

NORTON PUBLIC SCHOOLS
Norton, Massachusetts

NORTON HIGH SCHOOL BUILDING COMMITTEE
MINUTES OF MEETING
December 14, 2010
Norton High School Library

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Attending: NHS Building Committee: Superintendent Patricia Ansay, Chairman Kevin O'Neil, Mark Powers, Michael Flaherty, Paul Helmreich, Ray Dewar and Robert Salvo;
School Committee: Chairman Drew Mackie, Deniz Savas, Marge Werner (left at 8:10 p.m.), Tom Golota (7:30 p.m.); **Board of Selectmen:** Chairman Robert Kimball, Tim Giblin, Mary Steele (left at 8:10 p.m.); **Finance Committee:** Vice-Chairman Tom DeLuca, Michael Thomas, Jackie Desrochers, Bill Rotondi

Also attending: Tom O'Neil, Margaret Wood, Jennifer Pinck

Call to Order: The meeting was called to order at 6:40 p.m.

1. Mr. O'Neil gave Project Summary before turning it over to Pinck & Co. He stressed need for support from other Town Boards. Mr. O'Neil also conveyed challenges of the building and breakdown of the \$600,000 Feasibility funding.
2. Pinck's presentation – Jennifer Pinck began stating that hopefully by 12/23 we'll have an architect on board. J. Pinck introduced Margaret Wood. Tom O'Neil, she stated, would take over during construction and pricing. Margaret stated that we are all focused on the June Town Meeting. She made the following points:
 - Schedule is very aggressive
 - Challenges of existing building
 - MSBA has better process now
 - Reimbursement rate – how determined
 - Incentive points
 - MSBA process is now a two-step process; Feasibility through March, 2011 and Schematic through May, 2011
 - June – Debt Exclusion Vote and preparation between May 25th MSBA meeting and June 8th Town Meeting vote, then within 1 to 2 weeks the Debt Exclusion vote, most likely around June 15, 2011
 - "Paying for the Project" – There are two types of costs: reimbursable and non-reimbursable costs. After talking to people in the industry, low end of project is \$20 million and high end is \$30,000 or \$8 million or \$13 million Town cost or \$80 per year per household or \$140 per year per household tax bill. Mr. O'Neil restated that for every \$4 million of borrowing, the average homeowner's cost is 1%, per the Town Accountant. Pinck & Co. utilized a

square footage price for renovation and new construction. Mr. O'Neil wants the Boards present to be aware of these ranges. Margaret stated that we should have discussion relative to this. Mr. Mackie reminded people to be aware that we should not mislead the residents but if we change the project cost then we lose credibility with the community, realizing that we would have to forgo various pieces of the project to stay within the \$20 million range. Mr. Golota concurred, stating that perception is important. Mr. Mackie suggested having the high price as an option for the voters. Mike Thomas agreed but stated that the various priced options have to be put out there early. Mr. Golota agreed. Mr. Kimball stated nothing bad about raising the price as we will be finding more items that need to be addressed. Mr. Helmreich reminded the group that the MSBA has told us this is our "one shot" at repairing the building for the next 30 years. So, it should be done right.

- The Town must have all the costs outlined and will have no appetite for the school/town to come back to the Town for more money to do something else major to the high school after this project, without reimbursement. Track and sewer should be part of package even if they are non-reimbursable. Mr. Kimball stated that this project must be done right. Mr. Giblin stated that we need to get everything out there to the public.

Sheri Cohen, parent, interjected that her parent group is getting information out about what is happening and why.

Mr. Salvo remarked that study must occur very soon relative to the options for the septic system. Margaret will follow up with the MSBA. She had met with Mr. Salvo and Mr. Kimball regarding three (3) sewer options varying from no cost, to medium cost, to significant cost to the Town. Mr. Kimball stressed that it must be determined if the MS Wastewater Treatment Facility can support both the Yelle and High Schools. Mr. Kimball recapped the sewer issue in town; Tri-Town agreement, MS Wastewater Treatment Facility, or another Wastewater Treatment Center here on the High School site. Mr. Hemreich is concerned about the timing of the Tri-Town option. The new option we know we can do is the MS Treatment Center that can be accomplished by Fall 2013. The road infrastructure is already in place. If that option is chosen, the "flow" can always be reversed towards the Tri-Town Center. If the Tri-Town option is realized before construction, we can change to that option.

Deniz Savas' opinion is that the \$30 million project may be easier to sell, as it makes sense, meets our goals and is more compelling.

- Margaret detailed what comprises the project and impacts costs. The project reaches \$30 million with not too much trouble. A 10% contingency should be added in also.
- Location of addition ^{100' x 226' SPACE} ~~(10,000 sq. ft. on 2 floors)~~ on south side of building was on original site drawings in 1970.

- Cafeteria is undersized; kitchen is poorly designed causing 4 lunch shifts, one starting at 10:24 a.m.
- Margaret continued to explain the floor plan challenges, critical work and possibilities, including, but not limited to, science rooms in new addition, classes with no exterior lights, heating system, sprinkler system required, music rooms, etc.
- Mr. Kimball is of the opinion that the addition and a good agreement for it would be to use it as “swing space”.
- Margaret explained that the Foxboro project used to estimate our original cost did not include sprinklers, an addition, and it was bid out for construction at the time where costs were low.
- Margaret reviewed the project timeline; critical points – mid-February MSBA approval; end of May MSBA approval; then Town Meeting and Debt Exclusion vote. Jennifer Pinck apprised the group that documents must be submitted to the MSBA 7 weeks prior to each of those dates – a challenge.
- Mr. Kimball suggested that the group keep stressing the reimbursement percentage and again not a building with “bells and whistles.” He also cautioned that townspeople may think that all of this comes with more operating costs.
- Mr. Salvo strongly urged the Building Committee to hold public forums as soon as possible.
- Mrs. Cohen suggested that everyone use the term “debt exclusion”, not override.
- Mr. DeLuca stated that it is indeed an override even though it will go away after 20 years. He asked when there would be some numbers to use. Do the project right so we don’t embarrass ourselves to have to come back for more work. Tell people the truth. Just do it.
- Mr. Helmreich suggested focusing on the positive and tell people what they are getting for our money.
- Mr. Savas again stated the value of this project and we would be crazy not to vote it. He said that Norton put that money into the MSBA. The question is whether Norton wants to get some of its money back or let other towns get it. The reimbursement rate is supported by sales tax. If the state budget gets tighter, the state will reduce the sales tax and the 1% of the sales tax that the MSBA gets may be lowered.
- Mark Powers stated that the “work load” of the architectural firms is crucial to our tight timeline. Mr. Mackie felt that the DSP (Designer Selection Panel) will realize this.
- Mr. Kimball wants the debt exclusion vote as soon after the Town Meeting vote. Jennifer Pinck wants the dates of when all this needs to be done.

Mr. O’Neil thanked everyone for coming. He is committed to keeping town boards updated.

Adjourned: 8:30 p.m. (All Meetings)

Respectfully Submitted,
Patricia H. Ansay, Ed.D.
Secretary pro tem







