

East Bridgewater High School Building Committee



Meeting No. 11

Date & Time: 5:00 pm Monday 15 November 2010

Location: Superintendents Office

Attended (✓) Name, Affiliation

East Bridgewater High School Building Committee

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|--------------------------|-------------------------|
| ✓ David Floeck, Co-Chair | ✓ Cheryl Pooler |
| ✓ Ryon Pratt, Co-Chair | ✓ Domenic DeAngelo |
| ✓ Martin Crowley | Peter Spagone |
| ✓ Elizabeth Hayes | ✓ Susan T. Cote |
| ✓ Thomas Hamilton | ✓ Patricia Coppola-Lugo |
| ✓ George McCabe | ✓ Paul Vieira |
| ✓ Theresa McNulty | George Samia |
| ✓ John Haines | |

RFWalsh Collaborative Partners:

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

Ai3:

- ✓ Scott Dunlap
- Jim Jordan
- Troy Randall

The purpose of this meeting was to review and discuss the most recent project budget that would result in a consensus by the committee for a projected project budget that can be brought to the community.

1. Paul Kalous presented the project budget to the committee.

- a. The budget is based on the construction cost of the project and all fees (OPM, Arch, etc) are calculated as a percentage of the construction cost.
- b. The cost per square foot used to calculate the construction cost was based off Natick High School @ \$237/sqft because it was also a model school and the most consistent in size with East Bridgewater.
- c. The sitework of East Bridgewater mirrors the sitework at Plymouth North High School, also a model school, with the same number of playing fields, parking, etc. The sitework numbers presented are based off the contractor bids from Plymouth North High School due to the similarity in scope. These contractor bids were bid competitively.
- d. Alternates not included in the sitework:
 1. New district offices
 2. Track
 3. Turf field
 4. Bleachers
 5. Irrigation
 6. Wastewater treatment
- e. There is a 2% construction cost escalation included in the budget which accounts for the increase in construction costs in two years when the project will be bid.
- f. The owner's contingency is 5% of the construction cost.
- g. The total projected project cost for the proposed East Bridgewater 7-12 School is \$76,108,130.
- h. Paul Kalous indicated that after discussions with Chris Alles from the MSBA, a 64.26% reimbursement rate is anticipated for East Bridgewater. This has not been officially agreed upon however and will not be until after the

MSBA board approval. This number was calculated by taking the Town of East Bridgewater's reimbursement points (calculated by the MSBA formula based on the town's socioeconomic factors), plus five (5) points for being a model school, plus one (1) point for the maintenance plan, plus two (2) points for green building innovations.

- i. The MSBA subtracts the alternates from the total project cost before applying their reimbursement rate. The MSBA share is projected to be \$42,731,730 of the total project cost. The town's share will then amount to a projected \$33,376,401.
 - j. Scott Dunlap indicated that the estimates that have been presented in this budget were developed differently than Norwood, Plymouth, and Natick. All three of these model school's budgets were developed by a cost estimator in which case the numbers are much more conservative. This East Bridgewater budget has been developed based on actual numbers that are close to the realistic bid. It is important to understand that a bid \$11M under budget which happened at Natick High School, would not occur based on the way this budget was developed.
 - k. The budget presented assumes that the outdoor restroom facility for the stadium will not have to be constructed.
 - l. FF&E is pulled out of the budget to show that the MSBA will reimburse for \$1200 per pupil for furnishings and \$1200 per pupil for computer equipment. Susan Cote asked if other schools have found that this amount is adequate. Scott Dunlap indicated that this number can vary significantly from district to district and it is difficult to compare to other schools but usually the FF&E budget exceeds the \$2400 per pupil allocated by the MSBA. FF&E consists of anything loose in the building such as desks, science kits, band instruments, conference tables, library books etc. Vocational and technical equipment is a major expense that is also considered part of FF&E and this cost would depend on how much of the existing equipment would be reused. Other areas that need to be looked at carefully to stay within budget are band/music and the auditorium.
 - m. The budget does include retaining walls, the football field (including moving the field and the bleachers with an occupancy of just under 1500), and the TV studio. Currently the TV studio is listed as an alternate. In order to convince the MSBA to participate in the space the committee will not only need to present a good argument for why the space is necessary, but also involve the representatives that originally went to the MSBA to initiate the new school project, Alan McCarthy and Tom Kennedy.
 - n. The tennis courts are included as part of the building sitework.
 - o. The utility fees line item refers to the cost allocated for a contract with NSTAR or National Grid. Local utility companies will give rebates and grants but the money has to be paid upfront and once the project is complete the refund is granted.
 - p. The wastewater treatment plant is estimated to cost \$2.8M and will include the sitework. This cost was originally anticipated to be \$3M but there may be an opportunity to utilize the Strongs Field parking lot rather than the middle school for the leech fields which is half the distance saving \$200,000.
2. Cheryl Pooler presented a spreadsheet that showed the estimated tax increase per household based on a \$32.5 Million dollar debt exclusion.
- a. The higher priced homes have dropped and there are more homes falling within the average home value of \$320,000.
 - b. Homes assessed at \$350,000 would have a tax impact of about \$399.
 - c. The average tax bill will be approximately \$365 per household. This average is calculated based on average assessed values within Class 1 which consists of all condos, multi-family, and single family homes. The average home in East Bridgewater is assessed at \$290,000.
3. The committee discussed the budget further. A fact sheet will need to be developed to deliver the information to the community appropriately. The fact sheet should stress the reimbursement from the MSBA, the extremely low interest rates and construction costs at this time. It will be important for the community to understand the cost of a complete renovation of the existing building and the fact that the MSBA will not reimburse to renovate the existing building. David Floeck indicated that the cost of a renovation is likely to equal the cost of the town's share on the proposed new school. A renovation project will not address the issues that this project will include. The septic issue has to be addressed at this time because the current permit from DEP is provisional.

4. At the end of the meeting, Co-chair Ryon Pratt went around the room and asked each committee member if they were comfortable and supported the end result number of \$76,108,000 total project and anticipated \$33,500,000 cost to the town after MSBA re-imburement. With an approximate cost of \$365 per average household based on numbers supplied by Cheryl Pooler and an anticipated 64.2% reimbursement from the MSBA. All committee members affirmed their support for these numbers. Additionally, Ryon Pratt specifically polled Scott Dunlap, Joe Naughton and Paul Kalous as to whether or not they were comfortable with these numbers as a proposed and projected project cost to be publicly supplied to the community. They all indicated their assurance that these numbers were ok.

These numbers represent the entire project including retaining walls, ball fields, school, site work etc.

They do not include the following:

- a. Outside stadium bathrooms
- b. Reimbursement from the MSBA on the TV Studio (still being negotiated)

Future Meetings:

Date	Time	Group	Location
18 Nov 10	8:00 AM	Business Association	TJ Smiths
18 Nov 10	2:00 PM	High School Students	Auditorium
29 Nov 10	7:00 PM	EBHSBC	EBHS Library
3 Dec 10	7:00 PM	ABC – Holiday Party	Commercial Club
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 11	7:00 PM	EBHSBC	EBHS Library
10 Jan 11	7:00 PM	EBHSBC	EBHS Library
19 Jan 11	7:00 PM	EBHSBC	EBHS Library
24 Jan 11	7:00 PM	EBHSBC	EBHS Library
26 Jan 11	10:00 AM	MSBA Board of Directors	Boston
31 Jan 11	7:00 PM	EBHSBC	EBHS Library
7 Feb 11		TOWN MEETING	
8 Feb 11	7:00 PM	EBHSBC	EBHS Library
9 Feb 11	7:00 PM	EBHSBC	EBHS Library
12 Feb 11		TOWN VOTE	

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

q.