

## **Mount Greylock Regional School District Building Committee Meeting Minutes**

7:00 p.m. – S103 Mt. Greylock Meeting Room

December 19, 2013

Attendees: D. Backus, J. Wirtes, M. Schiek, T. Bartels, P. Consolini, C. Greene, R. Ellis, M. MacDonald, L. Bassett, R. Turbin, L. Moors, C. Dodig, J. Goerlach, C. Taylor, D. Vogel

Absent: A. Jezouit, J. Benzinger

### **1) Call to Order**

M. Schiek called meeting to order at 7:07 p.m.

### **2) Approval of Minutes from November 22, 2013 Meeting**

- I. Motion to accept: D. Backus. Second: C. Greene. Edits by the committee members: Remove A. Jezouit's name from list of attendees (was not present). R. Turbin added to list of attendees. Spelling of T. Bartels's name corrected.
- II. Motion to accept as amended: D. Backus. Second: P. Consolini. All in favor.

### **3) SBC Charter – M. Schiek**

- I. M. Schiek read the draft charter. Opened floor to discussion. Committee voiced approval. The draft charter would be presented to the School Committee for a vote at their next meeting on January 21, 2014.

### **4) Update from Community Outreach Task Group – P. Consolini**

- I. The Community Outreach Task Group (COTG) set up a table at the recent holiday walk in Williamstown and collected names of interested individuals looking to assist the group's work. The newspaper article that appeared in the December 19 paper had also attracted notice from community members who offered to volunteer and were in attendance at the meeting that evening.
- II. First meeting of the COTG tentatively scheduled for January 7 or 8. Possible building tour to happen that evening for attendees.
- III. The COTG requested recommendations from community members on any upcoming events to attend and provide info. The Feasibility Study would be the first item on which the community would vote.
- IV. Goals include: Creation of an FAQ (posted online and distributed physically), creation of a video building tour (w/ possible student assistance) in addition to in-person building tours, increased presence at community events, possible small group informational meetings in homes of community members, display stand for Mount Greylock basketball games/other sporting events, posters

### **5) Update from Feasibility Cost Task Group – T. Bartels**

- I. J. Benzinger and T. Bartels consulted with a number of different sources in order to produce cost estimates for the feasibility study. Sources included an Owner's Project Manager (OPM), local civil engineer, and two architects. The two firms under consideration are: Guntlow and Dore & Whittier. Estimates varied widely and T. Bartels and J. Benzinger arrived at numbers that generally fell in the middle range of the estimates, while taking care to allow sufficient funds now to avoid the potential costs of underestimating.

- II. Current Cost Estimates: Firm: \$530K. OPM: \$150K. Owner Cost Estimate: \$40K. Geotechnical surveys, etc.: \$70K. Traffic study, wetlands survey, flagging, topographical & boundary survey: \$60K.
- III. **Total Preliminary Recommendation: \$850K.** (By way of verifying the accuracy of this number, T. Bartels compared this estimate to the actual costs to Taconic. Based on the estimates for square footage and number of students, Mt. Greylock's project would be approximately 65% the size of Taconic's project, which cost \$1.3 million. \$850K is 65% of \$1.3 million, so the numbers checked out.)

## 6) Financing a Feasibility Study & Town Authorization Votes – C. Greene

- I. C. Greene consulted the Department of Revenue, the SBC point person at MSBA, and several town officials about how the feasibility finances and town authorization votes would work.
- II. Mt. Greylock Regional School District must first vote to authorize the debt. (C. Greene used estimate of \$750K)
- III. Next, notify towns of the vote within 45 days so they can create warrant article. Towns have ability to vote it down. MSBA requires an affirmative vote, and the number on the warrant articles must be for the full debt and not just the individual town's portions.
- IV. Votes anticipated in May (Williamstown) and June (Lanesborough).
- V. MSBA requires that the district have the money in hand, so the district will float a bond in the full amount for temporary borrowing. The district will pay all bills from this bond, and receive reimbursement from the State of at least 55% for the feasibility study and building costs. Possible to increase this rate by earning points through efforts such as Regionalization (6 possible points).
- VI. Mt. Greylock plans to contribute \$150K toward the Feasibility Study. Remaining costs will be split 60/40 to Williamstown/Lanesborough.
- VII. Towns would need to pay by around FY17 and FY18, or if over three years, FY19 as well. This is close to when Lanesborough will be finished paying for its elementary school (~FY20).
- VIII. New bill estimate (building costs only): \$55 million at most. \$31.35 million would be reimbursed by MSBA, leaving \$23.65 million for the two towns (Williamstown 14.19 million, Lanesborough \$9.46 million).

## 7) Financial and Political Concerns – Lanesborough

- I. C. Dodig explained that C. Greene had recently received a message from Robert Barton (Chair of the Lanesborough School Committee) that said that if the Mt. Greylock Regional School District did not look into expanding to a larger region that included North Adams that Lanesborough may withdraw its support for the building project and also withdraw from the MGRSD partnership. C. Dodig and R. Ellis expressed their sense that expanding to North Adams at this time did not seem realistic, and it was not an issue that the Superintendent of North Adams was currently considering.
- II. C. Dodig noted that it appeared to be an issue of increased taxes and money competing with increased quality of education. The current options ranged from no renovation at all, to small or modest renovations, to a new building, or a larger region overall.

- III. C. Greene added that “Bill” Stevens had foreseen that while it would be cheaper initially to tuition students in Lanesborough to multiple schools than to do a building project, in the long-term there would be an economic cost to the town to not be partnered with another high school, and a cost to the families as well.
- IV. Additionally, even if Mt. Greylock did not move forward with this building project, the auditorium, gym, and cafeteria would all need to be overhauled and without any reimbursement.

## **8) Present Building Issue Update**

### **A) Auditorium Fire Curtain**

- a. The auditorium fire curtain, made of woven asbestos, frayed to the point of being unusable and the fire marshal and building inspection services determined that the auditorium couldn't be used for theater productions, rehearsals, or auditions. Other performances, such as choral and orchestral, could continue, but the upcoming musical and spring drama would need to be staged off-site at a location TBD.
- b. Assuming the fire curtain is replaced and other curtains brought up to grade, theater programs could continue in the existing auditorium with the qualification that progress toward a new building or renovations would need to be made.
- c. The soonest that a new fire curtain could reasonably be installed would be summer, 2014.
- d. Factors to consider/firm up for the following SBC meeting: Comparison of costs of staging off-site to costs of installing new curtain. Includes estimates for rental costs, transportation, time costs to students/families, and other possible solutions (hiring fire dept. staff to attend selected rehearsals or performances as a safety measure).

### **B) Other Building Issues**

- a. The SBC would check in at the next meeting about the Williams College facility manager's response re: univent systems.

## **9) Other Business**

- I. R. Ellis reported that she had been in communication with the New England School Development Council (NESDEC) in obtaining a comprehensive enrollment analysis that included looking up top enrollment projections by grade. She would seek clarification in when this projection was due and what would need to be decided prior to the conversation with MSBA.

## **10) Upcoming Meetings of the School Building Committee:**

- I. January 30, 2014
- II. February 27, 2014
- III. March 27, 2014

## **11) Adjourn**

Motion to adjourn: C. Greene. Second: C. Dodig. All in favor.

Meeting adjourned at 8:56 p.m.

*Respectfully submitted,*

*Dalena Frost, Minutes Recorder*