Approved by the HW Cutler Building Committee on May 28, 2024

HAMILTON-WENHAM
REGIONAL SCHOOL DISTRICT
5 School Street, Wenham, MA 01984 · Tel. 978-468-5310

HAMILTON-WENHAM ELEMENTARY SCHOOL BUILDING COMMITTEE

MEETING MINUTES

Buker Elementary School
Cafeteria
1 School Street
Wenham, MA 01984

Monday, April 22, 2024
6:30pm

MEMBERS PRESENT:

Eric Tracy (SBC)
Dave Polito (SBC)
Rebecca Butler (SBC)
Carolyn Shediac (SBC)
Stacy Bucyk (SBC)
Vincent Leone (SBC)
Peter Clay (SBC)
Allison Goodchild (SBC)
Shane Lougee (SBC)
John McGrath (SBC)
Sarah Bilello (SBC)
Thomas Myers (SBC)
Joe Domelowicz (SBC)

GUESTS PRESENT:

Kevin Nigro (PMA)
Nick Masse (PMA)
Doug Roberts (JCJ)
Alicia Caritano (JCJ)

- **5:36 PM**
  - Open Meeting

- **5:38 PM**
  - Citizen's Comment

- **7:10 PM**
  - Schedule Update
    - PMA presented the previous schedule update and the upcoming schedule events.
      - ET inquired for details into the Facilities Assessment Subcommittee meeting. PMA responded as to what the FAS meeting entails – ensuring that the design of the building fits the educational plan, and questions on purpose of design.
      - SL inquired what exactly gets presented, and if it is all the information leading up to this meeting. JCJ noted that aspects of the project will be explained, narratives of systems in the proposed building and the reasoning behind, and supporting documentation to tie to the educational plan.
      - SL inquired how long the FAS has to review the document. JCJ noted 21-28 days to respond.

- **7:17 PM**
  - Town of Hamilton Select Board Update for Lease Agreement
    - HWRSD and Hamilton MA are in discussion on an agreement which we are working through the language to ensure the MSBA will be in acceptance of the notice of intent to extend the lease. This will show the term in which HWRSD will have a lease at the Cutler site, and the term in which HWRSD will have a lease at the Winthrop site.

- **7:19 PM**
  - Designer/OPM Updates
    - SBC Vote to Select Preferred Option
      - JM inquires if C1.0 is not going to be reimbursed by the MSBA at all. PMA notes that it is not definite that they will not participate, but because the option will not meet the educational plan, the MSBA's participation will be extremely small, if any.
      - JM inquires if C2.1, C3.1, C3.3 and C3.4 are reimbursed at a 47.63% rate. PMA notes that it is only reimbursement of eligible square footage as determined by the MSBA, and through their form 3011, as to what the cost share is – which will come at schematic design. Nobody wants to present a school at 150 million dollars, and that it can and will get decreased as we dig into the data. Eligible/ineligible square footage can change. We will shortly value management the design of our current price.
      - JM notes that the Town of Hamilton has done a projection of cost/student and the C3.4 has the cheapest cost per student, compared to a premium with the 285 student option. PMA noted that construction always estimates costs by cost per square foot – as there are so many different factors into determining cost of projects.

- DP notes that we need to analyze what we can fix today and what we can put off tomorrow. Additionally, what can we fix today that we don't have to put off until tomorrow. If we spend money to keep the footprint of how all 5 schools currently are, then we're pushing those bills onto future generations as well.
- JM notes that the Town of Hamilton Finance Committee has done analyzing and results are as follows: if we build 2 schools,10 years apart – it is a 100 million dollar increase because of escalation. If you do that, the Town loses 20 million dollars in revenue from Winthrop site. It is quite a large dollar difference if you build them separately and without the State's grant funding. State is willing to write us a check to save us some money.
- ET notes that the community needs to start thinkings about – what the school department has coming down the line, what the Town's have coming down the line, and where you want to draw that line.
- DP notes that we have the opportunity to benefit the whole community. There are a lot of other things in this community that do not have anything to do with this project, even though it helps guide it.
- PC notes the Town of Wenham just did economic analysis, and there is no potential for commercial to meaningfully impact our taxes. It's a zoning exercise and we don't have the water or sewer in Wenham to handle it. MWRA trying to get us water, but that may not be for 15-20 years, if it happens at all.
- PC inquires if C3.3 (645 students) where would PreK go? ET notes they would have to be added into the program somehow and that would be ineligible square footage, which would be non-reimbursable.
- SB inquires with PMA/JCJ on if they can show examples of what may be included in a base/code upgrade. PMA and JCJ both explained what is entailed within a base repair/code upgrade.
- The Committee agrees to eliminate options one-by-one and then decide on final two options remaining.
    - Vincent Leone motions to eliminate C1.0 from consideration of the preferred option. Dave Polito seconds the motion.
    - Discussion: none.
    - VOTE: 10 yes, 0 no, 0 abstain, 3 not present
    - Peter Clay motions to eliminate C2.1 from consideration of the preferred option. Carolyn Shediac seconds the motion.
    - Discussion: SB notes that building on top of students is not ideal. RB notes the fire lane is not in compliance with the first responder's request. SB notes that it doesn't ideally meet the educational plan and is not the best value spent of tax dollars.
    - VOTE: 10 yes, 0 no, 0 abstain, 3 not present
    - Peter Clay motions to eliminate option C3.1 from consideration of the preferred option. Rebecca Butler seconds the motion.
    - Discussion: SB notes that C3.1 acknowledges concerns from some of the community, it's a way of addressing the problem.
        - Dave Polito motions to table this vote. Vincent Leone seconds the motion
    - VOTE: 10 yes, 0 no, 0 abstain, 3 not present

- Vincent Leone motions to eliminate option C3.3 from consideration of the preferred option. Dave Polito seconds the motion.
- Discussion: RB notes that this option would leave us empty handed for PreK, which isn't an ideal scenario.
- VOTE: 9 yes, 0 no, 1 abstain, 3 not present
- PC inquires who wants to keep C3.1. SB notes that she does because of taxes, other projects in line, and believes this is the option that is most favorable to pass in Town vote. ET agrees with SB, as we do not want to have an unfavorable vote.
- RB believes option C3.1 has a better chance with votes but not equitable for students at Buker or Winthrop.
- JM noted that if option C3.1 is chosen, he will need to explain that we are choosing the richest option for the smallest school in our district (in a cost per student basis) and will need to explain that Winthrop opportunity for commercial income is eliminated.
- Vincent Leone motions to approve C3.4 as the preferred option for the project. Dave Polito seconds the motion.
- Discussion: DP notes that the price tag is scary, but the value is incredible.
- VOTE: 7 yes, 2 no, 1 abstain, 3 not present

- **8:38 PM**
  - Items Unanticipated by the Chair
    - [inaudible]

- **8:40 PM**
  - Vote to Adjourn
    - Peter Clay motions to adjourn. Allison Goodchild seconds the motion.
    - VOTE: 10 yes, 0 no, 0 abstain, 3 not present

NOTE: All Meetings will be held the 4th Monday of every month at 6:30 PM. (Intermittent meetings may be had to break down information provided to the SBC).