

NORTON PUBLIC SCHOOLS
Norton, Massachusetts

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2011 JUL 18 P 3:42

NORTON HIGH SCHOOL BUILDING COMMITTEE
MINUTES OF MEETING

May 3, 2011
Norton High School Library

Attending: Superintendent Pat Ansay, Building Committee Chairman Kevin O'Neil, High School Principal Ray Dewar, Paul Helmreich (Finance Committee), Mike Flaherty (Finance Committee), Drew Mackie (Chair, School Committee), Tom Golota (School Committee), Brad Bramwell (Select Board), Mark Powers, Greg Smolley (JCJ Architecture), Margaret Wood (PCI)

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

1. The minutes of the April 12th minutes were approved.
2. Margaret Wood of Pink & Co. (PCI) took the minutes of the meeting.
3. Greg Smolley described some modifications to the plan:
 - Main entry stair has been modified to simplify exterior and to create interior art wall
 - Science prep rooms have been modified to provide chemical storage
 - The tech space in the flex classrooms has been relocated
4. Greg showed an updated proposal for the building exterior. The proposal includes:
 - The art wall as an exterior feature with signage
 - Vertical elements which separate the existing and new construction and conceal the roof drainage cricket behind. These elements will probably be clad in metal panels.
 - Incorporating a loading dock which protects the masonry from playground uses which may degrade it
 - A concept for the replacement windows with panels (possible metal) separating the upper and lower floor windows

Participants made the following comments:

- Tom and Drew expressed some concern about the simplicity of the blankness of the wall marking the entry. Paul Helmreich expressed great enthusiasm for the idea. Greg explained the function and scale of the wall in concealing and allowing for maintenance of the roof drainage.
- Drew asked about the flat roof, the detailing and potential challenges with waterproofing. Greg indicated that JCJ would build a model to illustrate the 3-dimensional resolution.
- Drew asked how many kids the cafeteria could serve at one time: Greg indicated that it is designed for about 1/3, or 250 kids, based on three lunches

(the school currently has four). Participants briefly discussed the organization of the cafeteria, adjacent corridor and server.

- Participants discussed the issue of signage. The addition of signage at the auditorium entrance was recommended. Greg described options for signage and transparency with the entrance glazing.

5. The reimbursement rate was discussed. The MSBA has indicated that the new rate will be 64.42% because of an increase of 1.47% in the base reimbursement rate. The accounting of the reimbursement rate is as follows:

Base rate:	55.63 (formerly 54.16)
Green Schools:	2.00 (out of 2.00: based on achieving LEED Silver)
Maintenance:	1.76 (out of 2.00)
CM at Risk:	1.00 (out of 1.00: see notes below)
Renovation/Re-use:	4.03 (out of 5.00: based on ratio of renovation to new sf)

The CM at Risk percentage point will be provisional until the Office of the Inspector General has approved the Town's application for the use of CM@R. Greg suggested further outreach around describing why the points were assigned: the Town's high score on maintenance, for instance, is indicative of a high . Greg will distribute the calculation of the LEED points. It was agreed that a handout explaining the reimbursement rates should be developed.

6. Costs to the median household. Now that the reimbursement rate has been confirmed, the Town's financial advisor (Unibank) is generating the project cost to the median household. Kevin and Pat are meeting Friday with Lynne Foster of Unibank, Jackie Boudreau, Tom DeLuca and Paul Helmreich to review this calculation.

7. Planning for the Town vote. Need handouts for people to read while they are waiting. Want to have boards set up and people to answer questions. Greg recommended taking 15 minutes for the presentation on the plan. He will bring options for flyers to the next meeting. Paul requested material for the Finance Committee to review on the 18th.

8. A comparison of the Schematic Design cost estimates was reviewed. The cost estimate totals have increased approximately 3%. The main reason for the increase is increased commodity costs (particularly copper) and general contractor costs. Greg outlined the MSBA's requirements for contingencies: the projects contingencies are currently on the low end. Some logical value engineering options are:

- Decreasing the number of toilet fixtures
- Fine tuning the science room fit out for particular lab uses

Participants discussed increasing the project budget to provide an additional buffer for potential cost increases. Paul noted that the language in the Town Warrant is an authorization amount and recommended that we use \$33,990,231, based on Fogarty's estimate. Paul made a motion on this amount, Michael seconded. Vote was unanimous (Drew Mackie had departed prior to the vote). The Finance Committee needs to cast a similar vote in support of this proposal. Paul stated that the only number which can be voted at the Town meeting is the Finance Committee's figure.

9. The track and bleacher bid package will be available Wednesday, May 11th and bids are due Wednesday, May 25th.

10. The upcoming milestones are as follows:

- * **Wednesday, May 18, 2011:** Finance Committee to review Project Scope and Budget agreement
- * **Wednesday, May 25, 2011:** MSBA Board vote on Schematic Design
- * **Wednesday, May 25, 2011:** Finance Committee vote authorization
- * **Monday, June 6th, 2011:** Town meeting vote
- * **Saturday, June 11th, 2011:** Town override vote

Adjourned: The meeting was adjourned at 9:20p.m.

Next Meeting Date: Tuesday, May 17th, 2011, Norton High School Library

Respectfully Submitted,
Margaret Wood
Pinck & Co. Inc.

