

# East Bridgewater High School Building Committee



## Meeting No. 10

Date & Time: 7:00 pm Monday 8 November 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 Vieira  
✓ George Samia

#### *RFWalsh Collaborative Partners:*

Joe Naughton  
✓ Paul Kalous  
✓ Simon Tempest  
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 7:03PM

#### Old Business

2. Secretary Report
  - a. The building committee voted to accept Meeting No. 8 minutes dated October 25, 2010
    - Motion by – Ryon Pratt
    - Second by – Theresa McNulty
    - Vote – Unanimous
  - b. The building committee voted to accept Meeting No. 9 minutes dated November 1, 2010
    - Motion by – John Haines
    - Second by – Thomas Hamilton
    - Vote – Unanimous
3. Co-chairman Report – No update.
4. Reports/Actions of Sub-Committees
  - a. Susan Cote reported from the Educational Programming Working Group that an email from Chris Alles from the MSBA stated that they have accepted the total square footage of the school but are still looking to reduce the size of the custodial and tv studio spaces. Scott stated that the total square How many students was the school designed for?

- b. footage on the latest version of the space programming is 211,970SF. The custodial space is over the MSBA guidelines by 324SF. The MSBA are likely to make the extra square footage ineligible cost.
  - c. John Haines motioned to reduced the square footage of the custodial space by 324SF to total 2,338SF
    - Second by – Cheryl Pooler
    - Vote – Unanimous
  - d. Patricia Coppola-Lugo asked about the number of elevators. Scott Dunlap stated that the current design has one elevator and adding an extra elevator would cost an additional \$350,000 - \$400,000. One elevator will comply with code, and other schools with the same square footage also have one elevator.
5. The committee discussed the tv studio space and asked Scott Dunlap to inquire with the MSBA on their plan of participation on the tv studio space so that the committee can have final discussions with the cable company and reach a final discussion. Scott Dunlap stated that the committee must reach a decision soon so that Ai3 can start the next step in designing the school.
6. John Haines reported on the maintenance working group meeting, held today at 6:00PM. RFWCP has offered to meet with the head custodians at all the school buildings and draft a maintenance plan. RFWCP will submit an extra service request shortly and start the process. The maintenance plan will assist the town and committee with determining the needs and the report will be part of the required submission to the MSBA.
7. Scott Dunlap reviewed the revised site plan. The current plan is to use the restrooms in the school as the stadium is within 300' of the school. Ai3 to meet with the East Bridgewater Plumbing Inspector to review. Scott Dunlap stated that they are removing the planned restrooms from outside and reducing the size of the district office in order to reduce the ineligible costs for the town.
8. Ryon Pratt stated that he currently is in acceptance of the site plan but would like the committee to review the cost associated with each alternate on the plan prior to final decisions. Scott Dunlap stated that Ai3 and RFWCP will be meeting tomorrow with their cost estimators to review the site plan to come up with estimated cost.
9. Scott Dunlap handed out a copy of preliminary floor plans and reviewed some of the changes. Susan Cote stated that the size of the district office is partially for storage of records on personnel and students as required by law. Currently the storage area required is the size of a typical classroom.
10. RFWCP handed out an overview of Natural Grass vs. Synthetic Field cost and general information for the committee to review. The synthetic field is more costly but drains better, and the town can get more usage and even rent it out. Paul Kalous stated there have been several reports written on the potential health effects of synthetic turf and the conclusion is that a person must consume large amount of the product in order for it to become hazardous to your health.
11. Local government compliance – No update.
12. George Samia presented to the committee on the financial process. He spoke about the process a few years back and how the process has changed. The general suggestion from George Samia is to take advantage of current low interest rates and bond the project fully shortly after the town vote. The Town will start the payments on the bond the following year. The town was recently re-assessed and has received a really good rating - AA3, which is as good as a town the size of East Bridgewater can get.

The new process will audit the project throughout the duration and be 95% done with the audit by the time the project is complete. There will be 30 year bonds available to the town, which will have a higher interest rate but the overall cost to the Town would be much greater, \$9 - \$12 million more in interest on a \$30 million bond. George Samia recommends that the town stay with a 20 year bond and save money.

George Samia also mentioned that the bonding company will assist with the language for the town vote. RFWCP handed out later in the meeting a statement from MSBA on their required language for the town vote meeting. George Samia stated that the committee must remember that the town will be voting on the total estimated project cost, not just the portion that the town will be responsible for. He will confirm that a 2/3 vote will be needed to pass on the project.

13. Ryon Pratt stated that Ai3 invoices have been reviewed and recommended for payment by RFWCP. The first invoice is Ai3 invoice 2B-1003 in the amount of \$118,866.12 for basic services
  - Motion to approve the invoice - Cheryl Pooler
  - Second by – Thomas Hamilton
  - Vote – Unanimous

The second invoice is Ai3 invoice 2E-1003 in the amount of \$18,219.03 for extra services which includes payment for traffic consultant and geotechnical testing.

1. Motion to approve the invoice – Beth Hayes
2. Second by – George McCabe
3. Vote – Unanimous

14. Cheryl Pooler stated that members of the committee are meeting with the member of the Lions Club tomorrow, Tuesday, November 9<sup>th</sup>.
15. Educational community – No update.
16. The committee agreed that next Monday's meeting on November 15, 2010 will be held at the HS Library.
17. Ryon Pratt issued a motion to adjourn the meeting at 10:00PM.
  - a. Second by Tom Hamilton
  - b. Vote – Unanimous

**Future Meetings:**

<b>Date</b>	<b>Time</b>	<b>Group</b>	<b>Location</b>
15 Nov 10	5:00 PM	EBHSBC	Superintendents Office
15 Nov 10	7:00 PM	EBHSBC & Community	EBHS Library
22 Nov 10	7:00 PM	EBHSBC	EBHS Library
29 Nov 10	7:00 PM	EBHSBC	EBHS Library
6 Dec 10	7:00 PM	EBHSBC	EBHS Library
13 Dec 10	7:00 PM	EBHSBC	EBHS Library
20 Dec 10	7:00 PM	EBHSBC	EBHS Library
3 Jan 10	7:00 PM	EBHSBC	EBHS Library
10 Jan 10	7:00 PM	EBHSBC	EBHS Library
19 Jan 10	7:00 PM	EBHSBC	EBHS Library
24 Jan 10	7:00 PM	EBHSBC	EBHS Library
31 Jan 10	7:00 PM	EBHSBC	EBHS Library
<b>7 Feb 10</b>		<b>TOWN MEETING</b>	
8 Feb 10	7:00 PM	EBHSBC	EBHS Library
9 Feb 10	7:00 PM	EBHSBC	EBHS Library
<b>12 Feb 10</b>		<b>TOWN VOTE</b>	

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