

**Mount Greylock Regional School District School Committee
Capital Gift Phase I Subcommittee**

Location: Meeting Room A109
1781 Cold Spring Road Williamstown, MA 01267

**Thursday, August 8, 2019
4:45 pm**

Open Session Agenda

- I. Call to order
- II. Approval of minutes **VOTE**
 - A. April 25, 2019
 - B. April 30, 2019
 - C. May 29, 2019
 - D. June 3, 2019
 - E. June 10, 2019
- III. Review of status on outside property search
- IV. Review of revised construction plans and associated bidding process
- V. Recommendation to full committee on future action plan **VOTE**
- VI. Other business not anticipated by the Chair within 48 hours of meeting



Mt. Greylock Regional School District

Capital Gift Phase I Subcommittee Minutes

Date: 4/25/2019

Start: 3:45pm

Adjourn: 5:00pm

Location:

MGRS Meeting Room A102

1781 Cold Spring Road Williamstown, MA 01267

In Attendance:

Committee Members:	Also Present:
Joe Bergeron, Chair Regina Dilego Christina Conry, Secretary <u>Absent:</u>	Kim Grady

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Item	Comments	Motion	Second	Vote
I. Call to order				
II. Discuss next steps for multipurpose building and/or alternatives with possible vote to recommend next action to school committee	<ul style="list-style-type: none"> -Reviewed Williamstown Zoning Board of Appeals letter from April 19, 2019 -Reviewed Williamstown Zoning Board of Appeals Decision Notice from March, 2019 -Discussed decisions made by the legacy school committee as to the importance of the admin. Building and why it was not attached to the school plan. -Kim reviewed her recent visits to various locations in the region. None could be modified to fit the needs of the administration. The best fit wasn't an option as it is in New Ashford. -Shed Man sheds were discussed for storage facilities and the Nordic ski, but our current permit would only allow one building on the site/campus earmarked with wiring, etc. and these units would be difficult to retrofit with appropriate ventilation, etc. -Bid for Admin bldg. as is with offices, public restrooms for fields, storage for campus equipment and Nordic ski room 			



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	<p>came in at 2.8million. 25% higher than was expected. If the bathrooms are removed from the plan and left for the field work phase, 2.5 million.</p> <p>-3,000 square feet is required for the Administration building alone. Current structure is a temporary trailer we are renting on a monthly basis. The fee will go up to almost \$3000 month after February 2020. It is not well winterized and wiring, generator, etc. were meant as temporary fix. Longer stay could mean new permits and additional work/cost.</p> <p>-1200 square feet needed for the storage of campus equipment</p> <p>What are the next steps?</p> <p>-We had obvious shock over the price</p> <p>-Some have indicated that if both the field work and admin work went out to bid together the cost might be lower. There is no evidence to suggest this is the case.</p> <p>-Where do other regionalized school systems house their administration? And in what type of buildings?</p> <p>-Could a modular structure be cheaper? Would this then just be the Admin building with no bathroom, equipment storage or Nordic waxing space</p> <p>-Fundraising efforts will not produce money to house/build an admin building, but could be used to create bathrooms/concession stand for a field. This is something that has been considered in the past.</p> <p>-Discussed putting the current plans out to bid again, but paired down even further to gain back the 25% increase</p> <p>-This would avoid the eventual cost of hiring yet another architect to draw plans for the space</p>			
<p>III. Other Business not anticipated</p>				



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IV. Adjourn	5:00 pm	Regina	Christina	3/3

Respectfully Submitted,

Christina Conry

Mount Greylock Regional School District School Committee
Capital Gift Phase I Subcommittee
- Secretary



Mt. Greylock Regional School District

Capital Gift Phase I Subcommittee Minutes

Date: 4/30/2019

Start: 4:10pm

Adjourn: 5:04pm

Location:

Lanesborough Elementary School Conference Room
 Summer Street, Lanesborough, MA

In Attendance:

Committee Members:	Also Present:
Joe Bergeron, Chair Regina Dilego Christina Conry, Secretary <u>Absent:</u>	Perri Petricca, Advisor/Expert Kim Grady

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Item	Comments	Motion	Second	Vote
I. Call to order				
II. Discuss next steps for multipurpose building and/or alternatives with possible vote to recommend next action to school committee	<ul style="list-style-type: none"> • Caught Perri “up to speed” on where we currently stand with Phase I project and our concerns/communities concerns about eating up the entire Capital Gift • Answers from Perkins Eastman to questions from our last meeting on 4/25 <ul style="list-style-type: none"> ○ They do not think we will get more bidders the next time around ○ They would not change the specs to invite more bidders. They don’t believe it would make a difference ○ They do not think Bidding Phase 1 District Office and Phase 2 Fields & Track will decrease the cost overall of both phases. It may, in fact increase the cost. 			



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	<ul style="list-style-type: none">○ Didn't feel a two-story building over a single story would decrease cost, but would increase design const (did not provide cost of increase)○ Did not believe there would be significant cost savings to removing the bathrooms● Perri felt the bid list was not robust due to the prefab building structure. It needed to be built based on the companies' constraints. Basically, the companies were bidding for sub work, not putting their own "guys" to the job● Perri felt a "stick built" building would likely have been cheaper to the tune of about 100k (doesn't bring us down enough in budget at this point). He felt we would need to downsize for a dramatic decrease in budget. He also felt more bidders would come to the table if stick built (Joe Bergeron mentioned again, that although this is a Capital Gift from the college, if we don't go to bid it could bring issues)● Perri suggested Phase 2 should look carefully at cost of Turf Fields. Having direct knowledge of the project at BCC and significant "turf package" costs and maintenance costs over time● What if we work backwards from our magic # for budget? The timeline has been removed since it already has not been met, which means district offices will likely be in trailer through next winter● What would be the absolute must haves in the design?<ul style="list-style-type: none">○ District Office, with just the amount of controlled climate storage at minimum (look into storage behind computer room at LES, look at storing Conex			
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	<p>containers offsite which would mean not needing panic bar as students wouldn't have access)</p> <ul style="list-style-type: none"> ○ Facility: Reduce amount needed for facilities (reach out to Sheds & Stuff to find out costs of covered area on top of leveled gravel (car port type structure) Note: Facility or inside district office would require some type of eye washing station ○ Cross Country: Find out how the x-country facility could be decreased in square footage and other needs? (It is suggested that the new building design have a basement to house the x-country team. It would have electricity, a ramp for access and proper ventilation) ○ Bathrooms? <ul style="list-style-type: none"> ● What is it going to cost for a second redesign? Our thoughts currently are to reduce the footprint (reducing roofing cost and concrete cost), consider either one story with basement or possibly two stories with basement ● How fast can P& E do a redesign? ● The Phase 1 Committee recommends we start with a base \$ value not to exceed 2.2 million for this entire process. We hope to achieve this by eliminating some of the elements of the previous concept, going to "stick built" vs. prefab and reducing the footprint overall by reducing facility-controlled storage; climate-controlled storage for files; and finding square foot needs of x-country 			
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	<ul style="list-style-type: none"> Discussed meeting prior to next School Committee Meeting to review any answers received and to gather thoughts to present to full committee 			
III. Other Business not anticipated				
IV. Adjourn	5:04pm	Regina	Christina	

Respectfully Submitted,

Christina Conry

Mount Greylock Regional School District School Committee
Capital Gift Phase I Subcommittee
 - Secretary



Mt. Greylock Regional School District

Capital Gift Phase I Subcommittee Minutes

Date: 5/29/2019

Start: 5:16pm

Adjourn: 6:45pm

Location:

MGRS Meeting Room D203

1781 Cold Spring Road Williamstown, MA 01267

In Attendance:

Committee Members:	Also Present:
Dan Caplinger, Chair Regina Dilego Christina Conry, Secretary <u>Absent:</u>	Kim Grady

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Item	Comments	Motion	Second	Vote
I. Call to order				
II. Reorganization	<ul style="list-style-type: none"> Due to temporary absence of Joe Bergeron, former Chair. Vote to reorganize the sub committee with Dan as chair 	Regina	Christina	3-3
III. Updates/Next Steps	<ul style="list-style-type: none"> Caught Dan Caplinger up to speed on Phase I progress. Explained about inherited building plans from transition committee and progress/set backs since that time. Discussed moving bathrooms to an isolated building separate from Admin. Discussed absolute minimum requirements for Nordic Team Ski Waxing space Discussed how to communicate between Phase 1 and Phase 2 sub committees Discussed # of spaces required for district office. Some need own office for privacy/confidentiality reasons, others can share. 10-12 spaces would 			



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	<p>be ideal, plus a conference room, file storages, etc.</p> <ul style="list-style-type: none"> • Reminder that the Cap. Gift is paying rent for the trailer the district office currently occupies • Discussed the possibility of purchasing 1851 Coldspring Road home as the future space for District Offices. Christina to set up a meeting at that location when all subcommittee members and others needed in decision process can attend. The address has the minimum requirement for square footage, it accessible from current schools parking lot, looks to have a garage large enough to house Nordic team (plus their grooming equipment), has a two-car attached garage that could house school equipment. Need to look into any zoning issues, ADA compliance, etc.. • Next meeting set for June 3rd 			
<p>IV. Adjourn</p>	<p>6:45pm</p>	<p>Regina</p>	<p>Christina</p>	<p>3-3</p>

Respectfully Submitted,

Christina Conry

Mount Greylock Regional School District School Committee
Capital Gift Phase I Subcommittee
 - Secretary



Mt. Greylock Regional School District

Capital Gift Phase I Subcommittee Minutes

Date: 6/03/2019

Start: 2:50pm

Adjourn: 4:05pm

Location:

MGRS Meeting Room D203

1781 Cold Spring Road Williamstown, MA 01267

In Attendance:

Committee Members:	Also Present:
Dan Caplinger, Chair Regina Dilego Christina Conry, Secretary <u>Absent:</u>	Kim Grady, Super Intended Tim Sears, Director of Building & Grounds Toward end of meeting at property two parents showed up. I did not catch their names. They wanted to view the potential accommodations for the Nordic Ski Team.

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Item	Comments	Motion	Second	Vote
I. Call to order				
II. Potential property review and discussion	<ul style="list-style-type: none"> Met with listing agent at 1851 Coldspring Road after viewing properties outbuildings for potential storage and housing of the Nordic Team waxing room/grooming equipment storage Viewed the inside of the property from top to bottom Determined there would be ample space to house district personnel Need to further explore what would need to be done for ADA compliance Seemed to be a good fit for the present needs of District Office and Nordic Team – with some modifications necessary 			
III. Adjourn	4:04	Regina	Christina	3-3

Respectfully Submitted,



Mt. Greylock Regional School District

Christina Conry

Mount Greylock Regional School District School Committee

Capital Gift Phase I Subcommittee

- Secretary



Mt. Greylock Regional School District

Capital Gift Phase I Subcommittee Minutes

Date: 6/10/2019

Start: 2:20pm

Adjourn:

Location:

MGRS Meeting Room D203

1781 Cold Spring Road Williamstown, MA 01267

In Attendance:

Committee Members:	Also Present:
Dan Caplinger, Chair Regina Dilego Christina Conry, Secretary <u>Absent:</u>	Kim Grady, Super Intended Tim Sears, Director of Building & Grounds Stephen Dravis, reporter for iBerkshires Rob Wnuk

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Item	Comments	Motion	Second	Vote
I. Call to order				
II. Review of status on property search, bidding, and construction plans	<ul style="list-style-type: none"> • Despite our best effort to find existing properties that will meet district needs – lots of shortcomings and challenges beyond what we expected <ul style="list-style-type: none"> ○ Compliance issues have considerable cost to retrofit (Dan) ○ List out the costs of all the extras ○ Rob Wnuk: Architecture/Engineer – tie into security costs (propane, internet, etc., Fire systems) with the administration building on campus. Only thing separate was the propane tank. • We need to move quickly to firm up plans for an on campus building within our budget 			



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III.	Update from Phase II subcommittee	<ul style="list-style-type: none"> • Communication between two subcommittee is paramount. Last meeting was June 4th with Phase 2. Approving timing for initial athletic going to bid. July 10th – start bid process – 3 weeks bids in by 31st of July. August 8th full school committee meeting for any bids that come in. Currently a moving situation. Joint understanding for a need for flexibility. • Public comments asked for delay of bidding process. Critical of artificial turf fields with tire rubber in fill. Phase 2 agreed to take a closer look at it. Debate of health risks of turf field. It is not believed that it is a demonstrated health risk. 			
IV.	Motion to move into Executive Session	<ul style="list-style-type: none"> • Rob and Tim invited to executive session, moved by Dan 2:33pm 	Regina	Christina	3-3
V.	Adjourn	2:48	Regina	Christina	Role Call

Respectfully Submitted,

Christina Conry

Mount Greylock Regional School District School Committee
Capital Gift Phase I Subcommittee
 - Secretary

