to meet until after the meeting with the MSBA which should take place by next week. Ai3 will work on the site plan and bring to the next two meetings for the committee's input before a public meeting takes place. Ryon Pratt issued a motion to hold a public informational meeting for the site plan on November 1<sup>st</sup>, 2010 at 7:00PM in the High School Auditorium.
  - a. Tom Hamilton accepted the motion.
  - b. 2<sup>nd</sup> by George McCabe.
  - c. Vote – Unanimous
12. Presenting the site to the planning board was discussed. Pare Corporation will speak to a member of the planning board to see if they would like a preliminary submission of the site plan in order to place their input before the site is developed further.
13. Design/Program updates were discussed. Design can not move further until meeting with MSBA. After the meeting, the Committee will have a better understanding of what the size of the building should be based on the MSBA. From there the Committee will need to decide what direction to move the program.

14. Scott Dunlap asked that the EBHSCB start thinking about what technology they would like in the new building for design purposes. Scott needs input on the staff they currently have to support the new technology and if the committee plans on having staff that will run and maintain these systems (ie security access control, lighting, sound, network electronics). Scott explained that Whitman Hanson had complex systems but they had significant technical staff that could support the systems to ensure those new, expensive technologies designed in the building were able to be used. The committee agreed that they do not have that type of staff at this time and will need to consider what they want for the future.
15. The Building Committee will not meet next week. Working groups will meet after the meeting with MSBA to report and discuss outcomes.
16. Ryon Pratt issued a motion to adjourn the meeting at 9:30PM.
  - a. Tom Hamilton accepted the motion.
  - b. 2<sup>nd</sup> by Cheryl Pooler.
  - c. Vote - Unanimous

**Future Meetings:**

<b>Date</b>	<b>Time</b>	<b>Group</b>	<b>Location</b>
18 Oct 10	7:00 PM	EBHSBC	EBHS Library
25 Oct 10	7:00 PM	EBHSBC	EBHS Library
1 Nov 10	7:00 PM	EBHSBC	HS Auditorium

*These notes will become part of the project record as written, unless corrections or additions are received in writing within 6 days of distribution.*