

Mount Greylock Regional School District School Committee

Finance Subcommittee

Location: Zoom Remote Meeting

Date: Thursday, January 14, 2021 Time: 4:00 PM

Open Session Agenda

- I. Call to order
- II. Approval of January 7, 2021 meeting minutes VOTE
- III. Fields project value engineering and discussion with Perkins Eastman (recommend to School Committee) VOTE
- IV. Review of warrants A. Payroll B. Accounts Payable
- V. Use of the WES Renewal Fund for an HVAC repair (recommend to School Committee) VOTE
- VI. FY22 Budget Discussion
- VII. Other items for discussion not reasonably anticipated by the Chair 48 hours before the meeting.
- VIII. Motion to adjourn

Present: Carrie Greene, Michelle Johnson, Steve Miller

Also present: Jake McCandless, Joe Bergeron, Art Eddy (Traverse), Dan Colli (Perkins Eastman)

Called to order: 4pm

- I. Call to order
4pm
- II. Approval of January 7, 2021 meeting minutes VOTE
Motion by Michelle, seconded by Carrie, passes unanimously after minor changes (adding last .
- III. Fields project value engineering and discussion with Perkins Eastman (recommend to School Committee) VOTE

Joe: Helpful to have a high level tour of the numbers. Committee had hoped to put out to bid a field with lighting and track and have that be the base.

Carrie: Numbers are higher than expected / hoped to see. Total construction \$2.4+ million and that is without lighting and track, no construction contingency. Right off the bat we are quite a bit higher than where we hoped to be.

Dan Colli: Idea to take bid items from last time and estimate them for today, not making any changes to that bid package to have apples to apples. Ends up within around \$40,000 of the low bid. This estimate similar, within \$40,000 of that original low bid number. I know target is \$2.6 and previous \$2.3, this shows that those documents are really \$2.8 and change. Good news / silver lining: should have seen 4% escalation, would've been \$150,000, doesn't exist b/c of covid / pandemic depressing market. No penalty on waiting a year and a half, in a normal market would have seen a few percent increase.

TOTAL PROJECT COST

Mount Greylock Regional School - Athletics					CD Estimate
1/14/21					
					TOTAL
A.	Site Prep & Demolition				
	Site Prep & Demolition				\$86,200
	Earthwork				
	1. Softball				\$61,150
	2. Multipurpose Field				\$89,182
	Erosion Control				\$43,000
B.	Site Improvements				
	Paving				
	1. Concrete Sidewalk				\$44,091
	2. Stone Dust Walkway				\$38,544
	3. Bituminous Paving - Road & Parking				\$37,794
	4. Gravel Roadway				\$31,914
	Artificial Turf Field (Brookfield)				\$672,231
	Softball Infield Improvements				\$142,871
	Fencing				\$77,500
	Athletic Equipment				\$334,110
	Landscaping Outside Field Work				\$106,705
C.	Site Utilities				
	Drainage / Civil				\$138,973
	Electrical				\$77,522
C.	TOTAL TRADE COST				\$2,179,127
	General Conditions		5.0%		\$108,956
	Bonds		1.0%		\$22,881
	Insurance		1.8%		\$43,908
	Permit				\$12,000
	Overhead & Fee		2.0%		\$71,006
E.	TOTAL GENERAL CONTRACTOR'S COST				\$2,437,879
	Bidding Contingency		2.0%		\$48,758
F.	TOTAL ESTIMATED BID				\$2,486,638
	Construction Contingency		8.0%		\$140,190
G.	TOTAL ESTIMATED CONSTRUCTION COST				\$2,626,828

PERKINS EASTMAN MOUNT GREYLOCK REGIONAL SCHOOL ATHLETICS

SITE PREP & DEMO - \$279,882

SITE IMPROVEMENTS - \$1,685,100

EQUIPMENT & FENCING - \$411,610

SITE UTILITIES - \$214,495

GC COSTS - \$258,752

CONTINGENCIES - \$197,956

Does include some things such as an increase in bid, contingencies.

ALTERNATES

ALT #	DESCRIPTION	VALUE
1.1	SPORTS LIGHTING	\$361,534
1.2	FENCING (4'-0") AT SIDES	\$29,000
1.3	SEED IN LIEU OF SOD	-\$17,901
1.4	DUGOUT EQUIPMENT	\$37,706
1.5	NETTING HEIGHT (20' - 12')	-\$29,278
1.6	NETTING LENGTH (200' TOTAL)	-\$27,392
1.7	PORTABLE PLAYERS BENCHES	\$11,090
1.8	PORTABLE BLEACHERS	\$44,360
1.9	BITUMINIOUS IN LIEU OF CONCRETE	-\$22,324
1.10	SCOREBOARD	\$33,270
1.11	PA SYSTEM	\$27,725
1.11A	PA STANDS	\$1,663
1.12	PRESSBOX AND BLEACHER	\$137,516
1.13	SOFTBALL UNDERDRAINAGE (OUTFIELD)	\$82,765
1.14	TRACK RE-BUILD	\$684,300
1.15	WARNING TRACK	-\$11,747
1.16	WATER LINE / HOSE BIB TURF FIELD	\$15,332

PERKINS EASTMAN MOUNT GREYLOCK REGIONAL SCHOOL ATHLETICS

Maybe \$120,000 can value out but some items might want to add.

Track range \$549 to \$879, often middle of three, coming in now at \$683k, don't know what we see when bid again.

Joe: Sharing screen:

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Estimated Construction Cost
SITE IMPROVEMENTS	Apr-21	
ITEWORK		\$2,179,127
RACK		See Alternates
FIELD TESTING ALLOWANCE PER BID FORM		\$10,000
SUB-TOTAL	I	\$2,189,127
ESCALATION TO START - (assumed 5% PA)		Included
DESIGN AND PRICING CONTINGENCY	0%	\$0
SUB-TOTAL		\$2,189,127
GENERAL CONDITIONS	5.00%	\$109,456
BONDS	1.00%	\$21,891
INSURANCE	1.90%	\$41,593
PERMIT	0.00%	NIC
OVERHEAD AND FEE	3.00%	\$65,674
CONSTRUCTION CONTINGENCY	0.0%	By Owner
TOTAL OF ALL CONSTRUCTION		\$2,427,741
Alternate 1.1	Sports lighting	ADD \$361,534
Alternate 1.2	Fencing	ADD \$29,000
Alternate 1.3	Seed in lieu of sod	DEDUCT (\$17,901)
Alternate 1.4	Dugout equipment	ADD \$37,706
Alternate 1.5	Netting height	DEDUCT (\$29,278)
Alternate 1.6	Netting length	DEDUCT (\$27,392)
Alternate 1.7	Portable players benches	ADD \$11,090
Alternate 1.8	Portable bleachers	ADD \$44,360
Alternate 1.9	Bituminous in lieu of concrete	DEDUCT (\$22,324)
Alternate 1.10	Scoreboard	ADD \$33,270
Alternate 1.11	PA system	ADD \$27,725
Alternate 1.11A	PA system stands	ADD \$1,663
Alternate 1.12	Pressbox and bleacher	ADD \$137,516
Alternate 1.13	Softball underdrains	ADD \$82,765
Alternate 1.14	Track	ADD \$684,300
Alternate 1.15	Warning track and foul lines	DEDUCT (\$11,747)

To add lighting back in: \$361,000.

Fencing adding is the 4ft long on artificial, this can be an add-alt, rest needed.

Can deduct a bid with sod instead of seed, discussed about number of seasons lost.

Add / Deduct Alternate	Original Alt. #	Base Scope	Add / Deduct Scope	Cost - 9/19	Cost - 1/21	Impact from 9/19 memo	Owner Comment
1.1 Lighting	10.0	Provide 3 conduits from the admin building (4) lighting locations at the Synthetic Turf - include hand-holes	Add - Provide full lighting package @ 50 FC - what is needed to play lacrosse	\$320,000	\$361,534	Inability to play night games but add in the future.	Night games allow for hosting of MIAA events, expanded use of the fields, etc.. At the least, we would not want to preclude from adding later as they are very valuable in the long-run and more costly and difficult to add later as we understand it. Is there a spectrum of options for lighting? Instead of "zero lighting" or "best lighting," is there a range? And, if lighting is not done now, do we know the degree to which adding lighting later would be more expensive than doing it now? As the biggest ticket VE item, we'd like to be able to discuss this in detail.
1.2 Fencing	4.0	All fencing except the 4'-0" tall fences at the long sides of the Synthetic Turf	Add - 4'-0" tall fence and gates at the Synthetic Turf	\$20,000	\$29,000	Change the game with the inability to record home runs, inability to restrain spectators, etc. from field.	As long as the safety areas are still addressed. For baseball, there should be fencing at least a bit farther than the bases. For softball, we need fencing out to the bases, but "cannot" place fencing farther out than the bases because that would obstruct the cross country course.
1.3 Sod / Seed	1.0	All new grass fields to be Sod	Deduct - All new grass fields to be seeded	(\$27,000)	(\$17,901)	The field would need three growing seasons to establish vs. one growing season.	A natural grass consultant that the district turned to for its existing fields recommended that we stick with sod and make sure the sod is not laid until mid-August at the earliest. This also brings the topic of irrigation back into the conversation, just FYI (and see the bottom of this for a bigger picture irrigation question for the synthetic turf).
1.4 Dug-out Equipment	5.0	Provide no dugout Equipment	Add - Dugout equipment as specified	\$7,500	\$37,706	The school would have to provide benches through a separate fund.	We can do this with fundraising or later.
1.5 End Netting at Synthetic Turf End Zones (Height)	7.0	Provide 20' high	Deduct - Reduce height to 12'	(\$18,000)	(\$29,278)	Reduced protection in endzones	As long as the safety concerns are met. There should be some form of net behind the goals. 20' seems like enough for safety, not sure what it was before. 10' to 12' seems doable.
1.6 End Netting at Synthetic Turf End Zones (Length)	7.0	Provide LF as shown on drawings	Deduct - Provide 200 LF total	(\$18,000)	(\$27,393)	Reduced protection in endzones	As long as the safety concerns are met. There should be some form of net behind the goals. 200' seems like enough for safety, not sure what it was before. 20' to 12' seems doable.
1.7 Eliminate Portable benches	8.0	Provide concrete pads and connecting walkway	Add - Provide Portable team benches as specified	(\$5,000)		School will have to reuse or purchase through separate fund.	OK to eliminate and we can use existing benches.
1.8 Portable Bleacher System	9.0	Provide concrete pads and connecting walkway	Add - portable bleachers as specified	\$48,000	\$11,090	No spectator seating capacity	Could do later and/or find less expensive options and/or separate funding. Could consider this as the first add/alternate for the project? Is there any reason to include it in the scope of the project or is it simply a product that we'd need to procure ourselves (without contractor doing any site work)?
1.9 Walk Way material	11.0	Concrete walk from access road to field	Deduct - change walk to bituminous	(\$10,000)	(\$22,324)	Potential for more long-term maintenance	We'd spend significantly more money in the long-run maintaining it than the \$10K saved, so no.
1.10 Scoreboard		No Scoreboard			\$33,270		

Lighting is \$361,000 even if infrastructure in place.

Michelle: Question on lighting: are there alternative lighting packages that could be explored?

Dan: This lighting is the basic that see at most high school fields. Four pole lighting, 50 foot-candles, can play lacrosse, that's the only upgrade over basic. Next upgrade if filming. Pretty much the basic that see at most schools.

Art: Safety, if play lacrosse late at night can see, ball lit from all angles.

Dan: Talked about fencing, sod vs seed (from comments from committee not interested, agree not worth it for savings), dug out equipment: lot, could do as fundraising later or put in bid as alternate, netting at ends of synthetic: height and length two different alternates. Possibility to reduce from 20ft to 12ft, another to reduce linear footage. Reduction would be to 200, believe that is acceptable. About \$60,000 in savings. These in the base now, so would be savings.

Eliminate portable bleachers, would include concrete pads so can put them on in the future. Typical to see on concrete pads / stable surface. Useful for ADA and sitting.

Next item: not in favor. Long term maintenance cost: initial savings of about \$22,000 but over time will cost more

Adding scoreboard: Not in bid / estimate. Least expensive way is as a solar powered scoreboard, around \$30-35k. If add power lines / data lines increases cost, around double.

PA system: about \$28k.

Next if not putting in lighting then need to somehow hang PA system, stands.

Next press box / bleachers: right now none of these. Price to add plus electrical / data is about \$140k, and press box would only be about 4ft up, must provide access to the press box.

Drainage under softball: not current in bid, to add is \$83k.

Carrie: Drainage was in the previous scope...

Dan: I think you're correct, I think this is the only item.

Baseball backstop: felt need, left in scope.

Shock pad: did not eliminate, in scope.

Track: originally add-alternate, originally \$547k, now \$684k.

Joe: baseball backstop: our comment was need to address safety, is the backstop considered a safety item?

Irrigation: cooling down field, do have alternate to bring a hose out from admin building, \$16k. Underground inch and a half of pipe, over to a hose bib at the field.

Warning track: decided could be done.

Carrie: last meeting: not advisable to lay for lighting. Running just conduit under ok, trying to put base no.

Steve: can we value engineer / move to E&D some items.....

Landscaping cost: cost to seeing, at end, is \$107k (Steve: was it around \$35k last time?)

Carrie: \$2.6 includes contingencies: no lighting, no track, does include \$40,000 in fencing could VE out. Still at about \$2.6. We have \$3.6, have said will try to set aside \$1m. Not really \$2.6 as things run over. We don't have the money to do things as estimated. We can still bring to the committee, do you want to do a project that includes ADA and Title IX and the Turf and brings us very close to the edge of what we said we would commit but have no lighting, no track. Option II is to focus as Michelle said on ADA and Title IX and hold off on track until fund grows. Option III is do ADA, Title IX and track, wait a few years and do the turf when the fund has had a chance to grow, this way not risking cutting in to the fund. We

should make a recommendation to the committee. Really for the finance committee to look at the details, school committee for the big picture.

Michelle: Already concerned about price, given that this is the price without the track I cannot get behind this. I don't see other funding sources provide the funding for this, given that we don't know what is coming due to covid. Concerned about spending some of those reserve funds when we have academic concerns moving forward.

Carrie: Jake/Joe: can you respond to using E&D, how should we be thinking about this account? Why is it there?

Joe: Always conservative in how budget, make sure do not expect more than receive. Do not know what towns abilities will be next year, could be covering significantly more in terms of support for our students. I do not feel it would be responsible to utilize those funds for this purpose right now.

Jake: If we were a little closer, committee voted to move forward with field, no doubt once installed people would be excited to get on, I too would love to see the track with the whole package.... Putting in field without lights is highly unusual. One reason to advocate for surface is playability over the course of the year. No lights takes away from playable / usable hours. Don't know what kind of financial future facing. State just approved budget for this year, do not know where fiscal '22 is heading. Emotional well-being important, big issues coming, committing E&D not best right now, better to let the funds grow more because Williams is managing.

Carrie: Asked Joe to run a few numbers on doing just ADA and Title IX or also and track. Any guidance on how expect funds to grown on \$2.9 or \$2.2 left in fund?

Joe: Depends on what is the principal left, and what kind of returns. College investment often does 10-15% growth year after year, capable of turning \$5m to \$6m quickly. Difference b/w \$2.2m vs \$2.9m... If 9% then over 2 years \$3.5m vs \$2.6m, growth of another \$200,000 over two years.... Lot of variables, lot of hypotheticals. The more able to reserve the faster we can afford what we really want.

Carrie: \$700k for ADA and title IX, have an estimate of \$684k for track.

Steve: if do this now, does it make anything more expensive later?

Joe: need to put to design team, as Dan direct. Do not know how much shared labor / equipment / being on site....

Carrie: doing some calculations, looks like the \$2.6 that Dan estimated, add in lighting, working with \$2.9+m. That's our real estimate now, includes lighting. If do ADA which is included in this and say that's \$700k, then down to about \$2.3m, that's what would need to

do the fields in a few years. Kicker is track not included. If we did ADA and title IX only would have hopefully \$3.9 million, could easily afford and still have a good amount left. Seems to me doing the track puts us out a long time before can do a turf field. Was really hoping would not be a choice one or the other. Just don't have the funds available now or for a few years. Advantage to do track now is have something can use now, wouldn't have to wait 3-4-5 years. Reason not to do is so can do a turf in a few years, not risking. Would rather not go thru value engineering with full committee, say about \$40,000 can reduce, but need to add lighting in.

Steve: What is the endowment now, how has it done recently? Would like to have something for kids. So far have done admin building, parking lot, trailers, bathrooms. Delicate balancing act between letting it grow and having something to use.

Michelle: If just proposing a turf field didn't think it would pass. In that same vein, perhaps we assess some of the field to the towns and see if it passes. Does the entire field have to come out of the gift? I like the idea of having something for the students to use. If we include the track and in theory won't have enough money in a few years, do we ask the towns to cover. Should have the support of both towns. Can't believe that there will be no other capital costs to use the gift for over the next 10 years. To assume we have the million to grow.... Towns should have some say in it. Big price tag.

Carrie: Can recommend going ahead with ADA and title IX, everything but work done on field, could propose to the towns, timing would be different when work gets done. Would be a separate project.

IV. Review of warrants A. Payroll B. Accounts Payable

Steve: Has everything been signed?

Joe: Yes

Steve: Nice to see the lunch program continuing, free for all students.

Joe: Despite the fact that the federal government is subsidizing in its own way it does not cover all the costs, seeing far lower revenue coming in from people purchasing lunches. Net impact big. Important we keep offering these services, we are paying more of these costs.

Michelle: money well spent.

Steve: Absolutely

V. Use of the WES Renewal Fund for an HVAC repair (recommend to School Committee) VOTE

Carrie: New / revised estimate. Difference b/w this and previous is material cost and labor costs are broken out. Bulk of the cost was the materials.

Joe: Means we do not need to go thru the bidding process. Have the coils there, proprietary, tied to our heating, Rob did follow correct procedures.

Motion: Michelle moved, Carrie seconded, to accept. Passes unanimously.

VI. FY22 Budget Discussion

Joe: For FY22: so far no input from the state. Optimistic insurance premiums will have no increase but nothing decided yet. Other major item union contract negotiations, have not started down that path yet, that's 2/3rds of overall budget. What will next year look like? Remote? Hybrid? Summer programming? Bright side: we know federal government has approved a significant increase around the CARES act and what we should see in revenue, estimated shows might see 3-4 times the state support (coming from the federal government) that had last year.

Carrie: Is there a precedent / mechanism about submitting a budget later to the towns?

Joe: Have not seen that at the state level next.

Carrie: last year town meetings were delayed, seems like could have had longer to submit. Towns will be in the same position.

Michelle: Lanesborough did have their town meeting.

Jake: Could voluntarily opt to do a 1/12th budget and do month by month...? Has been done in some regional districts. Town meetings are whenever they are during a pandemic, still have to pick up and start paying out of fiscal '22 starting July 1. I don't know what the answer is.

Joe: Don't wish going past July 1 without a budget on anyone. Might wish based on town's timelines moving our budget approval from beginning of March to end of March / April, still gives towns time to get things done by July 1.

Michelle: Given Lanesborough has had two town meetings during pandemic I do not anticipate them pushing it out.

VII. Other items for discussion not reasonably anticipated by the Chair 48 hours before the meeting.

Nothing.

VIII. Motion to adjourn

Motion to adjourn by Michelle, seconded by Steve, passes unanimously at 5:22[m.

Minutes taken by Steven Miller, Secretary

Approved 2.11.21