

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE
OPEN SESSION MINUTES (M.G.L. C.39) OF March 18, 2021

Date: March 18, 2021

Present: Dave Hurton - Chairman - *Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Monique Pierangeli – Business Manager
Al Young - *Voting Member*
Lisa Kontoes - *BOS Member - Voting Member 6:04 pm*
Sheila Blythe – *School Committee Voting Member*
Gina Nieves - *Voting Member*
Doug Willardson - Town Administrator
Ruthann Goguen - Superintendent

Absent: Tony Paranto - *Voting Member*
Ted Tetreault - Building Inspector
Fran Thomas - Principal
Tim Bell - Town Accountant

Attendees: Ken Guyette - Colliers
John Bates - Colliers
Kent Kovacs - Flansburgh
Vince Dube' - Flansburgh
Madeleine Le - Colliers

I. Call to order: Mr. Hurton called the meeting to order at 6:00 pm.

II. Approval of Minutes: Approval of minutes
February 18, 2021
Motion – Ms. Blythe
Second – Mr. Young
Vote: Yes – 6; No – 0, Abstain - 0

**III. OPM Report:
Schedule Review**

The schedule hasn't changed since the previous meeting. One item Mr. Guyette wanted to point out is that another building meeting may be needed on April 1st to update the committee on the submission items for the MSBA on April 16th.

MSBA Report Overview

Mr. Guyette shared the latest MSBA OPM report. The report contains updated information from the OPM over the past month. The MSBA is putting in all the contract information for the architect and the monthly reports will get more in depth as we proceed through the project. Mr. Guyette reviewed the budget and what was encumbered to date.

V. **Designer Report:**

Existing Conditions Update

Architect Kent Kovacs shared a presentation and reviewed the schedule for the Preliminary Design and spoke about the educational plans. The group is working on completing the draft and is looking to see a final plan for April 13. The plan will then be submitted to MSBA on April 16th. Mr. Kovacs stated that they may be looking for some small user groups to discuss facilities and athletics in the near future. Mr. Kovacs then went on to discuss and present an update on existing conditions. Vince Dube of Flansburg then talked about some of the items they are looking at and how they are pricing items out to see what is the best option for updating the school. An example he gave was the Exterior Envelope of the building, and what it would look like to bring that up to code and make it more air tight. Mr. Dube stated that adding onto the exterior to increase the insulation, another option would be to increase the insulation on the inside of the building. Another option would be to look at the roof and the insulation on the rooftop. Mr. Kovacs also spoke about the site conditions and showed site diagrams of the grounds and the school looking at where they are at with understanding the adjacencies. The existing conditions continue to be reviewed and updated which will assist with pricing and design moving forward.

Space Programming

Mr. Kovacs then talked about the education programming that is currently being worked on by the Architect, Leadership team and the Design working group which was made up of about 20 teachers. This group met on 4 different occasions to work through educational visioning led by David Stephens. The team has come up with some guiding principles which are Focus on Learning, Innovative Pathways, Personalization & Ownership, School as a Community Resource, Connections, Adaptability and Evolution and how this ties to the Architectural Design. An example would be that due to programming, the team would be looking for an engineering lab and a health and human service lab and how to make that part of the everyday experience of the building. Mr. Kovacs then reviewed the space summaries that are existing and what space is recommended by the MSBA. Ms. Kontoes asked if one of the slides in the powerpoint could be overlaid to see where the existing space configurations line up with the MSBA recommended space. Mr. Kovacs stated the net square footage is very important as that is all the space between the walls. It excludes toilets, hallways, entries, custodial space etc. The proposed net space is 105,335 of real space that has come out of the educational planning. If you compare this to the MSBA square footage it comes in at 74,380. Ms. Kontoes questioned if this means we have approximately 50,000 of extra square footage. Mr. Kovacs stated yes, but at the end of the day the goal is to have these discussions with MSBA to allow for more core additional space due to programming which would be reimbursable, but anything over the MSBA approved space, the town would be responsible for at 100%.

Mr. Hurton summarized that the current space which is being asked for (105,335 sq) if the MSBA approves the total project the reimbursement will be less as it is not reimbursable, extra space for example in the gym, art and or the auditorium will likely not be approved as additional space so it will not be reimbursable. In reality the reimbursement rate that is set by the MSBA of 76.84% will likely be less as this is on

reimbursable costs and not all costs are reimbursable. These totals will flush out as we work through the space summary document and the discussions with the MSBA.

Design Alternative Evaluation Process

Mr. Kovaks then reviewed what Design Alternatives that they may be looking at. He reviewed 6 options.

- Option 1 - Baseline Code Upgrade Renovations - 100% existing retained (186,000 gsf)
- Option 2 - Renovation - 100 Existing Retained - (158,000 gsf + 31,000 gsf unassigned = 186,000 gsf)
- Option 3 - Renovation - 90% existing Retained - (158,000 gsf *removes 31,000 sf of existing)
- Option 4 - Renovation /Additions - 60%-80% Existing Retained (158,000 gsf)
- Option 5 - New Construction 158,000 gsf proposed program

This shows the MSBA that the district is looking at all available options. Mr. Kovacs stated the biggest part of this first submission is the Educational Plan and the Proposed Space Template.

VI. Approval of warrant:

Motion to approved warrant in the amount of \$5,527.50

Motion: Ms. Blythe

Second: Mr. Young

Vote: Yes - 6, No - 0, Abstain - 0

VII. Meeting Schedule:

April 1, 2021

April 15, 2021

VIII. Adjourn:

Motion to Adjourn 7:30 pm

Motion: Ms. Blythe

Second: Ms. Nieves

Vote: Yes – 6, No – 0; Abstain - 0

Respectfully submitted,

Monique Pierangeli