

Mount Greylock Regional School District School Committee Finance Subcommittee

Location: Zoom Remote Meeting

Date: Thursday, January 7, 2021 Time: 4:00 PM

Open Session Agenda

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- I. Call to order
- II. Approval of December 17, 2020 meeting minutes VOTE
- III. Review of warrants
 - A. Payroll
 - B. Accounts Payable
- IV. Fields Project
 - A. Assembling the team
 - B. VE Process
 - C. Timeline
- V. Other items for discussion not reasonably anticipated by the chair 48 hours before the meeting.
- VI. Motion to adjourn
 - Motion by Michelle, seconded by Steve, passed unanimously at

Meeting began at 4pm

Present: Carrie Greene, Michelle Johnson, Steve Miller

Also Present: Joe Bergeron, Jason McCandless, Lindsey von Holtz, Tim Sears

- I. Call to order
 - Called to order at 4pm
- II. Approval of December 17, 2020 meeting minutes VOTE
 - Moved by Michelle, seconded by Steve, passes unanimously with the amendments below.
 - Page 4: John Allen field is JA
 - Page 9: Not sure if a turf proposal would pass both towns
 - Page 2, Section 4, third paragraph: Begins Does the town. Delete second statement. Next paragraph: third line from bottom: about \$50,000 is above \$50,000.
 - Page 6: Middle: Joe: trigger – Joe (NOW): if modify above a certain amount then zoning board needs to review. Put trigger amount for ZBA approval.
 - Miller gives himself an A- for the minutes
- III. Review of warrants
 - A. Payroll
 - B. Accounts Payable

Steve: One item from the capital gift fund.

Joe: first payment applied to the capital gift for the facility storage building, going to General Steel, will fulfill the need that was authorized in October.

Steve: Some did not have a signature when put in the packet, but have now.

Michelle: do we do snow removal?

Joe: outsource plowing, put out for bids last year for this year, sticking with one year contracts, will bid this coming summer. Our staff shovels walkways (custodial staff).
Landscaping: we have a landscaping contract that we just finished year 2 of 3. Once we finish this coming year will put out to bid, probably a shorter term. Covers for MtG: basic mowing, trimming, lacks some definition in terms of additional work and scheduling. Will improve that in the future. Our staff does supplemental mowing to improve fields, keeping mowed to a certain height, moving at a certain speed so as not to rip up. Need to make sure put this in future contracts if we outsource. Towns primarily handle mowing, basic landscaping, all plowing; we do walkway clearing.

Michelle: for energetic landscaping: \$6000 – is that monthly, one time, ...?

Joe: snow removal. Based on a per snow event model. A snowstorm that totals a certain number of inches costs a certain amount of money, entrance / parking lot are to be kept clear during certain hours. One price for six inches, another for 12 inches. Pretty standard model. The \$6000 is for the two events we've had so far this year (I believe).

C. Fields Project

- A. Assembling the team
- B. VE Process
- C. Timeline

Carrie: letter dated Jan 4th from Art Eddy of Traverse to Dan Colli from Perkins Eastman. Attached to that is a list of value engineering. Other two items added today. One is updated MtG VE list. From John Skavlem, have seen before, reflects the conversation with athletic director about a year ago, fall 2019. Something from Joe today: MG VE list: comments on recent conversations with athletics / facilities.

Hope to have a tight timeframe in moving things forward. Want to identify the team, how do we identify / do the value engineering process?

Talked to Joe about the team, can you talk to us about your thoughts on how to move forward expeditiously.

Joe: given time, and all work done up to now, makes the most sense to use the school committee in any way it wants. Could be finance subcommittee leading the way, or the whole committee.

Part II is keeping our athletics people involved, I can help there to help them provide input, and our central office (Jake and I).

Keeping to this so can get the bulk down in the next six week.

Carrie: who are the people?

Joe: Leaders would be Lindsey, Tim, Rob Wnuk

Carrie: Joe: you and Jake will talk with athletics (Lindsey), fields (Tim), operations (Rob) and come to the school committee as needed, facilitate communications with finance subcommittee, Perkins Eastman,

Joe: Yes, talked to them about school committee meetings.

Carrie: after last meeting with vote to move forward, emailed Christina and copied Jake/Joe on how to move forward. Long ago assigned to Finance Subcommittee. Whole committee should be aware / vote on this. Finance should be clearinghouse, any decision need to be made by the full committee.

Steve: Absolutely

Michelle: Only hesitation is a midnight school committee meeting. Was a long meeting.

Carrie: Hopefully would be short lived, adding a presentation by Perkins Eastman or Traverse could add time. Scheduling more meetings?

Joe: two places full committee needs to be involved is on what is value engineered out so know what is in, and bid review. Every other little step of the way, that should stay here.

Steve: I can write detailed minutes for all and they can reach out with questions.

Carrie: If look at schedule looking for a finalization of scope by 1/13, the school committee meeting next week. That's the next item on the agenda. We should go over the details and be ready to present a proposal or at least advise the school committee on a value engineering plan. How do we get there?

Joe: We know what went into the bid last time, know the list from Traverse. Perkins Eastman is preparing to be present next Thursday for the meetings to give us a very detailed sense using a third party cost estimator of exactly where we stand in terms of expected

costs for the project that went out to bid last time, the track, the environmentally friendly items added. Estimated \$2.2 million, think costs might come in a bit lower, by next Thursday they can say per their expert opinion here is where we think this project would be if went out to bid today. Then take the value engineered list and make some determinations on what we can take out. Will include that in cost estimation so can have a sense of what will be saved, so will be ready for detailed review with finance sub-committee at 4pm on 1/14 and then full committee afterwards. Alongside that is a few levels of detail more on timeline, when and who will have to make decisions, when will the school committee have to provide input so won't slow down, when will architect have to deliver items.... A lot of this we can go thru in significant detail with the finance committee, then a presentation to full committee.

Carrie: for this meeting look at the items today, so ready once we have the new cost estimates. I want to look at one of the bullet points that Art submitted. He wants to know who reporting to, who makes decisions – it is the school committee. Art Eddy is reporting to Dan Colli. Dan Colli is in communication with Joe / Jake and school committee for presentations. Will trust Joe's judgement when items arise. Does it make sense to take the value engineered list and go through it point by point.

Item 1: sod: if lay down in August could be playable following spring. If lay seed need 2-3 growing seasons. Better to start from seed, we don't have the ability to rotate the fields need to stick with sod. Start out with a 'NO'.

Michelle: anything we can do long term for playability for field, can we mitigate as seed is better?

Joe: Seed is less costly, give us the chance to build from ground up. The way to make sure sod serves for years to come is that whatever is below the sod is building on the right base and take care of it the right way. Hard to keep it going during dry summer months. Might want to consider, consider turf cover. Can protect in the winter, make it more playable in the field. Should try to treat sod as best as we can. This is on my internal list of details down. Talking about the softball field primarily, some impact on baseball field but much smaller. Part of plan is to convert part of the JV field to the Varsity field,

Item 2: Eliminate underdrain system: Carrie: Can this be done later after fund grows for a few years? Could this be standalone?

Joe: Yes, turn to email I sent today, from Lindsey, the outfield is not terrible now, there are big swings as it does not have drainage, can be bad at times, depends on what we are expecting to see on the baseball field, traditionally a lot of parent volunteer and support that the softball field has not benefited from, softball field makes sense to do now (title IX), could be a separate project. Question mark for now.

Michelle: Any donations approved for baseball fields?

Joe: can investigate.

Carrie: a lot of baseball items, could take some things out.

Joe: vast majority are safety related that athletic department would rather not see engineered out.

Item 3: Carrie: Eliminate warning track. Joe: have a question as to what warning track. Think it is softball warning, if there do not need / athletic department does not want.

Item 4: Carrie: eliminate outfield fencing but retain safety fencing: Joe: athletic said ok so long as fencing a little farther than bases softball cannot go out farther than bases as would obstruct cross country.

Michelle: as a former softball player envisioning injuries with fence next to bases.

Joe: No, would be expected to expend out parallel to base paths but a certain distance, can get more details.

Michelle: can I assume the cross country course cannot be altered.

Joe: have not opened that can of worms. Given how they start at the base of the parking lot and run out and curve, not sure, haven't asked.

Discussion with Jake and Michelle to make sure will not lead to injuries, diagrams would be helpful.

Item 5: Eliminate all equipment out of dugouts: benches? Joe: That is my understanding – can fundraise, coolers / benches, do later. This is a yes.

Item 6: Eliminate baseball backstop and fencing: Joe: need to address safety. Carrie: Big ticket item, how much is due to safety? \$70,000, out to Perkins Eastman. Need more information.

Item 7: Change turf field endzone netting to 12' height and 200' length. Joe: makes total sense, 20 feet to 12 feet, at the ends of the proposed turf field. There are some areas where the answer is yes, other areas where it is no. We would propose giving detailed listing of where in the list Joe provided today. DO NOT value engineer the entire netting out.

Item 8: eliminate portable player benches: Joe: fine with eliminating, can use existing benches or fundraise later.

Item 9: Portable bleacher system: Joe: have a question to Perkins Eastman if this is a product we can procure or if there is also some site work. If can procure can do later, or if like lighting and harder if need to do later that 's a different story. Should hear from design team in a few days. Need more information.

Item 10: Athletic field lighting: Could eliminate all together, or eliminate but provide conduit and electrical (put in the infrastructure). Joe: In conversations with Perkins Eastman, as such a big ticket item, they said really try to do some partial prep but not do – becoming increasingly challenging as so many systems have proprietary parts that hard to complete later. Different lighting packages even differ in where the lighting is placed on field. Either be all in or not at all. That said, our athletic dept response makes sense: having the ability to have night games allows us to host night games, gets heavy use, think hard before remove as removing reduces use. Cost is \$400,00, almost the cost of the track, \$80,000 to stub it out if that is an option. Perkins Eastman has said not advisable to stub it out.

Carrie: should we assume current lighting at John Allen field cannot be used?

Joe: Yes, not advisable.

Carrie: what more information do we need if any? Would be nice to be able to take \$400,000 off the project

Michelle: I'd like to be a last case. Right in terms of usability. Very large item. Is that value engineered lighting to begin with? Lighting ranges in price from not so fancy to fancy, where are we in the continuum?

Joe: mainline, what people typically do, will get details on what kind of level, are there other options.

Carrie: of turf fields that exist, do any not have lighting? Or were all built with lighting?

Jake: BCC has lighting, Williams has lighting, never been to MCLA in evening, if go across state to schools with artificial fields they have lights, part of the selling points of artificial field is increased hours of playability, so lights are part and parcel with that.

Michelle: MCLA: did not start the project with lights, 2014, tried to raise \$200,000 – did as a fundraiser.

Joe: will ask if there is a spectrum of lighting options, how often have people engineered lighting out. Can ask athletic department if had to choose between an artificial turf field and no lighting or non-artificial and lighting....

Carrie: feel could come down to track or lighting.

Joe: right now track is part of base package.

Item 11: Change walk from field to access road from concrete to vituminous: Joe: saves \$10,000 at the cost of a lot of maintenance, headaches, not worth it. As clear scrape things up, move things up, higher cost over time.

Item 12: eliminate shock pad: Carrie: why build an artificial turf field if eliminate? Joe: athletic agrees not good to remove. Also removing affects safety.

General: Joe: For a lot of these things we are dropping name brands in what we are trying to purchase, we need a lot of assurances along warranties / performance. One of the areas I've been warned by people, not pro-artificial these are pro-natural, make sure look at warranties, do not always last as long as people say, know that there are a lot of circumstances where you can void the warranty when you do something you think you can do (using a rubber plow to clear field in march so can play in march). It is important that we go into this getting every detail / assurance and review so we know what we're getting ourselves in to.

Carrie: have value engineered about \$100,000 outside of lighting and waiting on a little more.

Joe: previous was about \$2.9 before with track, brockfill, Wasn't realistic for us to choose every item, in some situations architects said many cannot really do but.... The lighting is the big item. Will be interesting to see next Thursday where the third party cost estimators come in, giving the volatility in the market.

Carrie: If follow timeline as presented would finalize value engineering next week, construction start beginning may, substantial completion by end of July. When does our pre-season in a non-covid year start?

Jake: For fall sports there can be conditioning going on, recreation, most not till mid-August. First game? Scrimmage maybe in first two week period, last three weeks of August, first official game likely not before beginning of September. Could be last week of August. Thinking back to the summer BCC put in their field, it's finished one day and can be on it the next day. Like having carpet put in, not there and then there and can walk on.

Joe: (question by Carrie): not so for Sod. Wait till past worst heat. Looking at soccer schedule from 2019-2020, August 25th was the first set of games. Play day at Smith academy, not a home event. Looks like end of August. This project does not touch John Allen field in a way that makes it not playable for any period of time, so even if project is delayed by some weeks teams can still use that field.

Carrie: want to discuss third bullet point from traverse: talks about need to go before Zoning Board on lights, but may be either advisable or optional to do a courtesy presentation to the planning board / conservation commission. What is your sense? What is our obligation? What for community relations?

Joe: community relations separate topic, been in touch with town hall, two areas need to go before town. One is because modifying a certain amount of square footage, skipped that last time. Second is if doing lighting need to do what kind of impact that is doing on neighbors, go before ZBA to get approval, similar to what larger project did for lighting for parking lot. We would have Perkins Eastman lead the effort, also our administration will make sure we are on top.

Carrie: any other questions on the fields project?

- D. Other items for discussion not reasonably anticipated by the chair 48 hours before the meeting.

No new items.

Finance committee meeting on the 14th, school committee meeting later that day. Perkins Eastman is committed to presenting on Thursday. They will present to finance at 4pm and then school committee at 6pm, that's ideal. Presentation of cost estimates and a realistic timeline front and center valuable.

- E. Motion to adjourn

Motion by Michelle, seconded by Steve, passed unanimously at 5:08pm.

Minutes taken by Steven Miller, Secretary

Approved 01.14.21