

Mount Greylock Regional School District School Committee

Location: MGRS Meeting Room A109

Date: Wednesday, January 29, 2020

1781 Cold Spring Road Williamstown, MA 01267

Present: Al, Steve, Jamie, Dan, Christina, Regina; Also present: Kim, Andrea

Absent: Ali

Time: 4 pm

#### Open Special Session Agenda

- I. Call to order
- II. Public comment - limited to 10 minutes
- III. Owners' project manager for multipurpose building VOTE
- IV. WES building maintenance update
- V. Chair's report on fields project process
- VI. Other business not anticipated by the Chair within 48 hours of meeting
- VII. Motion to adjourn (expected at or before 4:45 pm)

No public comments.

#### **Owner's project manager update**

Jamie: met with person on Monday. Initial fee well over comfort level, what looking for. Importance of having a clerk of the works at key times (foundation being installed for example with eyes on ground). Initial proposal based on weekly meetings on site, now every other week unless other meetings warranted. Have revised proposal. Construction administration fee dropped about \$30,000 and clerk of the works went up reflecting an extra half day estimate (not to exceed time limit). Contract looks reasonable, on high end based on size of project. How much clerk of the works time do we want to buy? Having a clerk of the works present can save money in the long run. Contract structured as 'not to exceed', so not necessarily spending that amount of money.

Tim: Fee is higher than I think it should be. I was anticipating something around \$70,000. I know we can reduce some by not having them present. These are extravagant.

Rob: I'll second that. This is our first time looking at this, have a good chunk of stuff done in the ground, paying \$70,000 for what we have seems high.

Kim: Struggling with the \$37,000.

Rob: This is one hour a week, every other week. Plus some stuff not on site.

Jamie: Also important that we get someone in place who is qualified to do this work as soon as we can, so that on this project we are not relying so heavily on our administrative team to manage. People stressed thin right now with building projects.

Dan: Choices: accept a high number but close on that immediately, keep working with D. A. Sullivan and Sons to get number down lower, or decide they won't be the ones to give us the services we need at the price we want and look elsewhere.

Kim: busy time for contractors.

Dan: D. A. Sullivan was the first choice of the finance committee.

Jamie: Project in lull for four weeks, have some time. One option try to see what we can do with D. A. Sullivan between now and the 6<sup>th</sup> (next finance sub-committee meeting), if don't get to a point that is promising we discuss at the finance committee meeting what the next step should be.

Steve: what are the expected costs of the "extra services"?

Jamie: Say project grew, or extended beyond date. These are additional services to be charged.

Regina: I would like a vote on a number, would help the finance committee.

Steve: Can we ask again Rob/Tim?

Tim: Met down in Lanesborough. For the entire project should be \$50,000 to \$100,000 for clerk of the works, and 20% is done.

Andrea: MA procurement law says that anything over 1.5 million requires an OPM, we have posted for an OPM, not sure if that meets the requirement, check with legal. Could assign Kim to be OPM, that is her role as default.

Dan: I would find it helpful to have a range.

Steve: Motion to have a range of \$70,000 to \$90,000, Regina seconds.

Discussion, friendly amendment to \$50,000 to \$85,000. Motion passes unanimously.

### **WES building update:**

Rob: issues with cooling/heating back in April, got most of the bugs out in the summer, then in heading season, already replaced some stuff and flushed pipes. Then discovered a lot of rooms not getting heat, or too much heat. Mud in pipes. No flow through those pipes. Have plan, extra cutting, labor, drain valves.



Dan: any estimate on overall cost? Not at this time. Have some known fixed costs.

Tim: agree with Rob. Moving forward we have a plan to take care of the system once it is fixed. No documentation showing it was ever cared for in the past, completely avoidable thru routine maintenance. Rob has good notes on what will be doing in the future.

Rob: What should have happened is good for 5 or so years, supposed to check ph levels, b/w years 5 and 7 can turn acidic. Did at WES. See in pipe mud, acid eating away. Never flushed out on schedule, need to get mud out of pipes and maintaining it. Putting in strainers that are to be cleaned yearly, have never been done cannot reach as buried behind bookcases.

Dan: Next steps?

Kim: Project was boilers, last year control systems. Making it all whole from something that went bad 4 years ago or so. Now all three schools on the same schedule.

### **Chair's report on fields project process.**

Dan: Got an email from Anne about next steps and process. Fair to say the Anne O'Connor proposal is consistent with what others have asked. Others prefer a more abbreviated process taking into account work that already done. I have not found a grand compromise, hopes of reconciling two very different positions haven't worked. Thought that I've had, talked to Kim, break into a couple of different questions. Question of engineering and choice (if do a field what does it look like). Other is financial. Once we've picked what we want to do how much can we afford? I find the money simpler to deal with. We have a good idea of what the costs will be, not perfect as know from bidding process as things change. Have a certain pot of money, Andrea trying to find exactly how much we have, what we started with, what we have spent, what we have earmarked but not spent based on negotiations / .... Should be able to come up with a number. Then all committee members have ideas of what an appropriate mix should be for preserving some for future expenses, will tell us what is left for future projects. One is we only have enough money to do required work. Might have enough to cover some alternatives that we have discussed. Might do fundraising. Cannot continue devoting these resources to this question in the future.

Kim: Took the opportunity to sit down with John Dupres. Have questions, getting answers, decide how we will do the finances. Will send out.

Steve: Been discussing this for years, have responded to many concerns from community members, many questions have been answered, will not necessarily agree but have an obligation to make a decision and move forward. Let's not lose another season. Request a meeting next week to have a vote.

Dan: Not deliberation to have people talk to the chair about agenda requests and have a meeting scheduled. Suggest people do that, share what you can, be mindful of OML, try to create a process to move forward.

Regina: Agree with what you and Kim. I would like to request that at our next finance subcommittee meeting, there be two agenda items each with a vote. I would ask that the first be discussion of and opportunity for an official recommendation by the finance subcommittee to the full school committee on a balance amount and expenditure plan for the Williams college capital gift. The second would be discussion of and opportunity for a specific vote from the finance subcommittee on the expenditure and source of funds for meeting title IX compliance, ADA compliance and field restoration/construction. Request at the next finance committee meeting about monies.

Dan: trying to address how we commit funds without binding ourselves.

All moves to adjourn at 4:45, Steve seconds, motion passes unanimously, adjourned at 4:46pm.